

**THE HIGHLAND COUNCIL**

**CAITHNESS, SUTHERLAND & EASTER ROSS  
PLANNING APPLICATIONS COMMITTEE – 28 AUGUST 2007**

Agenda Item	4.10
Report No	PLC16-07

**07/00211/FULSU – Erect extension to house at  
An Crasg, West Drummuie, Golspie**

**Report by Area Planning and Building Standards Manager**

**SUMMARY**

The proposal is to erect a single-storey extension to the front of An Crasg, West Drummuie, Golspie. The application is being reported to Committee for purposes of transparency, as it has been made by a local Councillor in his own name.

**The recommendation is to GRANT planning permission subject to conditions.**

Applicant – Mr W Ross, An Crasg, West Drummuie, Golspie

Ward Number 5 – East Sutherland and Edderton

**1. PROPOSAL**

1.1 'An Crasg' forms part of a small cluster of private houses, set within a wooded area at West Drummuie. It is a large 1 ½ storey house with a hipped roof and a slightly lower wing with a square gable at the south-west corner. It is finished with off-white render to the external walls and brown concrete roof tiles. The proposal is to erect a single-storey extension to the front (south) elevation of the house, to form a sun space.

**2. PLANNING HISTORY**

2.1 The site has no relevant planning history.

**3. PUBLIC PARTICIPATION**

3.1 No letters of representation have been received.

**4. CONSULTATIONS**

4.1 No consultations were required.

## 5. POLICY

5.1 The following policies are relevant to the assessment of the proposal:

### **Highland Structure Plan:**

- G2: Design for Sustainability

### **South & East Sutherland Local Plan:**

- ENV3 presumes against development where there is significant damage to heritage, amenity or public health.

5.2 The proposal also requires to be assessed against the following relevant Scottish Planning Policy (SPP):

- SPP 1 – The Planning System

## 6. PLANNING APPRAISAL

6.1 **Determining issues** – 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.

6.2 The proposal requires to be assessed against the appropriate policies of the Development Plan, supplementary guidance, and National Planning Policy and Guidelines as referred to in the Policy section. In particular, the proposal requires detailed assessment of the following fundamental issues:

- whether the principle of development is appropriate in terms of policy
- whether the layout of development is appropriate
- the impact on the amenity of the area and residents

6.3 The proposed development would be located on the front of 'An Crasg', West Drumbuie. The existing house sits in a wooded setting with a substantial separation distance from neighbouring properties. The proposed extension is designed to be in keeping with the style of the house, but would be finished with vertical timber cladding to the exterior walls. This is a more sustainable material and would match the existing timber balcony and linings on the first-floor dormer window.

6.4 The application is being reported to Committee for purposes of transparency, as it has been made by a Councillor in his own name.

6.5 There are no technical difficulties with the proposal.

6.6 Policy – In my assessment the proposal meets with the requirements of Policy G2: Design for Sustainability, as it does not significantly impact on habitats, species, landscape or scenery. It also demonstrates sensitive siting and high quality design in keeping with the local character and historic and natural environment, while

making use of appropriate materials.

- 6.7 Due to the nature of the proposal, it also complies with Policy ENV3, as it will not have any detrimental effects on heritage, amenity or public health.

## 7. CONCLUSION

- 7.1 The proposal accords with the requirements of both the Highland Structure Plan and the South & East Sutherland Local Plan, as it is in keeping with the local character and historic and natural environments, while having no detrimental effects on the amenity of the surrounding area.

## RECOMMENDATION

Grant planning permission subject to the following conditions:

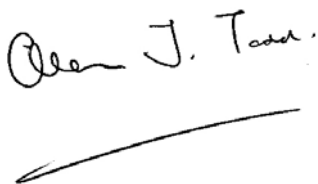
- 1 Except as otherwise provided by the terms of this permission, the developer shall construct and operate the development in accordance with the plans and supporting information submitted with the application and docquetted hereto with no deviation there from unless otherwise approved in writing by the Planning Authority.

Reason: In order to clarify the terms other permission hereby granted and to ensure that the development is implemented as approved.

- 2 The roof tiles shall match those of the existing house.

Reason: In the interests of amenity and for the avoidance of doubt.

Signature:

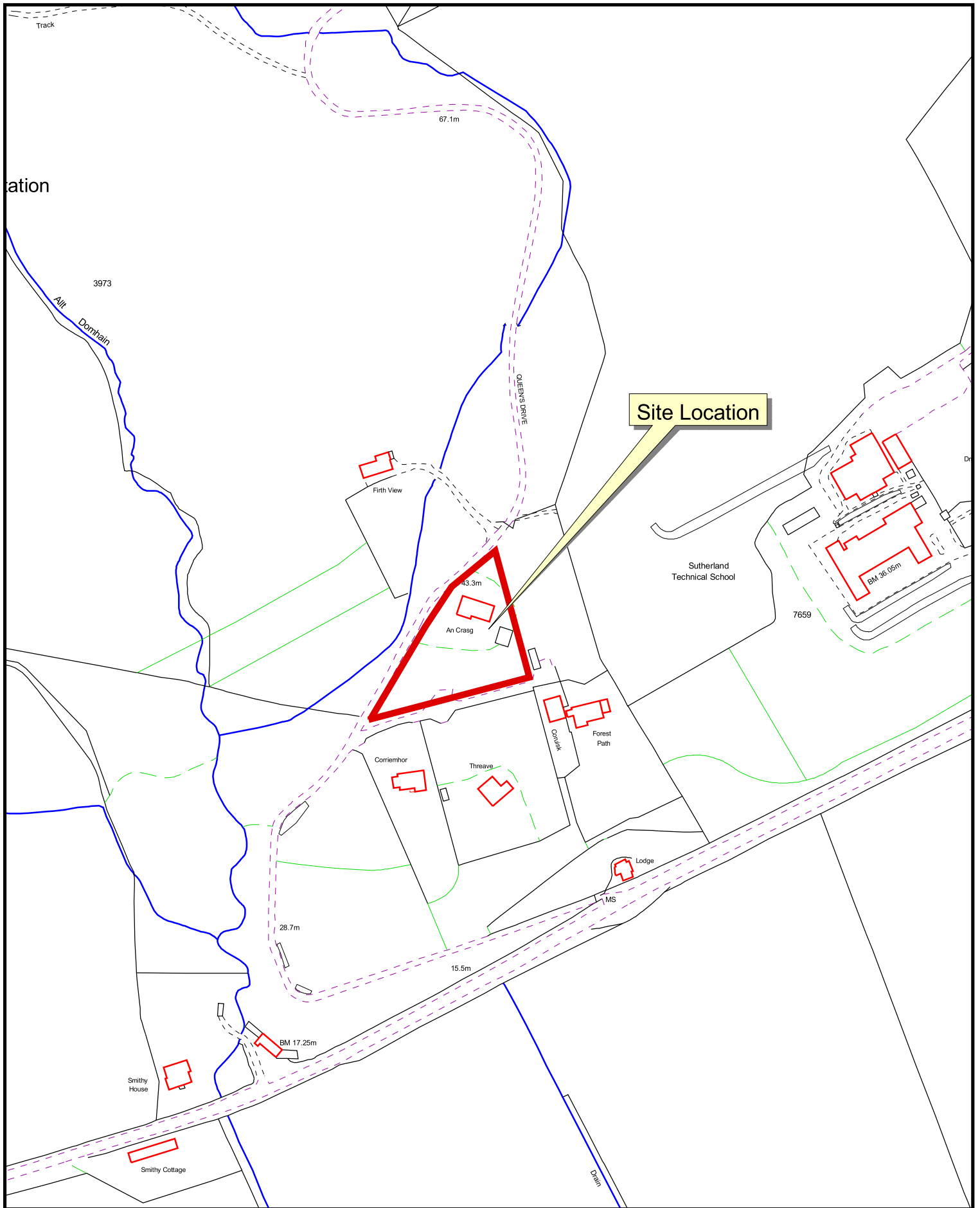
A handwritten signature in black ink, appearing to read "Alan J. Todd", with a long horizontal flourish underneath.

Designation: Area Planning & Building Standards Manager

Author: Craig McMurtrie – Graduate Planner 01862 812058

Background Papers: As referred to in the report above and case file reference number 07/00211/FULSU

Date: 13/08/07



07/00211/FULSU  
 Erect extension to house at An Crasg, West Drumbuie, Golspie.

Mr W Ross  
 per Neil Sutherland  
 Architects  
 Clachandreggy  
 Inverness.



Date: 26 July 2007

**SUPPLIED BY THE HIGHLAND COUNCIL**

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