

THE HIGHLAND COUNCIL

PLANNING APPLICATIONS COMMITTEE – North
18th February 2014

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| Agenda Item | 6.2 |
| Report No | PLN/011/14 |

13/04565/FUL : Mr Jamie Stone
Knockbreck House, Tain

Report by Area Planning Manager

SUMMARY

Description : Erection of garage

Recommendation - GRANT

Ward : 8 – Tain & Easter Ross

Development category : Local

Pre-determination hearing : Not required

Reason referred to Committee : Applicant is an elected Highland Councillor

1. PROPOSED DEVELOPMENT

- 1.1 The application seeks detailed consent for the erection of a new garage within the grounds of the grade B listed Knockbreck House. The new garage replaces an existing dilapidated garage of similar position, footprint and appearance. The garage measures 7.2m x 3m and is to be finished in horizontal timber boarding with a metal roof. The garage has timber double doors.

2. SITE DESCRIPTION

- 2.1 The site is the grounds to the east of Knockbreck House, which comprises of open areas of grass and areas of woodland. The proposal is located in a small clearing between trees. There is an existing timber with felt roof garage, which is in a dilapidated state.

3. PLANNING HISTORY

- 3.1 None relevant to application

4. PUBLIC PARTICIPATION

- 4.1 Advertised : n/a
Representation deadline : 11/01/2014

Timeous representations : 0

Late representations : 0

5. CONSULTATIONS (None required)

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

28 Sustainable Design

34 Settlement Development Areas

57 Natural, Built & Cultural Heritage

6.2 Ross & Cromarty East Local Plan (2007) (as continued in force)

Within settlement boundary. Within green wedge amenity area identified along the bypass.

7. OTHER MATERIAL CONSIDERATIONS

7.1 Inner Moray Firth Proposed Local Development Plan

(Within defined settlement, no specific allocations or relevant policy)

7.2 Highland Council Supplementary Planning Policy Guidance

Historic Environment Strategy

7.3 Scottish Government Planning Policy and Guidance

SPP

8. PLANNING APPRAISAL

8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

8.3 Development Plan Policy Assessment

Policy 28 (Sustainable Design) of the HWLDP aims to ensure that development is sustainable and lists the criterion against which proposals shall be assessed. The parts of the policy of particular relevance to this proposal state that proposals should be assessed on the extent to which they “impact on individual and community residential amenity” and “demonstrate sensitive siting and high quality design in keeping with local character’.

Policy 34 (Settlement Development Areas) states that “we will support proposals within Settlement Development Areas if they meet the requirements of policy 28” and that we will judge proposals in terms of how compatible they are with the existing pattern of development and adjacent land uses.

Policy 57 (Natural, Built and Cultural Heritage) is applicable to this application as the site is located within the grounds of a grade B listed building. This policy states that we will only allow developments if it can be satisfactorily demonstrated that they will not have an unacceptable impact on the amenity resource.

The proposed garage does not affect the setting of the listed building. The timber garage is small in scale and located in a discreet location, approx. 50 metres away from Knockbreck House within a wooded area. The house and garage are not viewed together and the garage is very much screened by the surrounding trees and absorbed into the sizeable grounds surrounding Knockbreck House. The proposal accords with Development Plan policy.

9. CONCLUSION

9.1 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. RECOMMENDATION

Action required before decision issued N

Subject to the above, it is recommended the application be **Granted** subject to the following conditions and reasons.

1. No development or work shall commence until a detailed specification for all proposed external materials and finishes (including trade names and samples where necessary) has been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details.

Reason : In order to retain and/or protect important elements of the existing character and amenity of the site.

REASON FOR DECISION

The proposals accord with the provisions of the Development Plan and there are no material considerations which would warrant refusal of the application.

TIME LIMITS

LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission

shall lapse.

FOOTNOTE TO APPLICANT

Initiation and Completion Notices

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

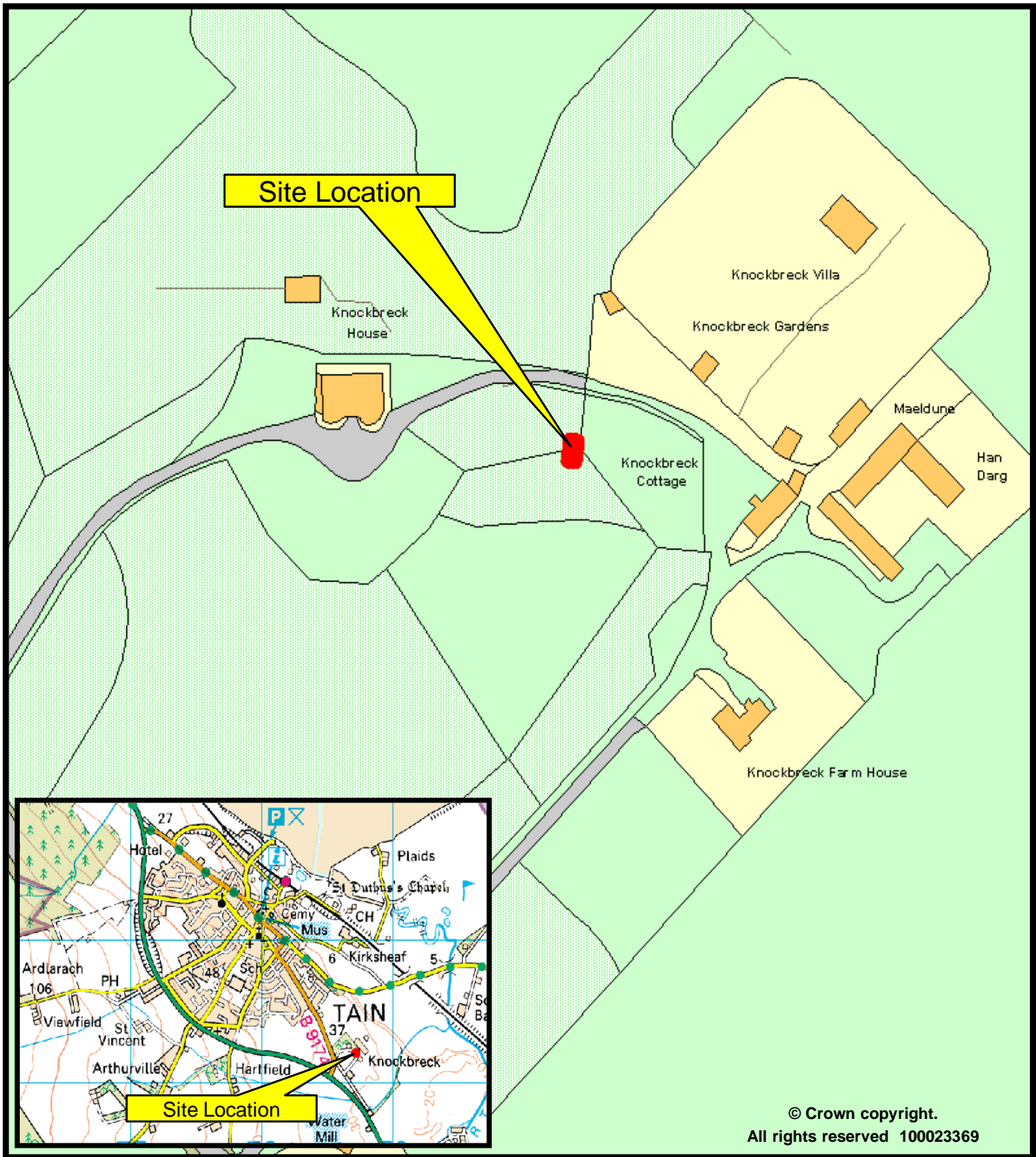
1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

Accordance with Approved Plans & Conditions

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action.

Signature: Dafydd Jones
Designation: Area Planning Manager North
Author: Rebecca Hindson
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – Location Plan
Plan 2 – Elevation Plan



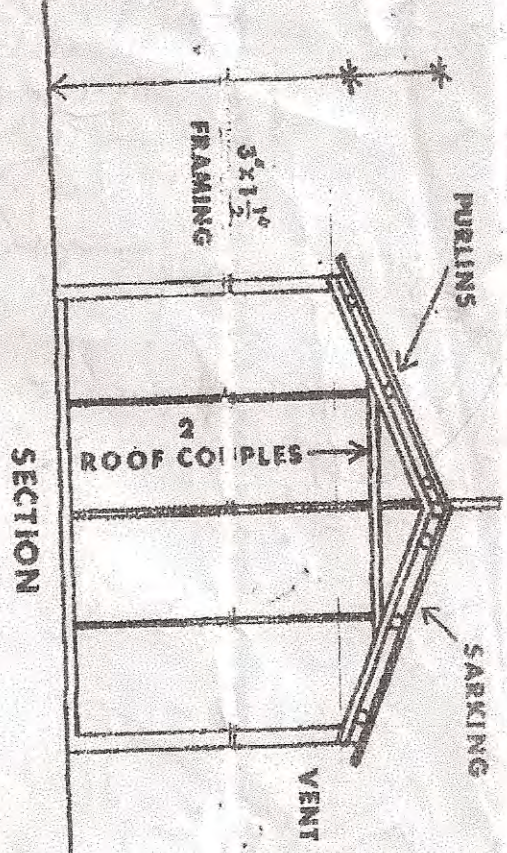
13/04565/FUL

Erection of garage at Knockbreck House, Tain.

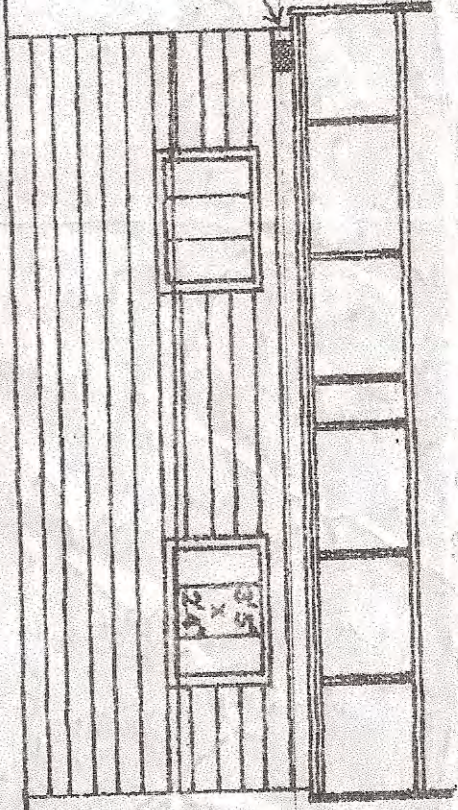
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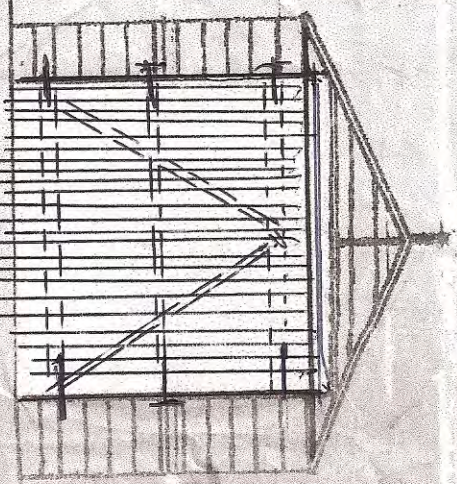
NOBLE TIMBER BUILDINGS



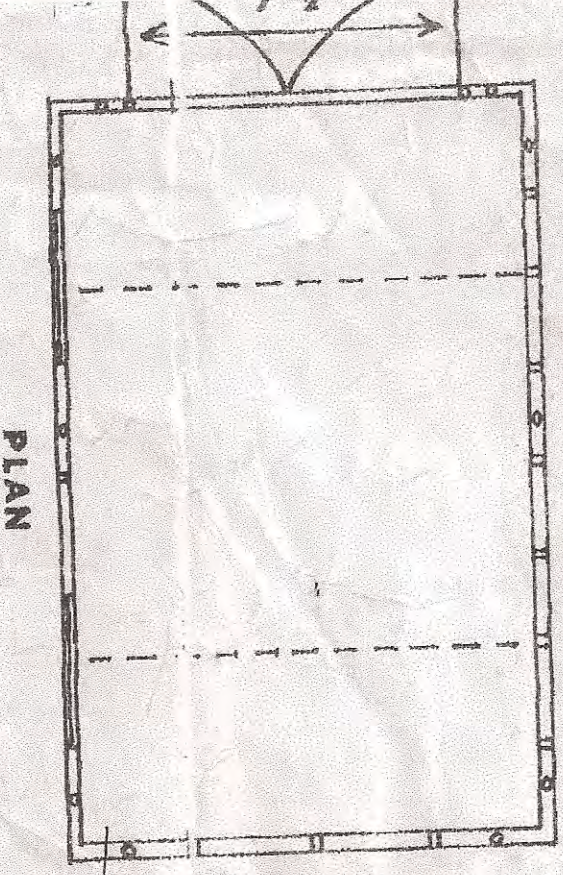
SECTION



SIDE ELEV

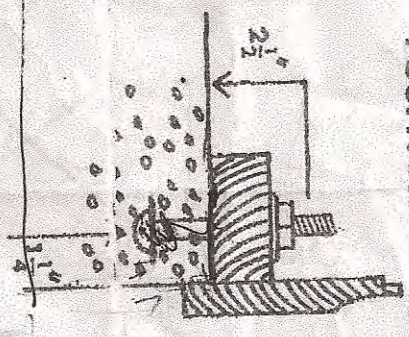


FRONT ELEV



PLAN

POSITION OF BOLTS



3 x 1 1/2 Framing. 976 T. & G. Weather Boarding

1675

LOCATION PLAN



NOBLE TIMBER BUILDINGS

NOBLE TIMBER BUILDINGS

9/9/06