

THE HIGHLAND COUNCIL
CAITHNESS, SUTHERLAND & EASTER ROSS PLANNING
APPLICATIONS AND REVIEW COMMITTEE
20 November 2007

Agenda Item	3.4
Report No	36/07

07/00377/FULSU – Erection of 1½ storey house with integral garage (Amended proposal to previous permission 07/00111/FULSU – siting and plot size) at Plot 2 Swordale Park Bonar Bridge

Report by Area Planning and Building Standards Manager

SUMMARY

The proposal is in detail to adjust the siting of the house and extend the plot to the north. The extended site area is not allocated for residential use by the South and East Sutherland Local Plan. The application is being reported to Committee as the proposal is a departure from the development plan.

Ward Number 1 – North, West and Central Sutherland

Applicant – Clayquest Ltd

The recommendation is to GRANT planning permission

1. PROPOSAL

- 1.1 The proposal is in detail to adjust the siting of the house and extend the plot to the north up the gentle slope of the field. The extended area is currently used for agricultural purposes and is an open grassed field. The ground to the south is allocated for residential use by the South and East Sutherland Local Plan and is currently under development with houses approved and at various stages of construction.
- 1.2 The agent has indicated that the house is to be moved for the following reasons:
 - approximately 3m northwards due to the location of water, sewer, BT and electricity services serving the adjacent plots running in a strip roughly 9.5m wide along the south boundary of the site.
 - services are at such a depth that they may have an impact on the foundations of the proposed house in its original position. Scottish Water have also suggested that they would wish adequate access to allow for future maintenance of pipework.
- 1.3 The size of the plot has also been extended slightly along the north and western boundaries in order to accommodate the altered house. The original proposal (07/00111/FULSU) had a plot depth of approximately 30m and width of 33m and

had a rough triangular shape. The current proposal is around 40m deep and 34m wide and has an irregular quadrilateral form.

- 1.4 The house is 1½ storeys and of traditional form and proportion with a slate type concrete roof tile and a white harl to the walls.

2. PLANNING HISTORY

- 2.1 07/00111/FULSU – Erection of 2No. 1½ storey houses with integral garages at Plot 2 and Plot 3. Approved 4 May 2007

05/00394/FULSU - Erection of dwelling house. Formation of new access onto existing private access track at Plot 4. Approved 28 November 2005

04/00354/REMSU - Erection of single storey dwelling with integral double garage. Improve/upgrade existing access at Plot 1. Approved 27 October 2004

04/00020/FULSU - Completion of access and setting out of four house plots (confirmation of previous permission Ref: SU/1994/00127) Swordale Park Bonar Bridge. Approved 6 July 2004

3. PUBLIC PARTICIPATION

- 3.1 No representations have been received on the proposal. The application was advertised as a Departure from policy, with the advert expiring on 19 October 2007.

4. CONSULTATIONS

- 4.1 Creich Community Council – No response received.

5. POLICY

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

Highland Structure Plan (2001):

- G2 Design for Sustainability.

South and East Sutherland Local Plan:

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

Deposit Draft Sutherland Local Plan:

At the Planning, Environment and Development Committee on 26 September 2007, Committee agreed that the Deposit Draft would be a material consideration for development management purposes in the Sutherland area with immediate effect.

- Policy 1 Settlement Development Area
- Policy H1 Housing

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

- SPP1 – The Planning System

5.3 The site lies within the Kyle of Sutherland National Scenic Area.

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 objectors

6.3 **Members will note that no representations have been received and no technical difficulties highlighted.**

6.4 **Policy** – The proposal is being reported to Committee as it departs from the local plan policy. The land which forms the area of the adjusted part of the plot is not allocated for residential use by the **South and East Sutherland Local Plan**, being maintained for agriculture.

6.5 Members will note that the **Deposit Draft Sutherland Local Plan** is material to the consideration of the proposal. The Deposit Draft, like the adopted plan, does not allocate the adjusted part of the plot for residential use. The adjusted area lies just outwith the Settlement Development Area at Policy 1 on land highlighted as lying within the Dornoch Firth National Scenic Area.

6.6 **Assessment** – The majority of the site lies within land currently allocated by both the South and East Sutherland Local Plan, and the Deposit Draft Sutherland Local Plan, for housing.

6.7 The proposal accords with the servicing requirements of Highland Structure Plan Policy G2. The siting of the building will not have a significantly detrimental impact on individual or community residential amenity and demonstrates sensitive siting as required by Highland Structure Plan Policy G2. The design and proposed external finishes of the house are judged to accord with Highland Structure Plan Policy G2.

6.8 The size and shape of the site has been adjusted slightly with the building position being altered, thus giving a better separation from the existing and proposed houses to the south and east.

6.9 I do not consider that the proposed use of the ground by means of an adjustment to an already approved house plot is a significant departure from policy.

7. CONCLUSION

7.1 In my view, the proposed development is an acceptable minor departure from policy and approval is recommended.

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

Reason: In the interests of amenity and public health.

3 The external walls shall be finished in a white or off-white render finish with occasional feature vertical timber boarding.

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

4 The roof shall be finished with natural slate or an alternative of similar size, texture, colour, thickness and profile, or as may otherwise 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 the surrounding properties and area.

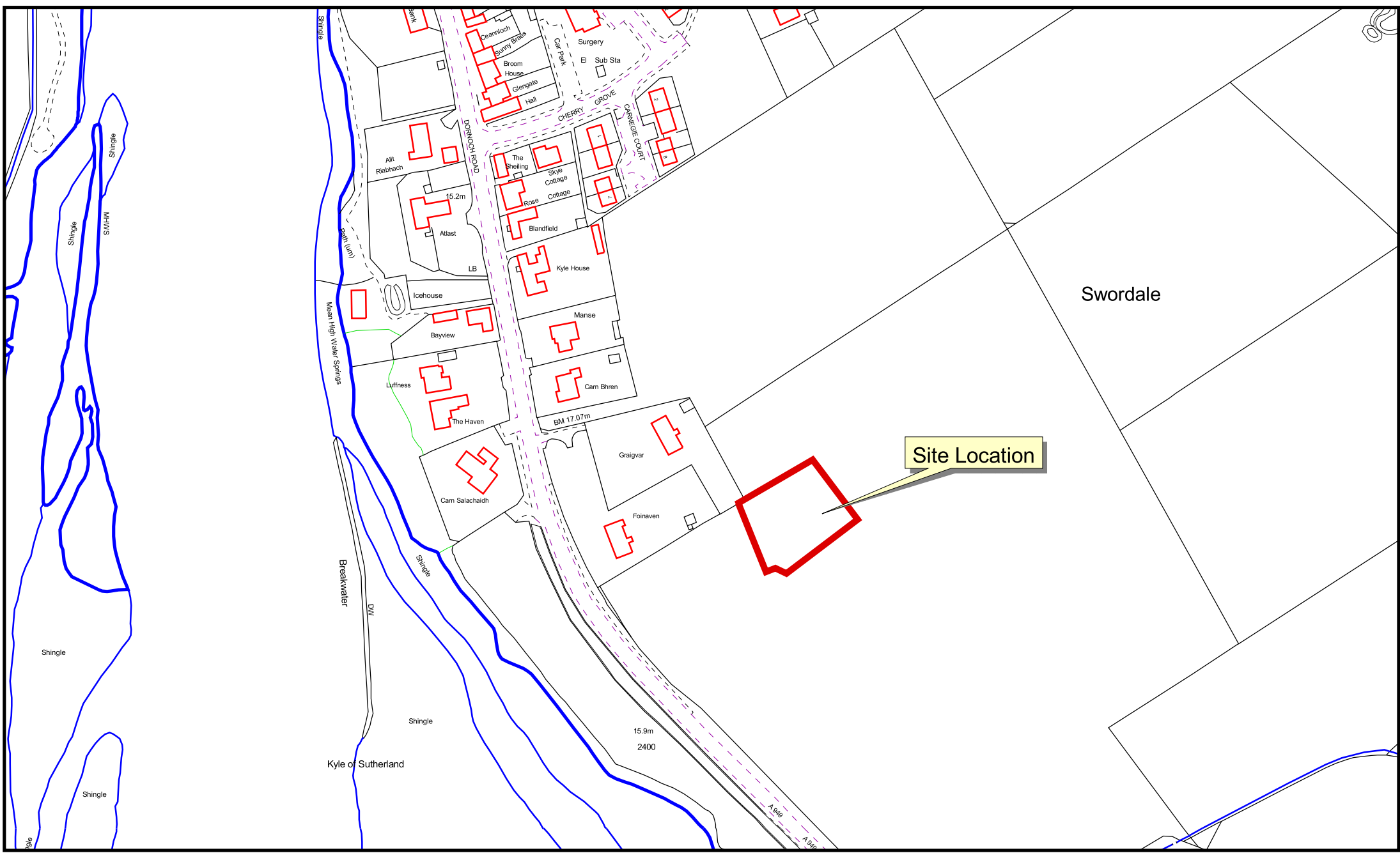
Signature:

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
07/00377/FULSU

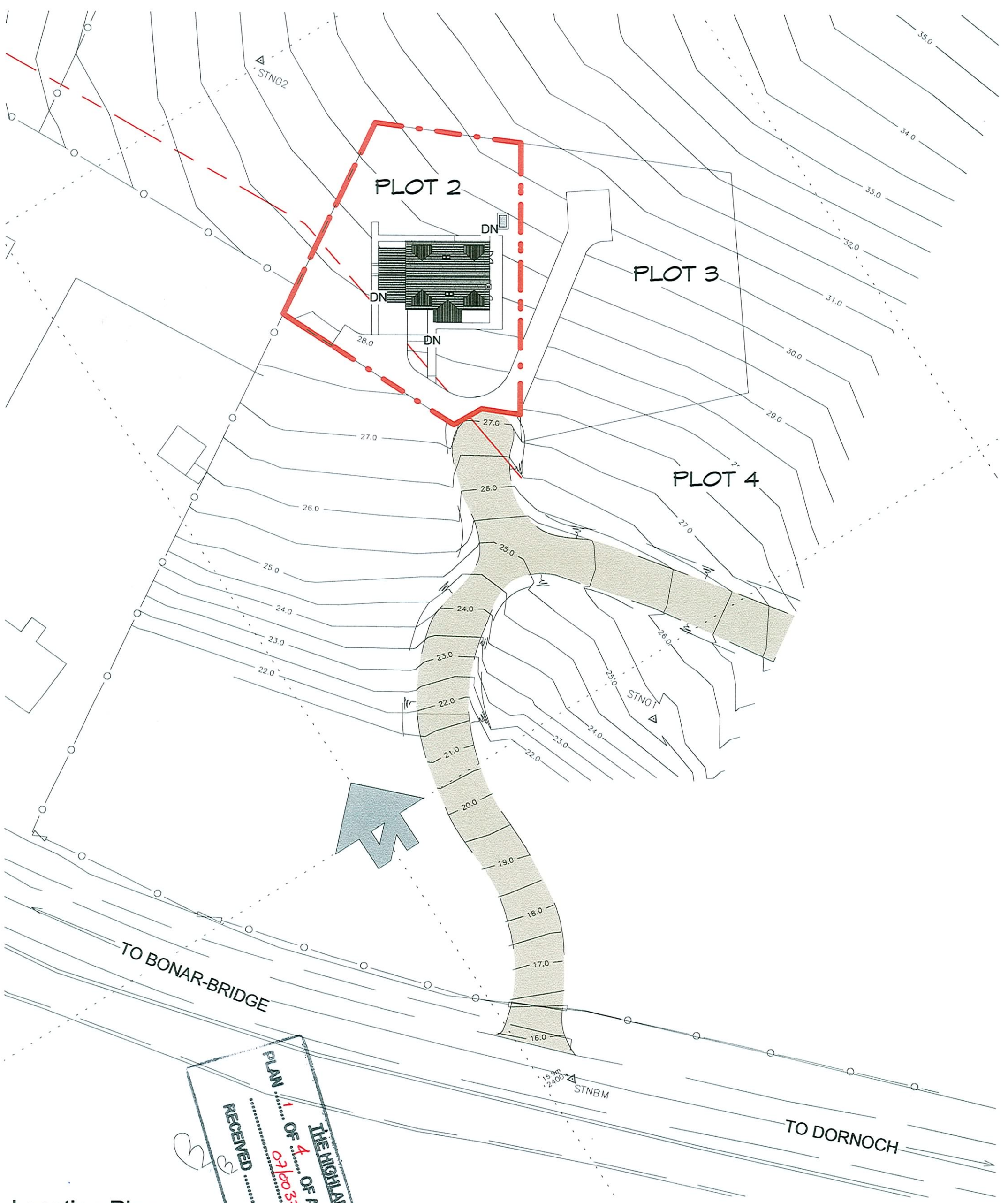
Date: 31 October 2007



07/00377/FULSU
 Erection of 1.5 storey house with integral garage (Amended proposal to previous permission Ref: 07/00111/FULSU. (siting and plot size)) at Plot 2, Swordale Park, Dornoch Road, Bonar Bridge.

SUPPLIED BY THE HIGHLAND COUNCIL

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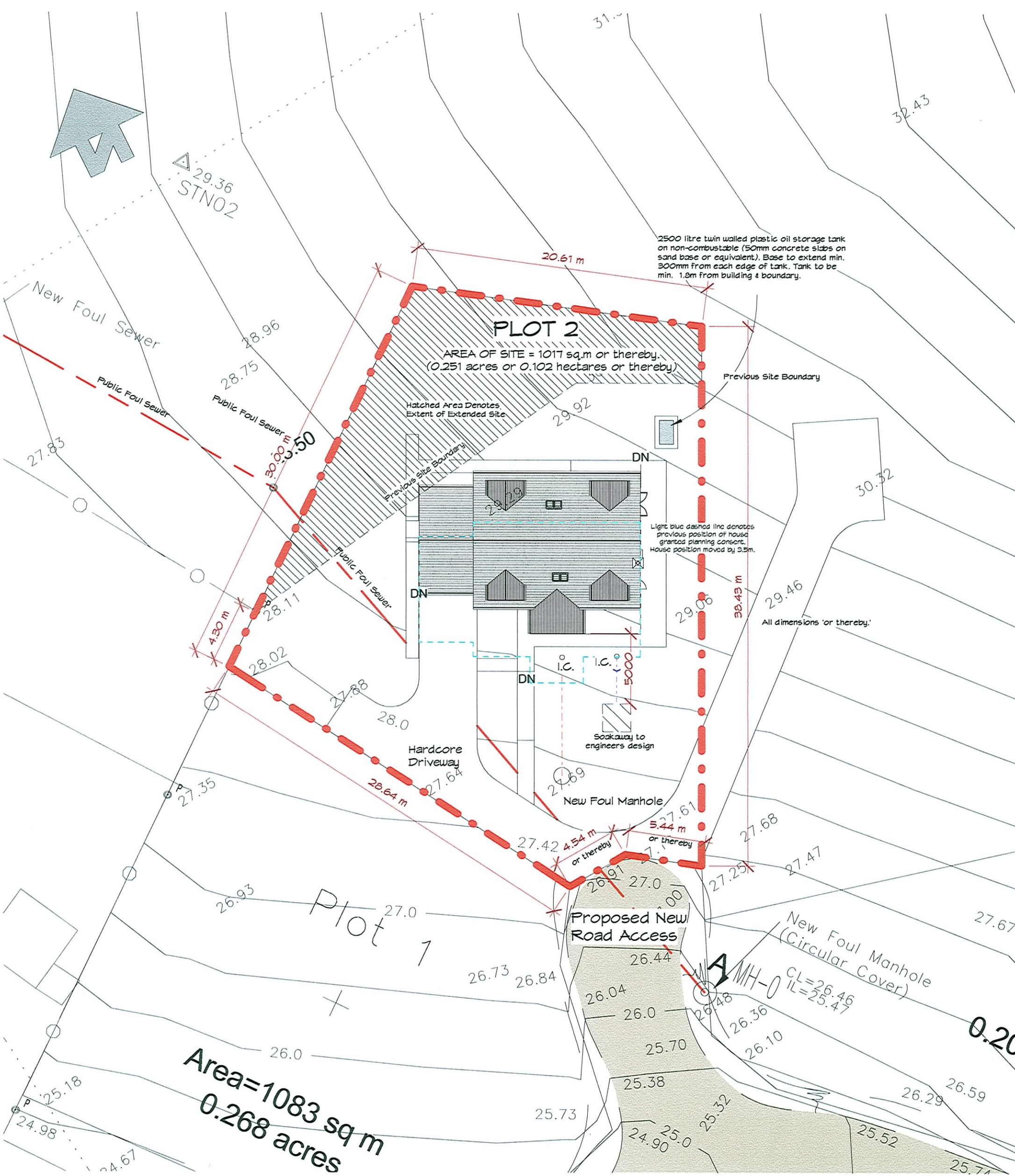
Location Plan
Scale 1:500

RECEIVED
 07/00337/FRSU
 17/09/07
 THE HIGHLAND COUNCIL
 APPLICATION REFERENCE

- Rev C 12/09/07 - Altered site plan drawing showing position of new house. CCP
- Rev B 28/08/07 - Site Location added as requested by Client. DJC
- Rev A 23/08/07 - Site boundary revised as requested by Client. DJC

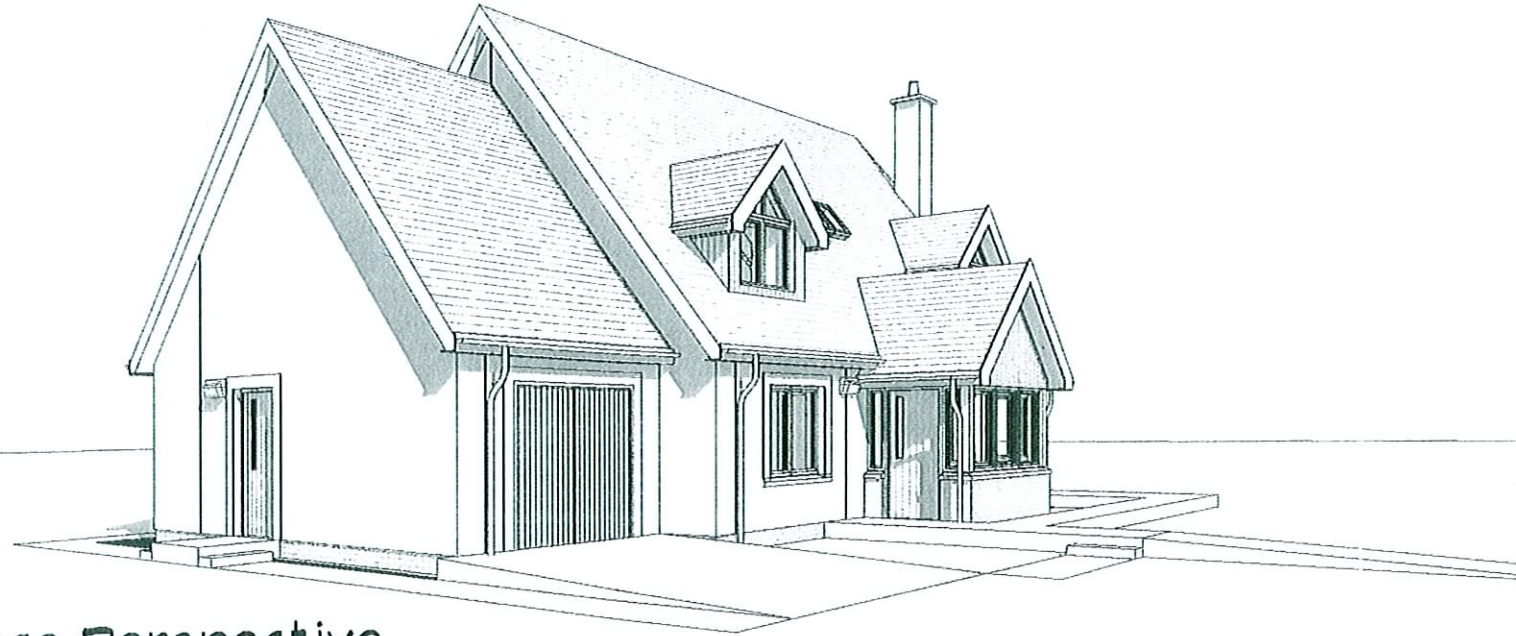
ASSOCIATES
chitects

Drawing title Site layout		
Scale As indicated	Date 12/09/07	Revision C
Drwg No. 0637/W100	Job No. 0637	Drawn CCP

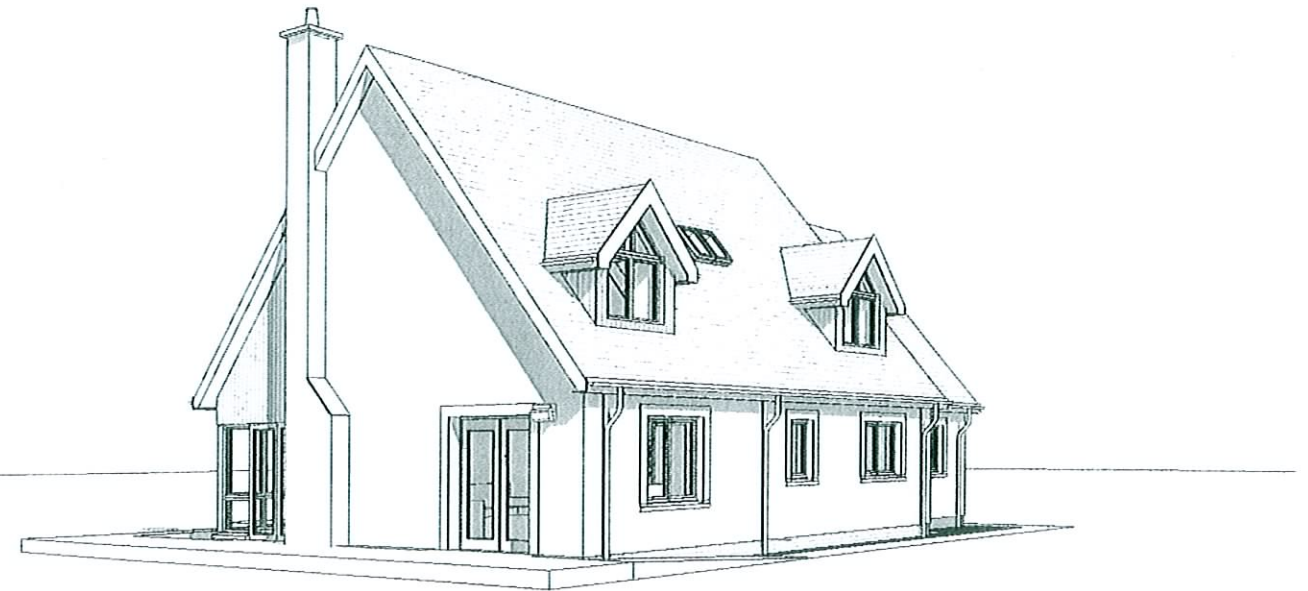


Site Plan
Scale 1:250

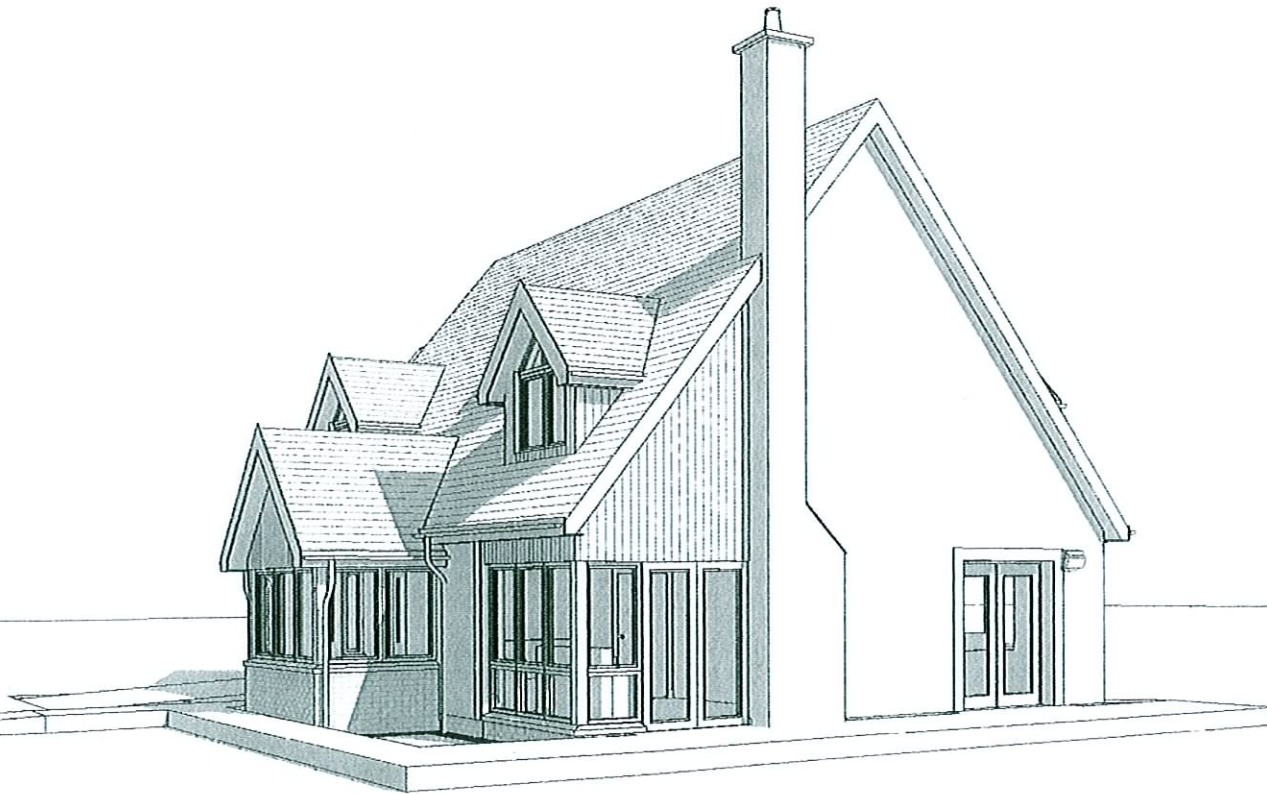
Client Clayquest Ltd.	COLIN ARMSTRONG Chartered A
Project Proposed New Dwelling House	
Plot 2 Swordale Park, Bonar Bridge, Sutherland	



Garage Perspective



Study Perspective



Lounge Perspective



Rear Perspective

THE HIGHLAND COUNCIL
 PLAN 4 OF 4 OF APPLICATION REFERENCE
 07/00377/F250
 17/09/07
 RECEIVED

Client Clayquest Ltd.	COLIN ARMSTRONG ASSOCIATES Chartered Architects	Drawing title 3D Perspectives		
Project Proposed New Dwelling House		Scale	Date AUG '07	Revision
Plot 2 Swordale Park, Bonar Bridge, Sutherland		Drwg No. 0637/W103	Job No. 0637	Drawn CCP