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## NORTH AYRSHIRE COUNCIL

10<sup>th</sup> March 2022

### Planning Committee

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**Title:** Design Brief: Kirkton Self Build Plots

**Purpose:** To inform members of the drafted Kirton Design Brief and seek approval of the guidance so it may replace existing guidance.

**Recommendation:** It is recommended that the Planning Committee approves the updated design brief provided in Appendix 1, which will become a material consideration in the determination of any future planning applications relating to the self-build site located on Golf Road, Millport.

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## 1. Executive Summary

- 1.1 This report seeks approval for the Kirkton Design Brief. Should the document be approved by committee, the design brief will inform all future self-build developments on the site. The Design Brief will replace the current document published in 2007 and will be a public facing document made available through the Council's website.
- 1.2 The purpose of the design brief is to set out the parameters under which each of the individual plots within the Golf Road self-build site may be developed and to provide guidelines for the design of the houses. The Design Brief is the result of a planning condition for the self-build site that requires any new house to comply with the brief. It may be referenced by Planning Officers when assessing the merit of an application for housing on the site and will be a material consideration in decision making.
- 1.3 The draft Design Brief has been subject to a 21-day public consultation to inform the final guidance. No representations were received during this process.

## 2. Background

- 2.1 In 2005, a first phase of residential development, Golf Road, was granted planning permission for 22 residential plots (04/00684/PP). The second phase (Kirkton Crescent) was granted planning permission in 2007 and comprises of a further 15 plots (06/00854/PP). Both Planning Permissions require that any new house complies with a Design Brief.

- 2.2 The site is located off Golf Road, Millport providing the opportunity for 37 residential developments. Currently 24 plots have been developed and a further 3 have been awarded planning permission in full.
- 2.3 The existing Design Brief applicable to all new houses in the development dates from 2007. Currently, proposed developments that do not adhere to the design brief must be presented to North Ayrshire Council's planning committee for approval. The need to revise the document to reflect current development requirements has been identified.
- 2.4 Revising the Design Brief will enable future development proposals to be determined under delegated authority providing they comply with the new document. The brief aligns with the terms of the previous developments that were presented to planning committee for approval.
- 2.5 The Design Brief provides guidance on building lines and zones, plot access and parking, boundary treatments, landscaping, house constraints and materials.
- 2.6 Highlighted changes to the Kirkton Design Brief include;
- Landscaping: Requirement to plant a tree within the front garden has been removed. Landscaping proposals will be assessed on their own merit by Planning Officers.
  - House Constraints: Requirement for dormers to have pitched roofs has been omitted. Designs will be assessed on their own merit by Planning Officers.
  - Materials Constraints: List of acceptable finishing wall materials has been removed to allow wider scope for architectural innovation. Reference to specific roof tile and slate products has been removed. Material manufacturer is not deemed to be relevant providing the finishing material is in accordance with the design guide.
  - Demolition Method Statement has been omitted.
- 2.7 The draft Design Brief has been subject to a 21-day planning consultation to inform the final guidance. Neighbour notification letters were issued to neighbouring residential properties. No representations were received during this process.

### **3. Proposals**

- 3.1 It is recommended that the Committee approves the Kirkton Design Brief provided in Appendix 1.

### **4. Implications / Socio-economic Duty**

#### **Financial**

- 4.1 None

#### **Human Resources**

- 4.2 The design guide will assist Planning Officers when assessing the merit of an application for housing on the self-build site. This will be addressed with existing staff resources. Currently all applications relating to the site require being submitted to planning

committee for approval as they are not in accordance with the Design Guide due to the outdated nature of the existing document. The approval of this document will ensure staff time is saved as future applications will not need to be submitted for committee approval, providing they are in accordance with the new document.

#### **Legal**

- 4.3 There is a planning condition for applications *04/00684/PP* and *06/00854/PP* to ensure all self-build developments on the site accord with a design guide. The design guide is provided for applicants and developers to comply with that condition.

#### **Equality/Socio-economic**

- 4.4 None

#### **Environmental and Sustainability**

- 4.5 The design brief aligns with the Council's net zero carbon policy.

#### **Key Priorities**

- 4.6 The design brief aligns with many the Council's key priorities as set out in the Council Plan, including affordable, modern, and well-designed homes; vibrant, welcoming and attractive places; and new homes constructed.

#### **Community Wealth Building**

- 4.7 None.

### **5. Consultation**

- 5.1 As noted in paragraph 2.7, a 21-day planning consultation was launched on the 17<sup>th</sup> January, with the brief published on the Council's website. Neighbour notification letters were issued to neighbouring residential properties. No representations were received.
- 5.2 Although no representations were received during the planning consultation, this is not regarded as problematic. Neighbours will be kept up to date regarding future developments via Neighbour Notification letters and will have the opportunity to comment on any future planning applications.

**James Miller**  
**Chief Planning Officer**

For further information please contact **Rowan Carmichael, Assistant Planning Officer** on [rowancarmichael@north-ayrshire.gov.uk](mailto:rowancarmichael@north-ayrshire.gov.uk).

#### **Background Papers**

None

#### **Appendix 1**

**Kirkton Design Brief**  
North Ayrshire Council



# Kirkton Design Brief

## Residential Development

Golf Road, Milport, Isle of Cumbrae  
March 2022 | V1



LOCAL  
DEVELOPMENT  
PLAN



North Ayrshire Council  
Comhairle Siorrachd Àir a Tuath

# Introduction

The purpose of this Development/Design Brief is to set out the parameters under which each of the individual plots within the Golf Road self-build site may be developed and to provide guidelines for the design of the houses incorporating density, height restrictions and material choices.

In 2005, a first phase of residential development, Golf Road, was granted planning permission for 22 residential plots (04/00684/PP). The second phase (Kirkton Crescent) was granted planning permission in 2007 and comprises of a further 15 plots (06/00854/PP). Both Planning Permissions require that any new house complies with a Design Brief.

The original Design Brief was published in 2007, the need to revise the document to reflect current development requirements was identified. This Design Brief supersedes the original design brief.

Highlighted changes to the Kirkton Design Brief include;

- **4.0 Landscaping:** Requirement to plant a tree within the front garden has been removed. Landscaping proposals will be assessed on their own merit by Planning Officers.
- **5.0 House Constraints:** Requirement for dormers to have pitched roofs has been omitted. Designs will be assessed on their own merit by Planning Officers.
- **6.0 Materials Constraints:** List of acceptable finishing wall materials has been removed to allow wider scope for architectural innovation. Reference to specific roof tile and slate products has been removed. Material manufacturer is not deemed to be relevant providing the finishing material is in accordance with the design guide.
- **Demolition Method Statement** has been omitted.



# Golf Road Self Build



## Context

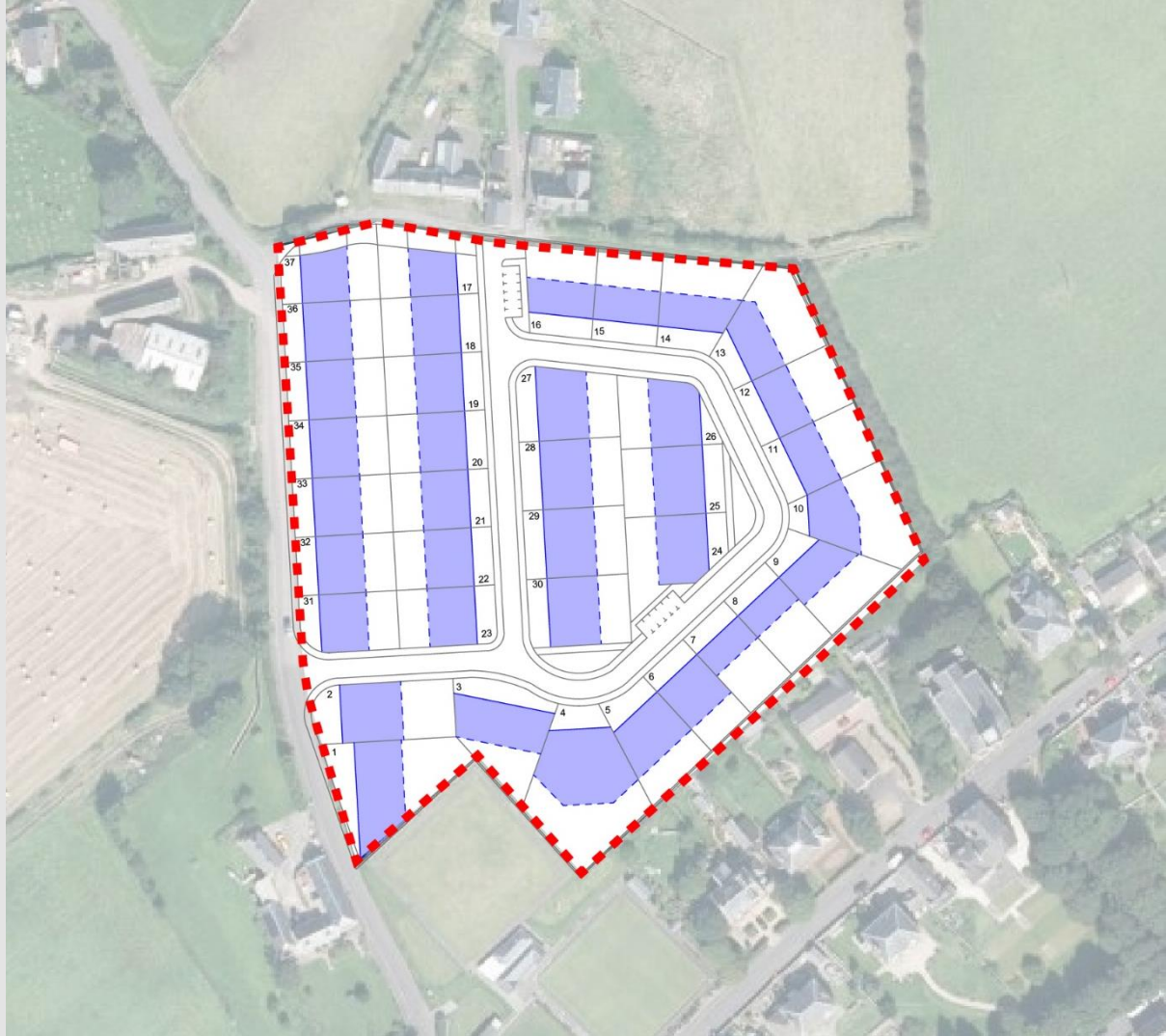
The site is located off Golf Road, Millport, Cumbrae providing the opportunity for 37 self-build residential developments. At the time of writing 24 sites have been developed and a further 3 have been awarded planning permission in full.

## KIRKTON DESIGN BRIEF





# Design Brief



## 1.0 Building Lines / Zones

Each plot shall be developed within the front Building Lines set on the overall development plan and no house shall cover more than 30% of the plot area. The remaining area to be used for access, amenity, and private gardens.



## KIRKTON DESIGN BRIEF

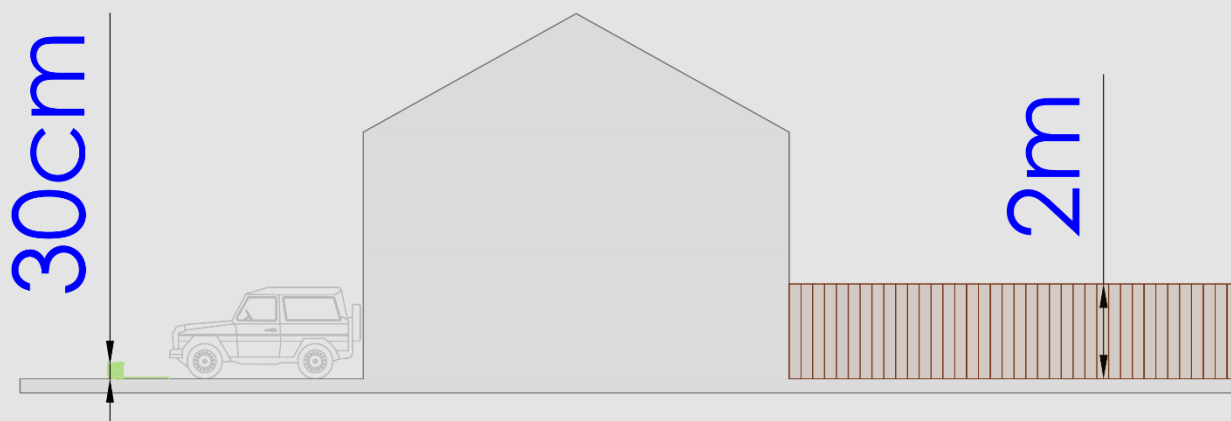


### 2.0 Plot Access and Parking

The first 2 metres of all private driveways shall be finished in a suitable hard material.

In every plot there shall be parking for a minimum of 2 cars. This may be in the form of a driveway or garaging either integral or detached from the house and of an appropriate size.

Dwellings with 4 or more bedrooms require three parking spaces within the curtilage of the site.



### 3.0 Boundary Treatment

Each plot shall form enclosures in line with the following guidelines.

In no case shall there be erected a fence or wall to any boundary in front of the front building line.

The boundary in front of the front building line shall be formed by landscape treatment in the form of low planting no more than 300mm high or by edge treatment of the driveway.

The side boundaries from the front building line to the rear of each plot may be enclosed by a fence up to a height of 2.0 metres in accordance with the attached details but this shall not preclude the planting of a suitable hedge which must not be Leylandi or equal fast growing conifer type.

It should be noted that there shall be no walls or fences erected beyond the side building lines on corner plots, namely plots 16, 24 and 26.

## KIRKTON DESIGN BRIEF



### 4.0 Landscaping

In every case no plot owner shall cover any more than 25% of their plot area, after the construction of the house, with hard standing.

Plots 10 – 16 inclusive shall retain a 5-metre-wide structural planting zone to their north / northeast boundary and details of this shall be agreed with the Planning Department by the Developer and must be implemented by the developers of these plots.

Plots 7, 8 and 9 shall form a mature planting screen to their southeast boundary within 6 months of the occupation of the house and details of this planting shall be included in the developers Planning Application submission.



## KIRKTON DESIGN BRIEF



### 5.0 House Constraints

No house shall be more than 1.5 storeys high, and each plot shall conform to the finished ground levels as indicated on the development plan.

## KIRKTON DESIGN BRIEF



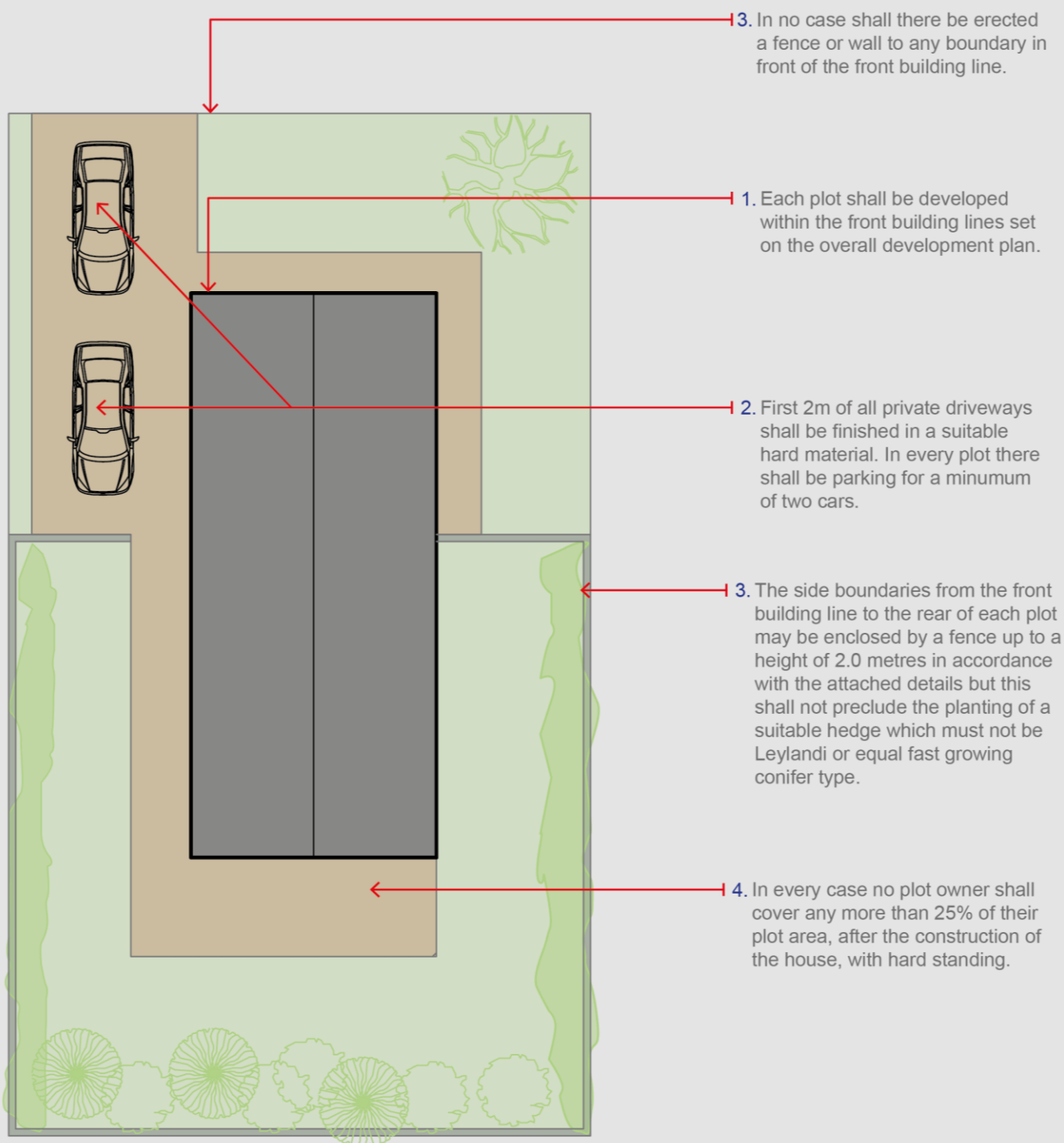
### 6.0 Materials

Each house shall be constructed / finished in materials conforming to the following guidelines.

**Walls;** No more than 90% of the external surface finished in any one material.

**Roofs;** All roofs shall be finished in interlocking concrete tiles or natural slate.

# Example Plot





# Planning Guidance

North Ayrshire Council's Local Development Plan (LDP) supports development that contributes to making quality places.

All future development must be sustainable and designed to high standards, based on a detailed assessment of the site and its surroundings. Proposals should be supported by Strategic Policy 2: Placemaking. The Council wishes to create high quality developments which are welcoming, safe and pleasant, resource efficient, distinctive, adaptable and easy to move around and beyond.

Should proposals be supported by Strategic Policy 2, proposals will need to accord with detailed policies within the Local Development Plan, namely but not limited to;

- Policy 22 – Water Environment Quality
- Policy 29 – Energy Infrastructure Development

In addition to LDP policies, the Neighbourhood Design Guidance sets out design principles and approaches to ensure the delivery of appropriately designed developments.

Development proposals must adhere to the Local Development Plan and Design Brief.

Links to the policy documents referred to are linked below;

- North Ayrshire Council [LDP2](#)
- North Ayrshire Council [Neighbourhood Design Guidance](#)

# Contact

Should the developer/applicant wish to contact North Ayrshire Council to discuss the contents of the Design Brief further, the relevant bodies for advice are listed.

## **Development Management** | For pre-application enquiries

Planning Services | Economic Development & Regeneration | Place  
North Ayrshire Council, Cunninghame House, Irvine, KA12 8EE

Email | [epanning@north-ayrshire.gov.uk](mailto:epanning@north-ayrshire.gov.uk)

Telephone | North Coast (West Kilbride, Fairlie, Largs, Cumbrae,  
Skelmorlie): 01294 324794 or 01294 324320

Three Towns (Ardrossan, Saltcoats, Stevenston):  
01294 317285

Isle of Arran: 01294 324316

Irvine: 01294 324318

Kilwinning & Garnock Valley (Dalry, Kilbirnie, Beith):  
01294 324313

## **Development Planning** | For policy advice

Planning Services | Economic Development & Regeneration | Place  
North Ayrshire Council, Cunninghame House, Irvine, KA12 8EE

Email | [ldp@north-ayrshire.gov.uk](mailto:ldp@north-ayrshire.gov.uk)

Telephone | 01294 324 763

Ends.