

**Approved Planning
Application**

Ref : 20/00040/PP

REPORT OF HANDLING



North Ayrshire Council
Comhairle Siorrachd Àir a Tuath

Reference No: 20/00040/PP
Proposal: Erection of single storey extension to front of terraced dwellinghouse
Location: 25 Cramond Place, Broomlands, Irvine, Ayrshire KA11 1HD

LDP Allocation: General Urban Area
LDP Policies: SP1 - Towns and Villages Objective / Strategic Policy 2 /

Consultations: None Undertaken
Neighbour Notification: Neighbour Notification carried out on 15.01.2020
Neighbour Notification expired on 05.02.2020

Advert: Not Advertised

Previous Applications: None

Appeal History Of Site:

Relevant Development Plan Policies

SP1 - Towns and Villages Objective
Towns and Villages Objective

Our towns and villages are where most of our homes, jobs, community facilities, shops and services are located. We want to continue to support our communities, businesses and protect our natural environment by directing new development to our towns and villages as shown in the Spatial Strategy. Within urban areas (within the settlement boundary), the LDP identifies town centre locations, employment locations and areas of open space. Most of the remaining area within settlements is shown as General Urban Area. Within the General Urban Area, proposals for residential development will accord with the development plan in principle, and applications will be assessed against the policies of the LDP. New non-residential proposals will be assessed against policies of this LDP that relate to the proposal.

In principle, we will support development proposals within our towns and villages that:

- a) Support the social and economic functions of our town centres by adopting a town centre first principle that directs major new development and investment to town centre locations as a priority including supporting town centre living.
 - b) Provide the right new homes in the right places by working alongside the Local Housing Strategy to deliver choice and variety in the housing stock, protecting land for housing development to ensure we address housing need and demand within North Ayrshire and by supporting innovative approaches to improving the volume and speed of housing delivery.
 - c) Generate new employment opportunities by identifying a flexible range of business, commercial and industrial areas to meet market demands including those that would support key sector development at Hunterston and i3, Irvine.
 - d) Recognise the value of our built and natural environment by embedding placemaking into our decision-making.
- e) Prioritise the re-use of brownfield land over greenfield land by supporting a range of strategic developments that will deliver:
 - o regeneration of vacant and derelict land through its sustainable and productive re-use, particularly at Ardrossan North Shore, harbour and marina areas, Montgomerie Park (Irvine) and Lochshore (Kilbirnie).
 - o regeneration and conservation benefits, including securing the productive re-use of Stoneyholm Mill (Kilbirnie) and supporting the Millport Conservation Area Regeneration Scheme.
 - f) Support the delivery of regional partnerships such as the Ayrshire Growth Deal in unlocking the economic potential of the Ayrshire region.

Strategic Policy 2

Placemaking

Our Placemaking policy will ensure we are meeting LOIP priorities to make North Ayrshire safer and healthier by ensuring that all development contributes to making quality places.

The policy also safeguards, and where possible enhances environmental quality through the avoidance of unacceptable adverse environmental or amenity impacts. We expect that all applications for planning permission meet the six qualities of successful places, contained in this policy. This is in addition to establishing the principle of development in accordance with Strategic Policy 1: Spatial Strategy. These detailed criteria are generally not repeated in the detailed policies section of the LDP. They will apply, as appropriate, to all developments.

Six qualities of a successful place

Distinctive

The proposal draws upon the positive characteristics of the surrounding area including landscapes, topography, ecology, skylines, spaces and scales, street and building forms, and materials to create places with a sense of identity.

Welcoming

The proposal considers the future users of the site and helps people to find their way around, for example, by accentuating existing landmarks to create or improve views (including sea views), locating a distinctive work of art in a notable place or making the most of gateway features to and from the development. It should also ensure that appropriate signage and lighting is used to improve safety and illuminate attractive buildings.

Safe and Pleasant

The proposal creates attractive places by providing a sense of security, including by encouraging activity, considering crime rates, providing a clear distinction between private and public space, creating active frontages and considering the benefits of natural surveillance for streets, paths and open spaces.

The proposal creates a pleasant, positive sense of place by promoting visual quality, encouraging social and economic interaction and activity, and by considering the place before vehicle movement.

The proposal respects the amenity of existing and future users in terms of noise, privacy, sunlight/daylight, smells, vibrations, glare, traffic generation, and parking. The proposal sufficiently investigates and responds to any issues of ground instability.

Adaptable

The proposal considers future users of the site and ensures that the design is adaptable to their needs. This includes consideration of future changes of use that may involve a mix of densities, tenures, and typologies to ensure that future diverse but compatible uses can be integrated including the provision of versatile multi-functional greenspace.

Resource Efficient

The proposal maximises the efficient use of resources. This can be achieved by re-using or sharing existing resources and by minimising their future depletion. This includes consideration of technological and natural means such as flood drainage systems, heat networks, solar gain, renewable energy and waste recycling as well as use of green and blue networks.

Easy to Move Around and Beyond

The proposal considers the connectedness of the site for people before the movement of motor vehicles, by prioritising sustainable and active travel choices, such as walking, cycling and public transport and ensuring layouts reflect likely desire lines, through routes and future expansions.

Description

This application seeks planning permission for the erection of a single storey extension to the front of a terraced dwellinghouse. The extension would measure 4.5m x 4.5m on plan, with a footprint of approx. 20.25sqm, and would provide a new bedroom. The proposal would include a mono-pitched roof, measuring approx. 3.81m to the highest point and 2.807m high to the eaves. There would be a bedroom window to the front elevation and a door to the south side elevation. Materials would consist of concrete roof tiles, colour to match with existing roof; white upvc fascia, verge and soffit boards; upvc windows and doors; smooth cement render finish to door and window ingoos; and render and facing brick basecourse to external walls, to match with the existing house.

The application site is located at 25 Cramond Place, Broomlands, Irvine. The existing building is a mid-terraced two storey dwellinghouse. The terraced row within which the property is located has a staggered building line. The existing site boundary treatments consist of an approx. 1m high timber fence to the front of the

property. There is no parking or driveway within the curtilage of the site. There are residential properties to all side of the application site.

The application site is allocated as general urban area in the Adopted Local Development Plan (LDP) and therefore the Towns and Villages Objective of Strategic Policy 1 (Spatial Strategy) applies. All applications for planning permission require to be assessed against Strategic Policy 2 (Placemaking).

Consultations and Representations

Neighbour notification was carried out for this application in accordance with statutory procedures. No representations were received in response to the application. No consultations required to be undertaken.

Analysis

The erection of an extension to a domestic dwellinghouse does not raise any land use policy implications and would be acceptable in principle in terms of the Towns and Villages Objective of LDP Strategic Policy 1 (Spatial Strategy). The application requires to be assessed against Strategic Policy 2 (Placemaking) which identifies certain qualities of a successful place which all applications for planning permission are expected to meet.

Though located to the front of the dwellinghouse, and visible from public viewpoints on Cramond Place, the proposed extension would be relatively modest in size and form. Its design would draw upon existing characteristics of the house and the neighbouring houses, including the mono-pitched roof and external finishes. The extension would project 4.5m from the existing front elevation. However, given the staggered building line of the terraced row, it is not considered that the proposal would have an adverse impact on the visual amenity of the terraced row and surrounding area. The proposed windows and door would open and look out onto the applicant's own garden ground and Cramond Place and would replace existing openings to the front elevation. As such, the proposal would not give rise to any additional or significant privacy issues to neighbours. Similarly, given its orientation and modest height, there would not be any sunlight/daylight impacts. There would be no impact on parking provision for the house, since there is no driveway to the front. Therefore, it is considered that the proposal would not have an adverse impact on the site or surrounding area and respects the amenity of existing and future users, meeting the relevant criteria of a successful place as identified in Strategic Policy 2 (Placemaking).

Based on the above observations, the proposal complies with the relevant policies of the LDP and there are no other material considerations to indicate otherwise. Therefore, planning permission should be granted.

Decision

Approved with no Conditions

Case Officer - Mr Joe Thompson

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Appendix 1 - Drawings relating to decision

Drawing Title	Drawing Reference (if applicable)	Drawing Version (if applicable)
Full Layout - Existing and Proposed	CHAMBERS 1949 - 01	
Location Plan	CHAMBERS 1949 - loc	

