
NORTH AYRSHIRE COUNCIL

Planning Committee

Locality	North Coast and Cumbraes
Reference	22/00150/PP
Application Registered	28th February 2022
Decision Due	28th April 2022
Ward	North Coast

Recommendation	Approved subject to Conditions
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Location	Site To South Of 25 Marine Parade Millport Ayrshire
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Applicant	Mr Colin McGregor
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Proposal	Erection of detached dwelling house
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1. Description

The application site lies between 25 and 26 Marine Parade in Millport. To the front of the site, facing Marine Parade, is an approx. 2m high stone wall. Behind the front boundary wall, the site is flat and open in character and is currently unmaintained and is overgrown with shrubs and bushes. The surrounding area comprises mostly of large Victorian villas and to the rear of the site is a steeply sloping wooded hillside with raised beach/countryside beyond.

The entire site between 25 and 26 Marine Parade was subdivided into two development plots, both of which have planning permission in principle for the erection of a dwellinghouse. This application refers to the larger northern site which has an area of 920sqm and for which planning permission in principle was granted in December 2021 (21/01051/PPP), subject to two conditions; a standard matters specified in conditions condition and a condition requiring that any dwellinghouse not be located forward of the front building line of 27 Marine Parade.

It is proposed to erect a detached two storey dwellinghouse on the site. The house would be located in the centre of the site, with an access onto Marine Parade to the west and parking and SuDS located in the front garden. The house would measure approx. 94sqm in area and would have a flat roof design approx. 6.8m in height. The house has been designed in a

faux Art Deco style and would be finished in white render with a single ply membrane flat roof.

In the adopted North Ayrshire Local Development Plan (LDP) the site lies within a General Urban Area allocation and therefore the Towns and Villages Objective of Strategic Policy 1: Spatial Strategy applies to this proposal. In addition, all development proposals require to be assessed in terms of Strategic Policy 2: Placemaking. The site is also located in Millport Conservation Area, and therefore Policy 9: Protecting and Enhancing our Conservation Areas, also applies. Finally, all proposals for new buildings need to be assessed under Policy 29: Energy Infrastructure Developments. North Ayrshire Council also has Coastal Design Guidance which is of relevance.

In August 2013 planning permission was granted for the erection of a building consisting of 4 dwellingflats on the site (13/00337/PP). This application was renewed in August 2016 (16/00550/PP). In October 2021 two applications for planning permission in principle for the formation of two residential plots were submitted (21/00972/PPP and 21/00973/PPP). The plots were to be divided into an eastern plot and a western plot with the western plot having a frontage onto Marine Parade and the eastern plot only being accessed by a narrow 'panhandle'. No pre-application discussions had taken place, and the case officer advised that the proposed plot layout would result in the eastern plot being backland development without a suitable street frontage. As such, the applicant was asked to revise the scheme so that the plots were divided into a north and south plot to give both plots a direct street frontage onto Marine Parade. The revised applications were approved in December 2021(ref. 21/01051/PPP and 21/01053/PPP).

As is required for new housing in conservation areas, a design statement is a statutory requirement. The submitted Design Statement highlights that the proposed Art Deco style house is considered to be suitable for the seaside location and will infill a key gap site in the Millport seafront. It notes that Art Deco housing positioned in-between traditional housing is not uncommon in Scottish seaside towns. A number of examples are provided to back up this claim including examples in Dunure, Leven, St Andrews, Rothesay and Nardini's in Largs. The house would utilise an air source heat pump, heat recovery management system, solar panels and triple glazed windows.

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.

Detailed Policy 9 - Conservation Areas

Policy 9:

Preserving and Enhancing our Conservation Areas

Development within or adjacent to a Conservation Area, that preserves or enhances its character and appearance, and is consistent with any relevant Conservation Area Appraisal or Management Plan, will be supported providing it can be demonstrated that it retains appropriate scale, proportion, siting, massing, design, and use of materials whilst not inhibiting high quality innovative design.

There is a presumption against the demolition of unlisted buildings that contribute positively towards the character and appearance of a Conservation Area. Proposals will only be supported in the following exceptional circumstances:

- i) The proposal is accompanied by a suitable redevelopment of the site which contributes positively toward the character and appearance of the Conservation Area. Such proposals should also include interim landscaping or sensitive screening of the site. We will also expect proposals to be accompanied by an implementation timetable and where the

redevelopment period is considered to be excessive the demolition will generally be resisted.

AND

- ii) A competent assessment of the building's contribution to the Conservation Area has concluded that there is little or no value in the building's retention; and
 - o The repair or reuse of the building is not economically viable; or
 - o The demolition of the building is essential to delivering significant benefits to the wider community economically, socially or environmentally.

Works to trees within Conservation Areas will be supported where they are:

- o Part of an agreed scheme of tree management; or
- o Required on the grounds of safety or nuisance; or
- o Directed towards trees which are not of a material value to the conservation area (i.e. the trees are small, self-seeded saplings; or not otherwise visible to the public/neighbours - they are remotely located; or fast growing tree species such as conifers, leylandii etc.); or
- o In association with a wider development proposal which would enhance the amenity of the conservation area overall - including one where suitable replacement trees can be accommodated.

Further information on our Built Heritage Designations can be found in schedule 9.

Detailed Policy 29 - Energy Infrastructure

Policy 29:

Energy Infrastructure Development

We will support development proposals for energy infrastructure development, including wind, solar, tidal, cropping and other renewable sources, where they will contribute positively to our transition to a low carbon economy and have no unacceptable adverse environmental impacts, taking into consideration (including cumulatively) the following:

Environmental

- o Communities and individual dwellings - including visual impact, residential amenity, noise and shadow flicker;
- o Water quality;
- o Landscape - including avoiding unacceptable adverse impacts on our landscape designations;
- o Effects on the natural heritage - including birds;
- o Carbon rich soils including peat;
- o Impacts on the historic environment - including scheduled monuments, listed buildings and their settings.

Community

- o Establishing the use of the site for energy infrastructure development;
- o providing a net economic impact - including socio-economic benefits such as employment, associated business and supply chain opportunities;
- o Scale of contribution to renewable energy generation targets;
- o Public access - including impact on long distance walking and cycling routes and scenic routes identified in the National Planning Framework;
- o Impacts on tourism and recreation;
- o Specific locational opportunities for energy storage/generation.

Public Safety

- o Greenhouse gas emissions;
- o Aviation and defence interests and seismological recording;
- o Telecommunications and broadcasting installations - particularly ensuring that transmission links are not compromised; radio telemetry interference and below ground assets;
- o Road traffic and adjacent trunk roads;
- o Effects on hydrology, the water environment and flood risk including drinking water quality and quantity (to both the public and private water supplies);
- o Decommissioning of developments - including ancillary infrastructure, and site restoration and aftercare.

Proposals should include redundancy plans which will demonstrate how apparatus will be timeously removed as reasonably soon as the approved scheme ceases operation. There may be a requirement for financial bonds to ensure that decommissioning can be achieved. Taking into consideration the above, proposals for wind turbine developments should accord with the Spatial Framework (as mapped) and consider the current Landscape Capacity Study for Wind Farm Development in North Ayrshire. This study will be used as a point of reference for assessing all wind energy proposals including definitions of what small to large scale entails.

Buildings: Low and Zero Carbon Generating Technology

Proposals for all new buildings will be required to demonstrate that at least 10% of the current carbon emissions reduction set by Scottish Building Standards will be met through the installation and operation of low and zero-carbon generating technologies. A statement will be required to be submitted demonstrating compliance with this requirement. The percentage will increase at the next review of the local development plan.

This requirement will not apply to:

1. Alterations and extensions to buildings
2. Change of use or conversion of buildings
3. Ancillary buildings that stand alone and cover an area less than 50 square metres
4. Buildings which will not be heated or cooled, other than by heating provided solely for frost protection.
5. Buildings which have an intended life of less than two years.

2. Consultations and Representations

Neighbour notification was undertaken and there was no requirement to advertise the application. One letter of support has been received, making the following point;

1. The design is suitable for the location, and it would be good to see this gap site filled.

Response: Noted. The proposed design is assessed in the following section of this report.

Consultations:

North Ayrshire Council (NAC) Active Travel and Transportation: No objections, subject to conditions covering hard surfacing and drainage of the access and drop kerbing.

Response: Noted, such conditions could be applied to any planning permission that may be granted.

Cumbrae Community Council: No objection, however, consider that the Art Deco style of the house is not in-keeping with the character of the Conservation Area, and the contrasting colour of the window is different from that required for other buildings in the Conservation Area.

Response: It is agreed that the design contrasts with the character of the Conservation Area; see analysis for further discussion. While Cumbrae Community Council has not objected, due to their concerns with relation to the design, the CC has requested that the application should be determined by Planning Committee. While no details of the colour of the windows have been provided it is noted that on the 3D visualisation, the windows are portrayed as black in contrast to the white render, which may be acceptable, however, full details of finishing materials including colours could be required by condition.

3. Analysis

Planning permission in principle for the erection of a dwellinghouse on this site has already been granted and therefore the principle of the development is acceptable under The Towns and Villages Objective of Strategic Policy 1: Spatial Strategy of the LDP. With the principle of a house on the site having been approved, the application requires to be assessed in terms of the other relevant policies of the LDP.

Strategic Policy 2 (Placemaking) requires that all development proposals meet the qualities of successful places. The scale of the proposed dwellinghouse in terms of area is smaller than the majority of the nearby houses which are mostly large Victorian villas. As such, the house would sit comfortably within the plot with sufficient room remaining for amenity purposes, access and parking. The height of the proposed dwellinghouse would also be lower than the majority of its neighbours due to its flat roof design. Overall, whilst smaller than the nearby housing on Marine Parade, it is considered the scale and massing of the proposed dwellinghouse would not be to the detriment of the character of the Conservation Area. In terms of siting, the house would be located back from the front building line of 27 Marine Parade as required by condition 2 of planning permission in principle (ref. 21/01051/PPP).

Turning to design, it is acknowledged by the applicants Design Statement that the Art Deco design diverges from the mainly Victorian/Edwardian character of the surrounding streetscape. However, the applicant has argued that Art Deco is a suitable design style for 'traditional' Scottish seafront locations that is compatible with the neo-classical building designs usually found in these locations. It is agreed that this style is compatible with the seafront locations referenced elsewhere. In relation to this particular site, and Millport more generally, it is considered the proposed design would be successful at emulating the characteristics of 1930s-40s Art Deco and would not come across as pastiche. Whilst the house would contrast markedly with the other houses nearby, it is considered that the site and its environs create an appropriate context for such architecture. Its two-storey scale would not be over-dominant for its site and, by using an established twentieth century architectural form, would avoid being overly modern, thus adding positively to the enjoyment of the main approach road leading into Millport from the east. The house would be visible from across Kames Bay as a white building in a group with a dominant backdrop of wooded hillside. The finishing materials are listed as roughcast render, single ply membrane and

aluminium windows; further details are required of the materials and could be ensured via condition.

The Coastal Design guidance states that new development should consolidate the settlement pattern and retain the scale of existing development. As highlighted above it is considered that the proposed development would match the existing building line and townscape. The guidance also states:

'Art Deco pavilions: The coasts of Scotland have a history of seaside buildings constructed during the 1930's in an Art Deco or International style. They were used as theatres, cafes and restaurants.' While this is in reference to landmark buildings rather than dwellinghouse, it highlights how Art Deco can be an appropriate design style for seaside locations. The proposal complies with the Coastal Design Guidance.

No details of boundary treatments or landscaping have been provided and these would also need to be secured via condition. With respect to drainage, a SuDS feature is displayed on the proposed site plan, but no further details have been provided. Again, this would need to be addressed by way of a condition. Parking arrangements include an access from Marine Parade leading to a parking/turning area with room for two cars. Subject to the conditions outlined above, the proposal accords with Strategic Policy 2.

The application site is located in the Millport Conservation Area and therefore Policy 9: Protecting and Enhancing our Conservation Areas, applies. The effect on the character of the Conservation Area has been touched upon in the previous section of this report, but to summarise, it is considered that whilst not being in-keeping with the Victorian architectural character of the surrounding area, the Art Deco design of the proposed dwellinghouse would enhance the appearance of the Conservation Area by introducing an established architectural form that has been used successfully in other seaside settings, as demonstrated in the design statement. The nature of the gap site in Marine Parade is such that more varied forms of architecture can be accommodated without detriment to the dominant Victorian character which this long-established grouping of housing has. As such, the proposed development accords with Policy 9 of the LDP.

Policy 29: Energy Infrastructure Developments, requires that at least 10% of the current carbon emission reductions targets set by Scottish Building Standards are met through the use of low or zero carbon generating technologies. The applicant's Design Statement states that the proposal will utilise an air source heat pump, heat recovery management system, solar panels and triple glazed windows. This is considered acceptable; however, details of these measures are not shown on the submitted drawings and therefore full details would be required via condition.

There are no other material considerations. Given that the proposal is in accordance with the relevant policies of the LDP, it is considered that planning permission can be granted, subject to conditions.

4. Full Recommendation

Approved subject to Conditions

Reasons for Decision

Condition

1. That prior to the commencement of the development hereby approved, full details of the proposed finishing materials shall be submitted for the written approval of North Ayrshire Council as Planning Authority. Thereafter, the development shall progress in accordance with such details as may be approved.

Reason

In order to ensure that the finishing materials are high quality and appropriate for the location. In the interest of the visual amenity of the area.

Condition

2. That prior to the commencement of the development hereby approved, full details of the proposed boundary treatments shall be submitted for the written approval of North Ayrshire Council as Planning Authority. Any treatments as may be approved shall be fully implemented prior to the occupation of the house.

Reason

In order to ensure that the boundary treatments are acceptable. In the interest of amenity.

Condition

3. That no development shall take place until there has been submitted to and approved by North Ayrshire Council as Planning Authority a scheme of landscaping, which shall include details of species, planting densities, soil treatment and aftercare and shall include indications of all existing trees and hedgerows on the land and details of any to be retained together with measures for their protection in the course of the development.

Reason

In order to ensure that the landscaping is acceptable. In the interest of amenity.

Condition

4. That all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless North Ayrshire Council as Planning Authority gives written consent to any variation.

Reason

In order to ensure that the landscaping scheme is suitably carried out and maintained. In the interest of amenity.

Condition

5. That prior to the commencement of the development hereby approved, full details of the surface water drainage arrangements shall be submitted for the written approval of North Ayrshire Council as Planning Authority. Thereafter, the development shall progress in accordance with such details as may be approved.

Reason

In order to ensure that the site is suitably drained in order to prevent flooding.

Condition

6. That prior to the commencement of the development hereby approved, full details of the proposed low and zero carbon generating technologies to be used shall be submitted for the written approval of North Ayrshire Council as Planning Authority. Thereafter, the development shall progress in accordance with such details as may be approved.

Reason

In the interests of environmental protection in accordance with Policy 29 of the adopted Local Development Plan

Condition

7. That the first 2 metres of the access, measured from the heel of the footway shall be hard surfaced in order to prevent deleterious material being carried onto the carriageway and designed in such a way that no surface water shall issue from the access onto the carriageway.

Reason

In the interest of road safety.

James Miller
Chief Planning Officer

For further information please contact Mr John Mack on 01294 324794.

Appendix 1 – Location Plan

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