

THE HIGHLAND COUNCIL

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

Agenda Item	4.11
Report No	PLC-17-07

07/00231/OUTSU Provision of site for erection of new house. Installation of sewage treatment plant and mound infiltration system. Alteration/extension of existing access to private access track at Land 80m West of 138 Clachtoll

Report by Area Planning and Building Standards Manager

SUMMARY

The proposal is in outline for the erection of a house, installation of a private sewage system and alteration/extension of the existing access at Land 80m West of 138 Clachtoll.

The recommendation is to GRANT planning permission.

Applicant – Mr S Matheson 8 Glebe Close Newent Gloucestershire

Ward Number 1 - North, West and Central Sutherland.

The application has been advertised as a Departure from policy. **No hearing has been requested.**

1. PROPOSAL

1.1 The site is located approximately 40m southwest of the existing house at 125 Clachtoll and approximately 80m west of 138 Clachtoll. It lies within a naturally flat area of land between two north-south ridges and above the existing housing and agricultural buildings to the east. The site comprises coastal grassed land on a sand/rock/peat base. The proposal seeks to establish the principle of building on the site.

2. PLANNING HISTORY

2.1 Pre-application advice was sought by the applicant in November 2006.

3. PUBLIC PARTICIPATION

3.1 The application was advertised as a Departure from policy, with the advert expiring on 6 July 2007. One representation has been received and raises the following points:

- Amenity and privacy
- Size of building – single or 1½ storey
- Design of house to be in keeping with crofting community

3.2 The letters of representation are available in the Area office and will be available at the Committee meeting. The names of those making representations are listed at the end of this report.

4. CONSULTATIONS

4.1 **Assynt Community Council** – No comments received.

4.2 **Internal Consultees** - TEC Services – No objections.

4.3 **External Consultees** – Scottish Water – No objections. Insufficient capacity at the Stoer Water Treatment Works. There may be issues within the Water Network.

5. POLICY

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

Highland Structure Plan:

- G2 Design for Sustainability
- H3 Housing in the Countryside

North West Sutherland Local Plan

Para 3.10 - Housing policy RS2 identifies limited infill opportunities at Clachtoll. Opportunities exist for rehabilitation and this is encouraged. Detailed siting of new houses should take into account the amenity of existing properties on the landward side of the B869.

A well defined linear pattern of development has evolved, sheltered from the coast by rising land.

5.2 The proposal also requires to be assessed against the following relevant Scottish Planning Policies (SPP); National Planning Policy Guidance (NPPG), and Planning Advice Notes PAN.

- Scottish Planning Policy SPP3 Planning for Housing
- PAN 72 Housing in the Countryside

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
 - other material issues raised by the objector
- 6.3 **Policy** – The proposal has been advertised as a departure from policy as the site lies outside and to the west of the area allocated by the Local Plan (see 5.10) as offering the potential for infill housing. I consider that the development of the site for a single house is acceptable and is not a significant deviation from the existing pattern of development found in the immediate area. In my assessment the proposal can be adequately serviced as required by Policy G2.
- 6.4 The **proposed development** is located on a flat section of land above the existing houses at Clachtoll to the west side of the public road. The site is afforded some screening and protection due to the positioning of natural ridge running roughly north to south at the western and eastern sides of the site. The pattern of housing development in the area is of a scatter, with more linear forms emerging at the B869 to the east of the site. Furthermore, due to the change in levels, the existing separation from neighbouring houses, and the natural screening found on the eastern side of the site, it is considered that the site will not have a significantly detrimental impact on individual or community residential amenity as required by Policy G2. I consider that the proposal demonstrates appropriate siting and is in keeping in terms of scale and location with the existing settlement pattern as required by Policy H3.
- 6.5 There are **no technical difficulties** with the proposal.
- 6.6 **Representations** highlight concerns over:
- Amenity and privacy – Given the change in levels and the natural bunding on the eastern side of the site, I consider that there will not be a significantly detrimental impact on the amenity and privacy of neighbouring properties.
 - Design, and size of building – single or 1½ storey – Members will note that the orientation and size of any house would be subject to a further planning application, and that this can be controlled by conditions.
- 6.7 I would advise Committee that a single storey house of a traditional design, form, proportion and materials could be sensitively located on the site without impacting significantly on the amenity and privacy currently afforded to houses below and to

the east, and therefore meet the requirements of the Policies G2 and H3, and the North West Sutherland Local Plan.

7. CONCLUSION

- 7.1 The proposal is a departure from the development plan. However, it is considered that the proposal is a minor and acceptable departure from policy as it reflects the dispersed pattern of residential development found in the area, according with Structure Plan Policy H3 Housing in the Countryside and Policy G2 Design for Sustainability.

RECOMMENDATION

Grant Outline Planning Permission subject to the following conditions:

- 1 That a further application shall be submitted to the local Planning Authority, together with the requisite detailed plans to include:-
 - a) Plans, sections and elevations of the proposed building, and colour and type of materials to be used externally on walls and roof;
 - b) Detailed layout of the site as a whole, site levels existing and proposed, including provision for car parking, details of accesses and details of all fences, walls and hedges;
 - c) Landscaping proposals including existing trees to be maintained and proposed tree and shrub planting to be carried out.

These are RESERVED MATTERS to this Outline Application and no work on the site shall commence until the written approval of the Highland Council, as Planning Authority has been given.

Reason: Permission is hereby granted in outline only.

- 2 Notwithstanding design and external appearance are reserved matters under condition 1 above, the house shall be single storey only, and shall reflect building styles and use of materials traditional within the area.

Reason: In the interests of amenity.

- 3 Notwithstanding design and external appearance are reserved matters under condition 1 above, the roof shall have a minimum pitch of 40°.

Reason: In order to ensure that the development harmonises with the appearance and character of other properties and in order to conform with Structure Plan Policies G2 and H3 and the Council's Design Guidance.

4 Notwithstanding external appearance is a reserved matter under condition 1 above, the roof of the house shall be finished with natural slate, or an alternative of similar size, colour, texture, profile and thickness, or as otherwise may be agreed in writing with the Planning Authority. For the avoidance of doubt suitable alternative non slate tiles are:

- Marley 'Monarch', 'Clansman', 'Marquis', 'Melbourn', 'Birkdale', 'Edgemere'
- Redland 'Richmond', 'Lakeland', 'Cambrian', 'Saxon'

Reason: In order to ensure that the development harmonises with the appearance and character of other properties and in order to conform with Structure Plan Policies G2 and H3 and the Council's Design Guidance.

5 Notwithstanding exact siting is a reserved matter under condition 1 above, the position of the house shall be pegged out on site for the prior approval of the Planning Authority, in writing, and any application for approval of reserved matters shall be accompanied by cross sections and levels showing the finished floor level in relation to an agreed and fixed datum.

Reason: In order to ensure that the development harmonises with the appearance and character of other properties and in order to conform with Structure Plan Policies G2 and H3 and the Council's Design Guidance.

6 Notwithstanding landscaping is a reserved matter under condition 1 above, a fully detailed scheme of landscaping for the site, including a scheme of maintenance, shall be submitted to and require the approval in writing of the Planning Authority. All planting thereby approved shall be undertaken in the first planting season following the completion of the house.

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

7 Notwithstanding access is a reserved matter under condition 1 above, prior to the commencement of any other aspects of the approved development, the access from the public road to the site shall be constructed to base course level in accordance with the attached Standard Access Specification. The access shall be fully completed in accordance with the Specification prior to occupation of the development.

Reason: In the interests of road safety and for the avoidance of doubt.

8 All drainage arrangements shall be provided to the satisfaction of the Planning Authority, in consultation with the Scottish Environment Protection Agency, the Water Authority and Building Standards Authority.

Reason: In the interests of amenity.

Alan J. Tamm.

Signature:

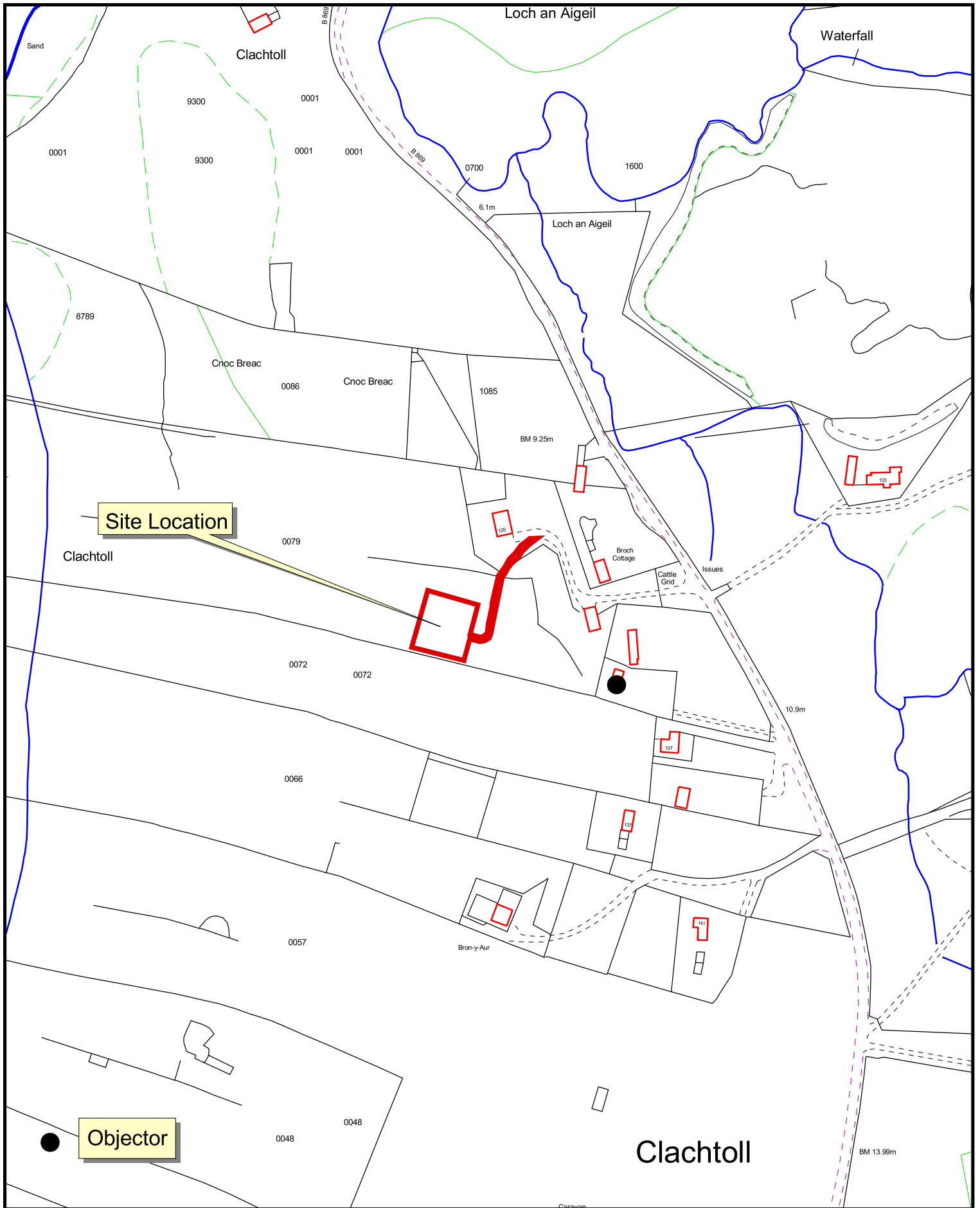
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Designation: Area Planning & Building Standards Manager

Author: Bob Robertson 01862 812044

Background Papers: As referred to in the report above and case file reference number 07/00231/OUTSU

Date: 13 August 2007



07/00231/OUTSU
 Provision of site for erection of new house. Installation of sewage treatment plant and mound infiltration system. Alteration / extension of existing access to private access track at Land 80m West of 138 Clachtoll, Lochinver.

Mr S Matheson
 8 Glebe Close
 Newent
 Gloucestershire

Date: 26 July 2007

SUPPLIED BY THE HIGHLAND COUNCIL

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