

THE HIGHLAND COUNCIL

**NORTH PLANNING APPLICATIONS COMMITTEE –
18 February 2014**

Agenda Item	6.3
Report Number	PLN/012/14

**13/03861/FUL: Mr & Mrs A Mackay
2 Lower Pitkerrie, Fearn, Tain, IV20 1TR**

Report by Area Planning Manager

SUMMARY

Description: Demolition and replacement of 2No. single storey extensions – one of approximately 26m² (kitchen) being replaced by a dining room of approximately 23.5m² and one of approx. 14m² (sun room) being replaced by a much larger principal elevation projection of approx. 104m².

Recommendation – REFUSE

Ward: 08. Tain & Easter Ross

Development category: Local Development

Pre-determination hearing: None

Reason referred to Committee: Local member referral

1. PROPOSED DEVELOPMENT

- 1.1 This application seeks permission to demolish and replace 2No. single storey extensions - one of approximately 26m² (kitchen) being replaced by a dining room of approx. 23.5m² and one of approximately 14m² (sun room) being replaced by a much larger principal elevation projection of approximately 104m².
- 1.2 No pre-application advice was sought from the planning office although discussion has taken place with the Forestry Officer with regard to safeguarding of adjacent trees.

2. SITE DESCRIPTION

- 2.1 The site lies to the eastern end of and to the north of a small public road serving Lower Pitkerrie. The property comprises a substantial and traditional two storey farm house within a private garden with stone walling to the southern and western boundaries. Large trees occupy positions on the western and southern boundaries with smaller trees lining the eastern side of the garden. The land falls from the east of the property towards the current vehicular parking for the house and further to a

large outbuilding and additional access point. The house has previously been subdivided into two properties by separating the northern element which has an independent access from the public road.

3. PLANNING HISTORY

Previous separation into two independent properties – nothing recent.

4. PUBLIC PARTICIPATION

4.1 No Advertisement – Householder Development proposal

Timeous representations : 1 – General comments with regard to parking and turning. The end of the road is private property.

Late representations : 0

5. CONSULTATIONS

No consultations undertaken

6. DEVELOPMENT PLAN

The following policies are relevant to the assessment of the application

6.1 Highland-Wide Local Development Plan 2012 (HwLDP)

28 Sustainable Design

29 Design Quality and Place - Making

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

Development not within Settlement Development Area therefore HwLDP applicable.

7. OTHER MATERIAL CONSIDERATIONS

7.1 Post submission advice was offered with regard to design issues and the willingness of the Planning Authority to work with the applicant in achieving an acceptable solution to the extension design; this has been declined by the applicant who wishes the application to be determined as submitted.

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

This proposal seeks to demolish two small extensions (one sub-standard) and replace them with extensions to provide an overall increase in domestic accommodation space.

8.4 The existing property is a fine example of a substantial, traditional two storey farm house. It has been previously sub-divided into two individual residences and the available accommodation is now regarded by the current owners to be insufficient.

8.5 The principle of extension of the property is generally supported. However, it is considered that the proposed design (whilst offering the desired accommodation), is at odds with the original property to the extent that it conflicts with Policy 28 (Sustainable Design) of the HwLDP. The principal elevation of the farmhouse is south facing and with the exception of the small sun lounge is greatly unaltered. The proposed small lean-to extension is more or less a replacement (in terms of area) for the existing small kitchen extension on the east gable and is regarded as acceptable.

8.6 The proposed extension on the south elevation will significantly diminish the appearance of this traditional property; this will have a footprint of approximately 104m² which is significantly greater than that of the existing dwelling which is approximately 78m² (not including the current small extensions). This perception is compounded by the length of the extension which extends to just under 15m compared to the gable width of the original house which is only 6m. The single storey nature of the extension coupled with its length is disproportionate to the scale and character of the original 2 storey traditional farmhouse, is incongruous and significantly erodes and detracts from its character and setting.

8.7 The Planning Service considers that the opportunity exists for a well considered design solution which does not compromise and erode the character and setting of this traditional farmhouse. During discussions with the agent it was suggested that the design of the proposal be re-considered to better reflect the property and maintain the traditional appearance of the principal elevation. Disappointingly however, following several weeks and various approaches the agent has indicated their client's wish to maintain the proposal as submitted.

8.8 Matters to be secured by Section 75 Agreement

None

9. VARIATIONS

9.1 None

10. CONCLUSION

10.1 All relevant matters have been taken into account when appraising this application. The proposal provides a design which is incongruous and at odds with the original building. The proposal does not comply with policy and is unacceptable in terms of applicable material considerations.

It is recommended that planning permission be refused.

11. RECOMMENDATION

Action required before decision issued

Notification to Scottish Ministers	N	
Referral to Ward Members	Y	Reason : Delegated refusal
Notification to Historic Scotland	N	
Conclusion of Section 75 Agreement	N	
Revocation of previous permission	N	

Subject to the above, it is recommended the application be **REFUSED** subject to the following reasons for refusal:

1. The proposal is considered to be contrary to policy 28 of the Highland Wide Local Development Plan as:

- The proposal by virtue of its scale, length, and position on the front elevation will overwhelm and significantly detract from the traditional character of the farmhouse to its detriment and fails to represent a sensitive and appropriate design solution.

2. Approval of the proposal would set an undesirable precedent, making it difficult to refuse proposals of a similar nature in the future.

Signature: Dafydd Jones

Designation: Area Planning Manager North

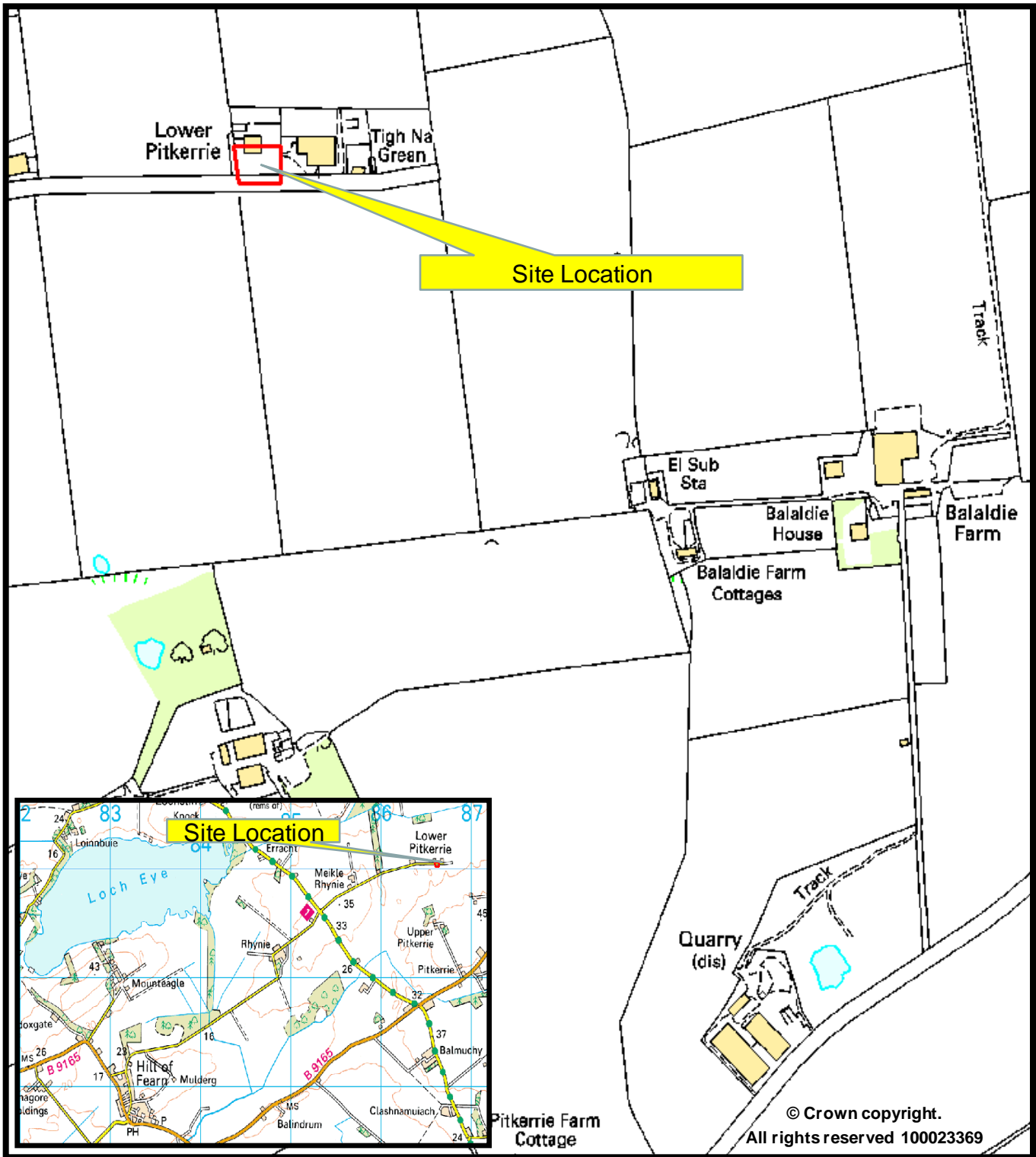
Author: David Borland


Background Papers: Documents referred to in case file

Relevant Plans: Map
Plan 1 – Location Plan
Plan 2 – Site Layout Plan
Plan 3 – Existing Floor / Elevation Plan
Plan 4 – Proposed Floor / Elevation Plan
Plans 5 and 6 - Visual Information

REPRESENTATIONS

1. Mr Alisdair Maclean, Tigh Na Greine, Lower Pitkerrie, Fearn, IV20 1TR - Neutral






The Highland Council
Comhairle na Gàidhealtachd

Planning & Development Service

13/03861/FUL

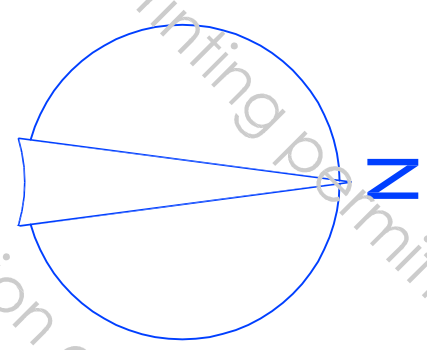
Demolition of 2No. extensions and erection of 2No. new extensions at 2 Lower Pitkerrie, Fearn, Tain.

N

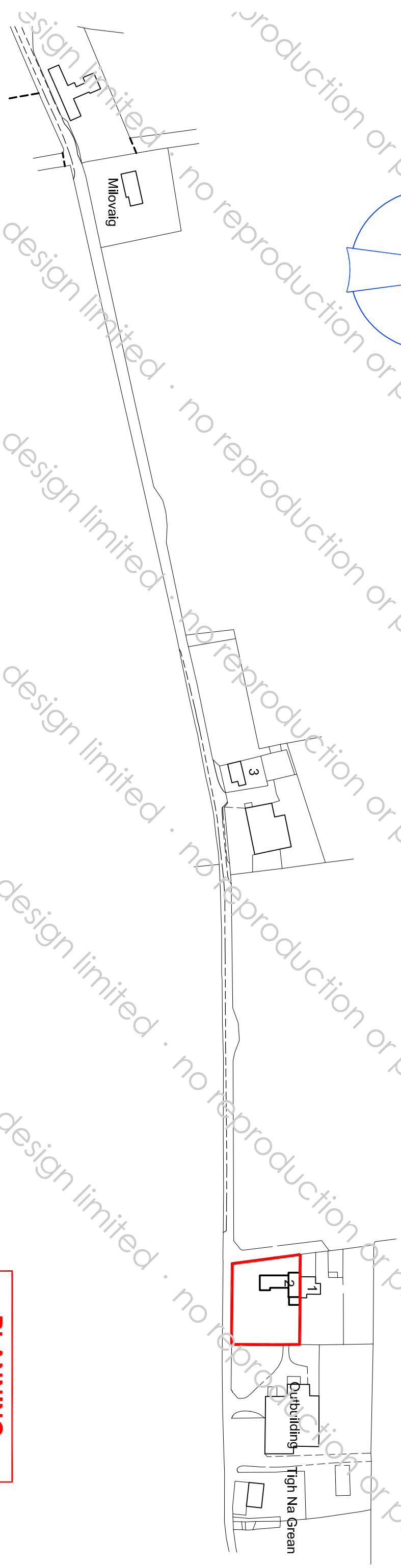


Date: 24 January 2014

Lower Pitkerrie, Fearn



Location Plan
(1:2000)



**PLANNING
APPLICATION
ISSUE DRAWING**

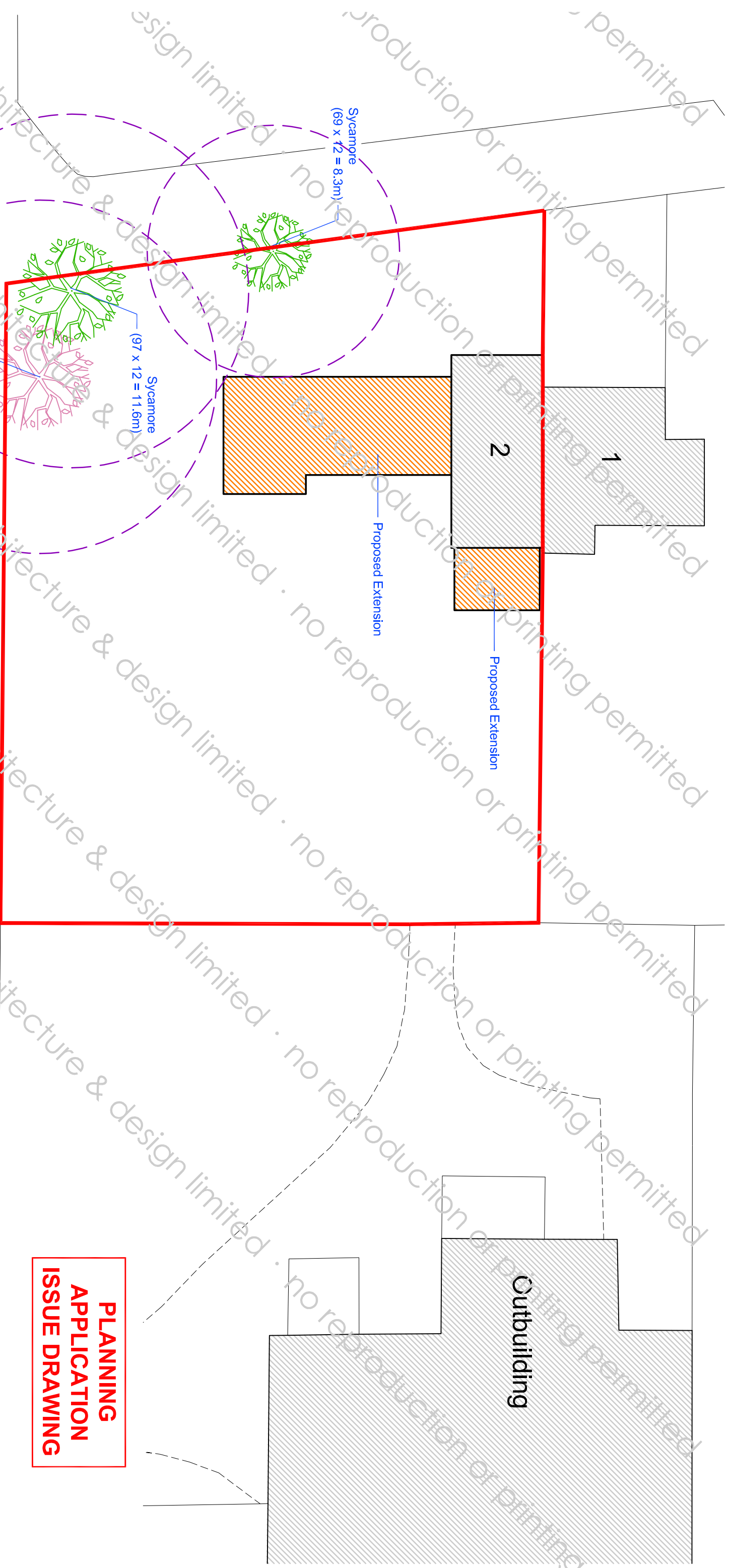


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Client	Mr. & Mrs. Mackay	Scale	1:2000
Project	Extension to 2 Lower Pitkerrie, Fearn, IV20 1TR		
Title	Location Plan for Planning		
Drawing No.	360 / PL01	Rev	



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ISSUE DRAWING**

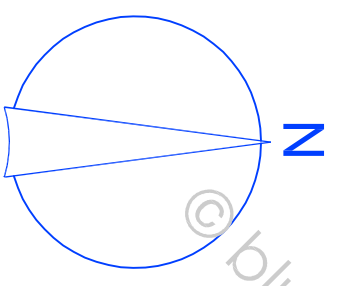
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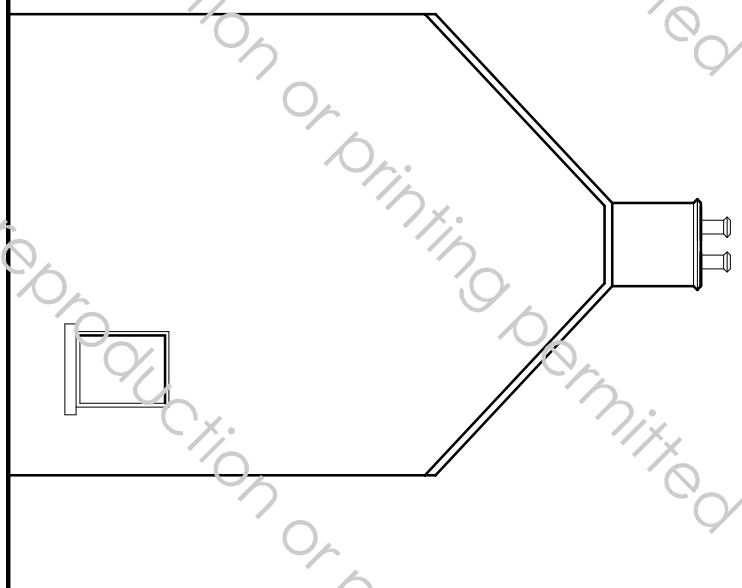
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Title	Site Plan for Planning		
Drawing No.	360 / PL02	Rev	



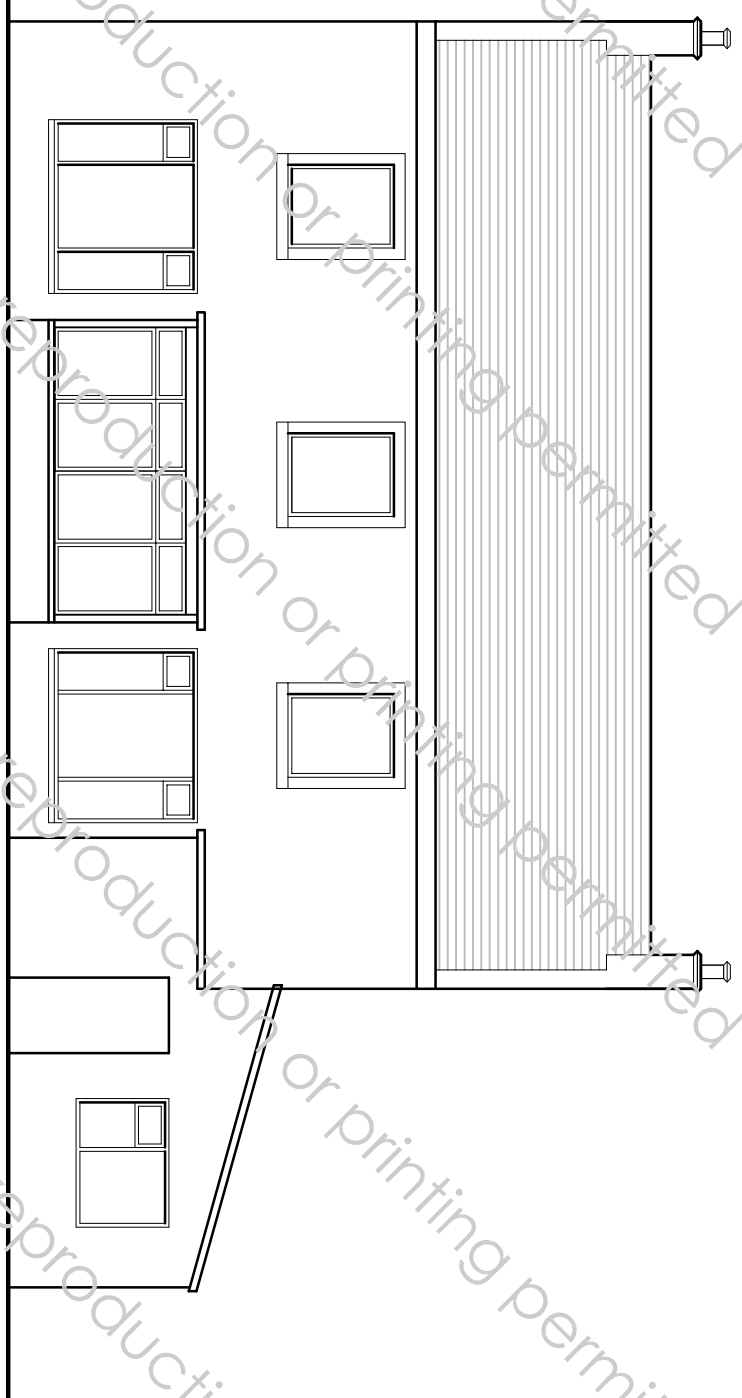
Lower Pitkerrie, Fearn



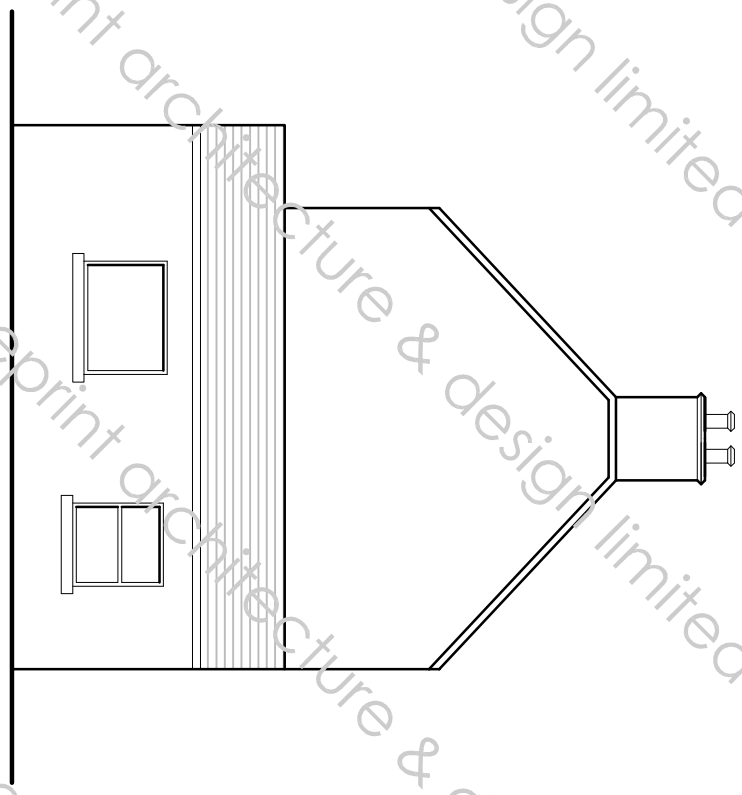
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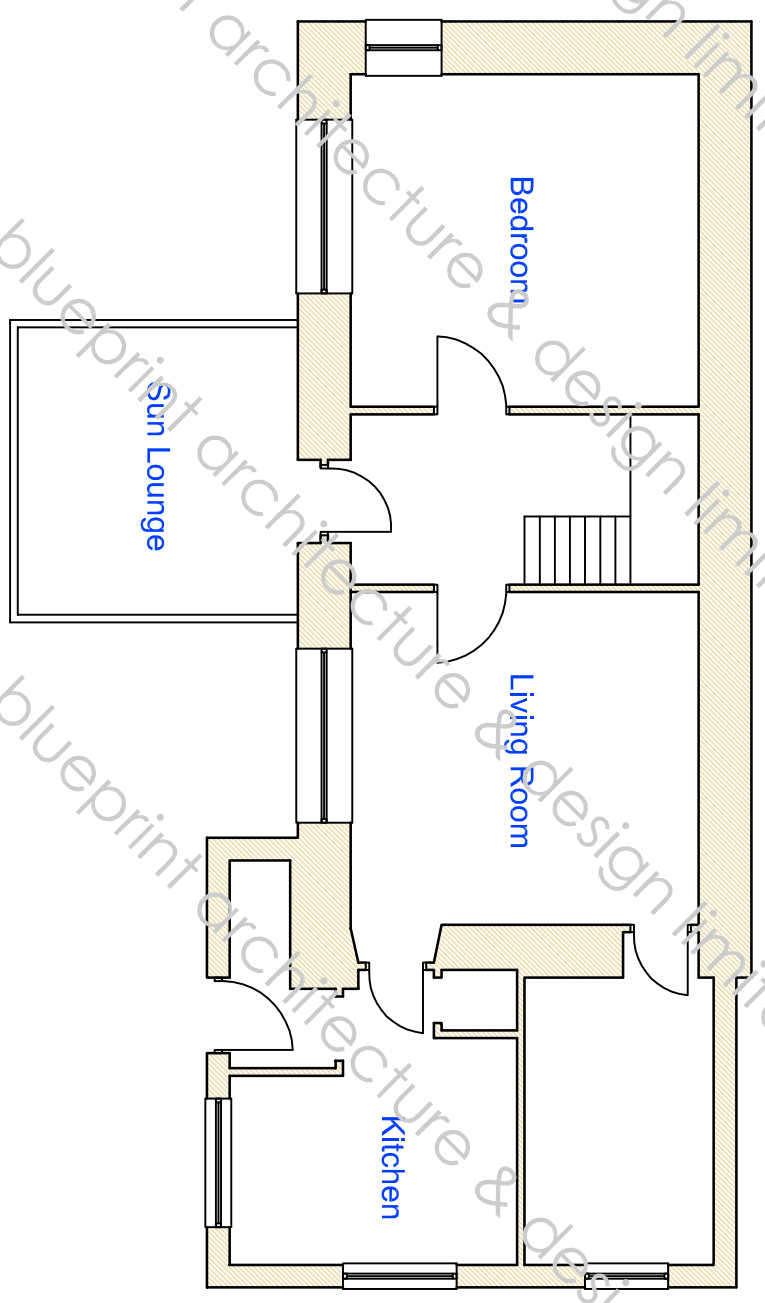
End Elevation



Front Elevation as Existing 1:100



End Elevation



Ground Floor Plan as Existing 1:100

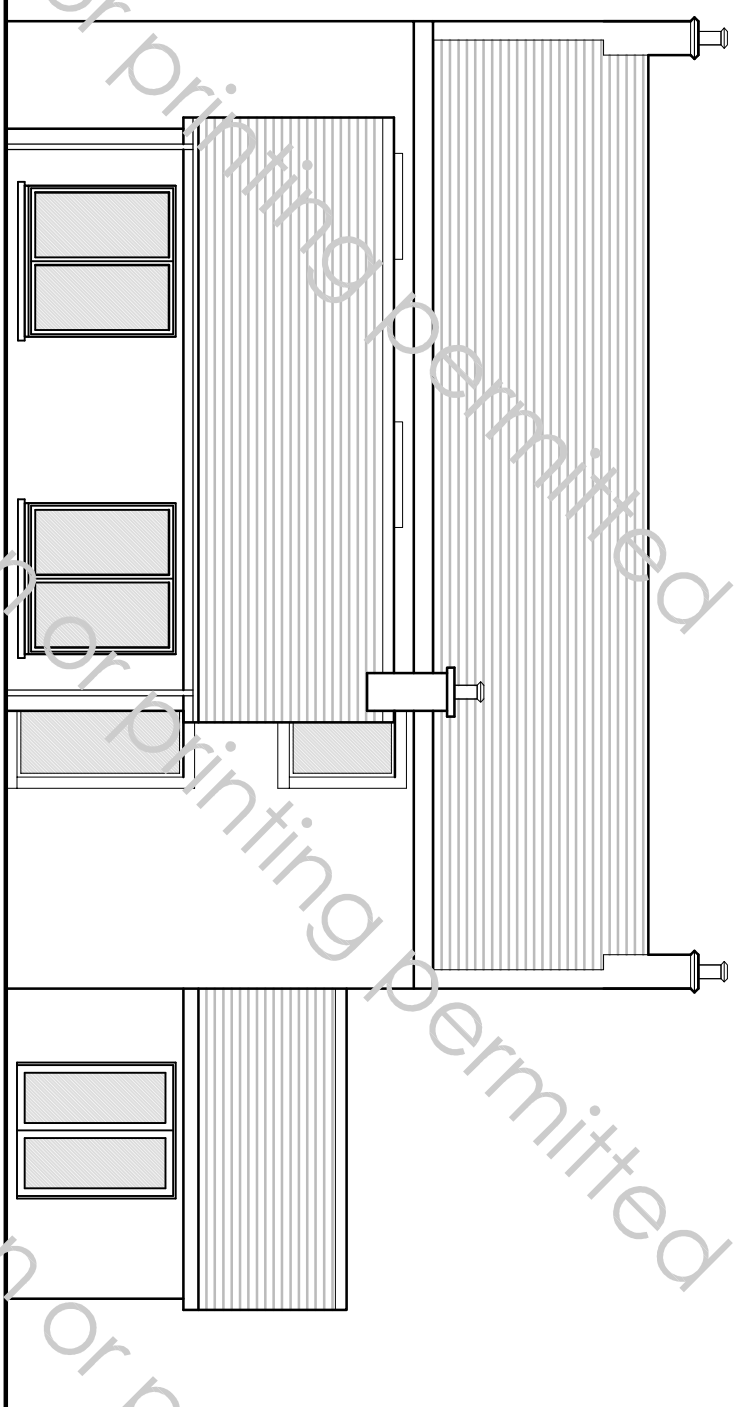
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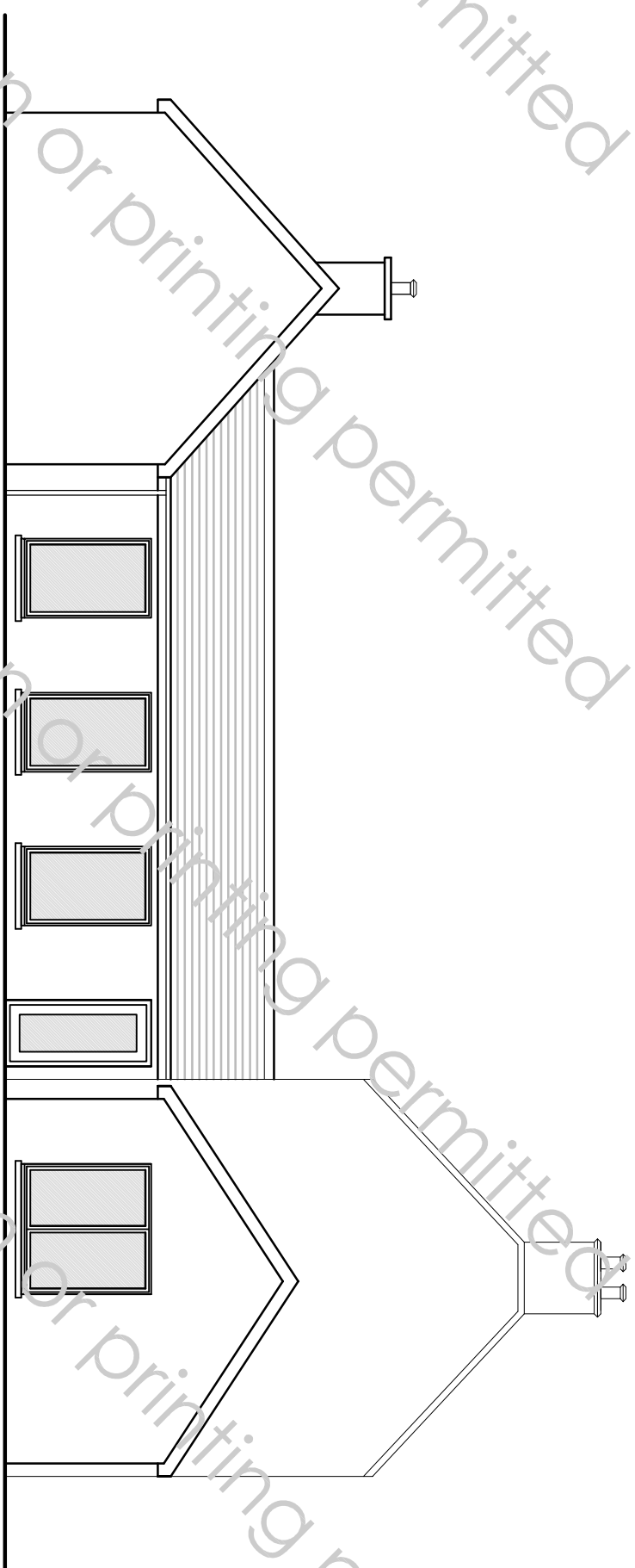
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Client	Mr. & Mrs. Mackay	Scale	1:100
Project	Extension to 2 Lower Pikerrie, Fearn, IV20 1TR		
Title	Floor Plan & Elevations as Existing		
Drawing No.	360 / PL03	Rev	

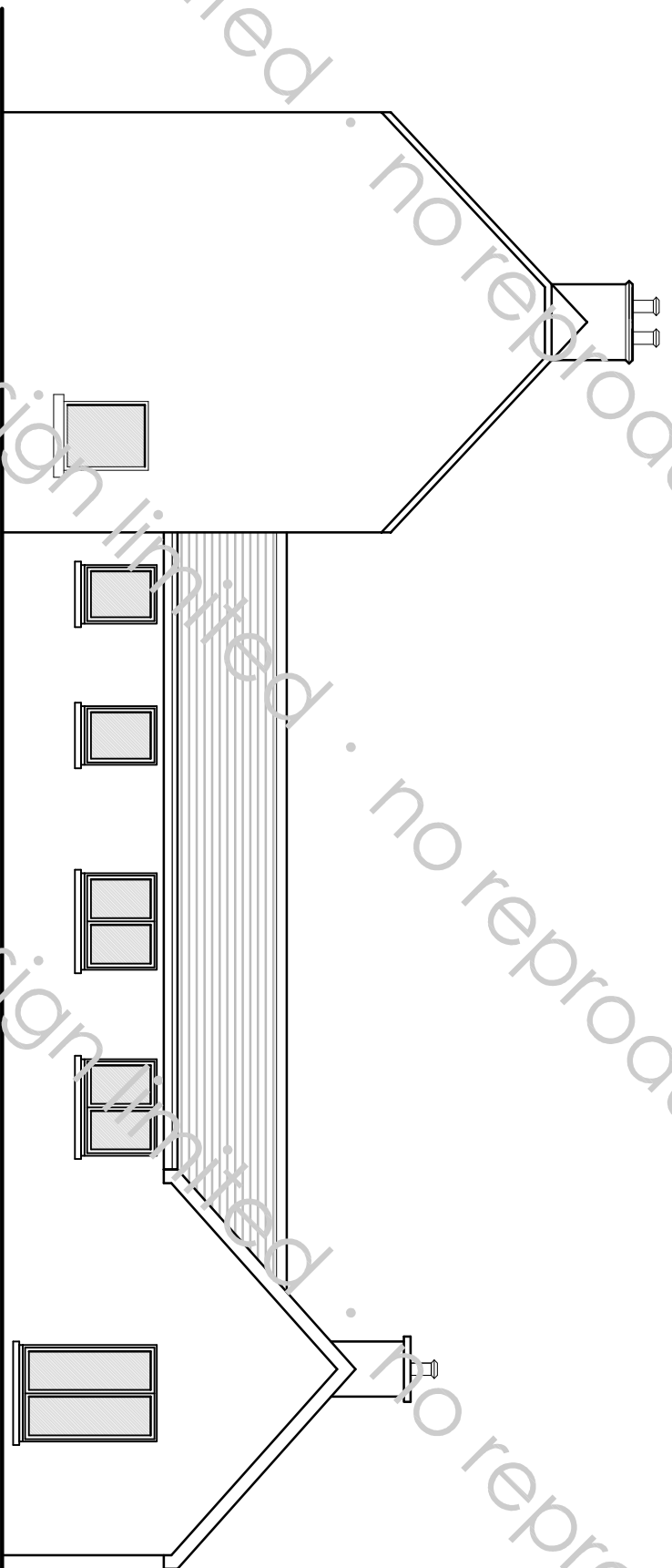




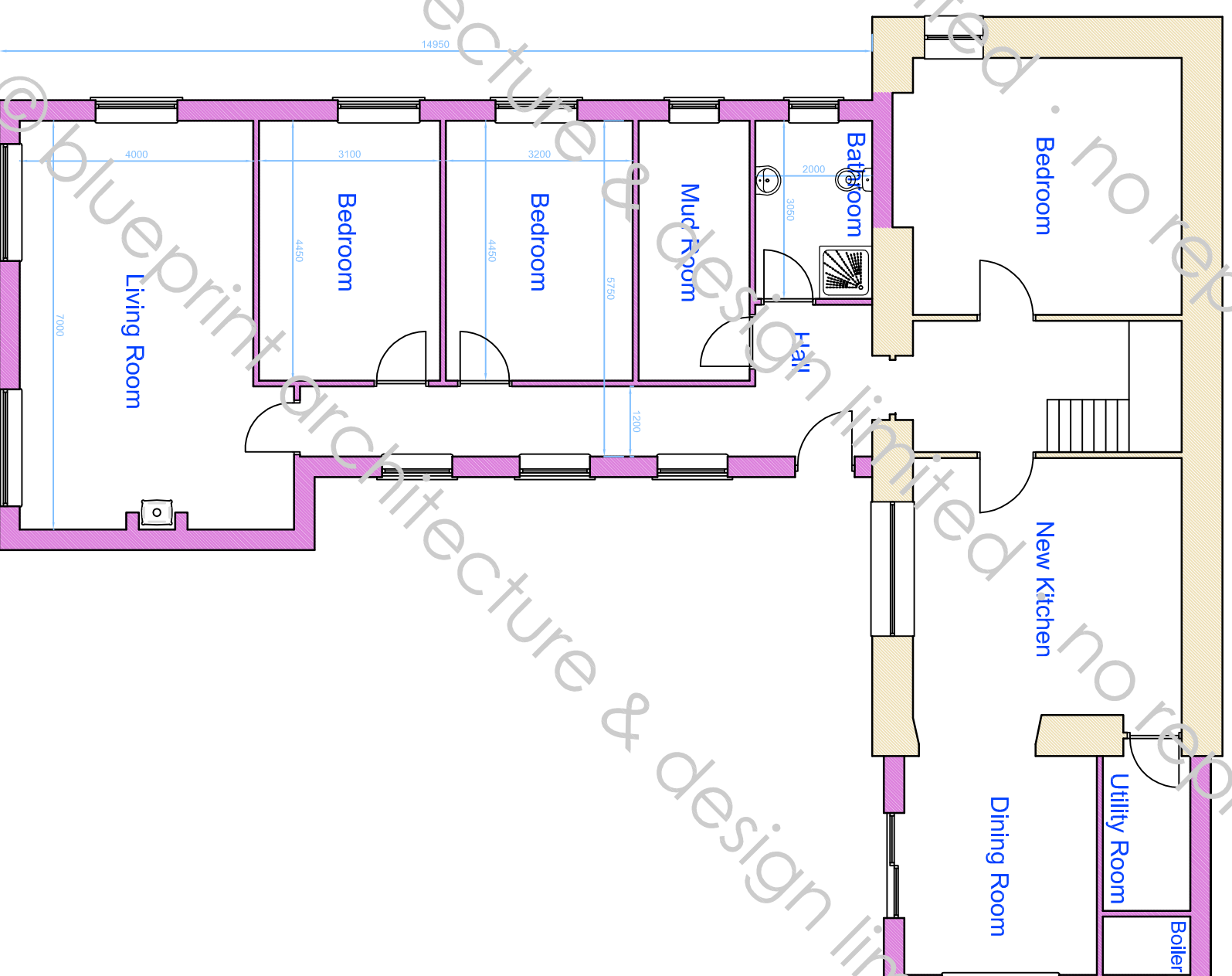
Front Elevation 1:100



End Elevation as Proposed 1:100



End Elevation as Proposed 1:100



Ground Floor Plan as Proposed 1:100

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Client	Mr. & Mrs. Mackay	Scale	1:100
Project	Extension to 2 Lower Pitkerrie, Fearn, IV20 1TR		
Title	Floor Plan & Elevations as Proposed		
Drawing No.	360 / PL04	Rev	





