

Report

Report to:	East Kilbride Area Committee
Date of Meeting:	11 May 2005
Report by:	Executive Director (Enterprise Resources)

Application No	EK/04/0430
Planning Proposal:	Rehabilitation of fire damaged house and outbuilding to form dwellinghouse

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Patterson Farming
- Location : Dykehead Farm
Muirkirk Road
Strathaven

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

(1) Refuse Detailed Planning Permission

2.2 Other Actions/Notes

The Area Committee has delegated powers to determine the application

3 Other Information

- ◆ Applicant's Agent: BSP Architects
- ◆ Council Area/Ward: 32 Avondale South
- ◆ Policy Reference(s): Policies SLP2, DC1 and SLP6 of the East Kilbride and District Local Plan

- ◆ Representation(s):

None

- ◆ Consultation(s):

Roads and Transportation Services (East Kilbride)

Planning Application Report

1 Application Site

- 1.1 The application relates to the remains of a former sandstone dwellinghouse located at Dykehead Farm near Strathaven. The site is bounded on all sides by agricultural land except to the south where it directly bounds the Muirkirk Road. The main elevation of the building faces onto Muirkirk Road with a courtyard to the rear. Access to the site is from the Muirkirk Road.

2 Proposal(s)

- 2.1 This is a detailed planning application for the rehabilitation of a fire damaged house and outbuilding to form a dwellinghouse. The proposed works would involve the rehabilitation of the building to form a single storey dwelling incorporating dormer windows to the front and rear elevations. The house would be constructed with sandstone walls to match the existing building, a slate roof and timber windows. The dwellinghouse would comprise a lounge, dining room, kitchen, 4 bedrooms and en-suite bathrooms.
- 2.2 Correspondence was submitted by the former owner of the property stating that the building has a history of vandalism and has been fire damaged on separate occasions; the most recent damage occurred in May 2002. The letter also stated that an area of the roof was repaired in 2003.

3 Background

3.1 Local Plan Status

The application site is identified as within the Rural Area in the adopted East Kilbride and District Local Plan. The relevant policies covering the site are Policy SLP2- Rural Areas and Policies DC 1 and SLP6 - Development Control General.

3.2 Planning Background

None relevant.

3.3 Relevant Government Advice/Policy

None relevant.

4 Consultation(s)

- 4.1 **Roads and Transportation Services:** – have no objection to the proposal subject to conditions requiring works to the proposed access road, the provision of acceptable visibility splays and car parking spaces.
Response: Noted and any consent granted would be conditioned to this effect.

5 Representation(s)

- 5.1 Neighbour notification procedures were undertaken and the application was advertised in the Strathaven Echo as Development Potentially Contrary to the Development Plan. No letters of objection were received in respect of the application.

6 Assessment and Conclusions

- 6.1 The determining issue that requires to be addressed in respect of this application is compliance with existing local plan policy. In terms of the adopted East Kilbride and District Local Plan the proposal can be assessed against Policy SLP2 – Rural Areas and Policies DC1 and SLP6 – Development Control General.
- 6.2 Policies DC1 and SLP6 state that all planning applications should take fully into account the local context and built form and that development should be compatible in terms of scale and massing and be built incorporating quality materials. Policy SLP2 states that the re-use of existing redundant buildings for residential purposes is acceptable, subject to all of the following being met:
- 1) The building is of a traditional design or of some architectural/historical interest.
 - 2) It is no longer marketable for agricultural use or other use appropriate to the rural area.
 - 3) The building is structurally sound and largely intact (i.e. all external walls and the roof should be substantially complete).
 - 4) Alterations must be sensitively designed in order to retain the traditional character of the building and indigenous architectural character of the area. Similarly, landscaping, car parking provision, hardstanding and boundary treatments must be in keeping with existing rural character.
 - 5) The building can be safely accessed and readily provided with water, sewerage and other services.
 - 6) The rehabilitation or change of use of the building will not be to the detriment of local amenity or traffic safety and is compatible with existing adjoining land uses.
 - 7) There are no adverse impacts on natural or built heritage features.
- 6.3 As the major part of the building's roof has been removed the building is not considered to be structurally sound and largely intact as is required under Criteria 3 of the above Policy. Having visited the site it would appear that the building has been lying derelict for a considerable amount of time and whilst confirmation of the date of fire damage has been requested the applicant has failed to provide sufficient detailed information. In this instance it is considered that the building is dilapidated and that no dwelling presently exists on the site. The proposal to rehabilitate the structure would effectively constitute the introduction of a new house in the Rural Area without appropriate justification.

In summary, as the application does not meet all of the criteria set out in Policy SLP2 as required it is considered that the proposal is contrary to the Policy, therefore, I would recommend that planning permission be refused.

Iain Urquhart
Executive Director (Enterprise Resources)

3 May 2005

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations

02/08/04

Roads and Transportation Services (East Kilbride)

- ▶ Representations

None

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

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Detailed Planning Application

PAPER APART – APPLICATION NUMBER : EK/04/0430

REASONS FOR REFUSAL

- 1 The proposal would be contrary to Policy SLP2 of the adopted East Kilbride and District Local Plan as it would constitute new residential development in the Rural Area without appropriate justification.

EK/04/0430

DYKEHEAD FARM, STRATHAVEN

Planning and Building Control Services

Scale: 1: 2500

For information only

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EK/04/0430

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