

THE HIGHLAND COUNCIL

**CAITHNESS, SUTHERLAND & EASTER ROSS PLANNING
APPLICATIONS AND REVIEW COMMITTEE – 4 MARCH 2008**

Agenda Item	3.2
Report No	09/08

**07/01185/FULRC – Erection of garage / store at 6 Shore Street,
Hilton, Tain, Ross-shire IV20 1XD**

Report by Area Planning and Building Standards Manager

SUMMARY

The proposal is for the erection of a garage / store at 6 Shore Street, Hilton, Tain. The application is being reported to Committee as eight objections to the proposal have been received from different addresses.

The Recommendation is to GRANT planning permission subject to conditions.

Applicant – Mr Robert Ross

Ward Number 8 – Tain and Easter Ross

1. PROPOSAL

1.1 The site lies in the front garden of 6 Shore Street, which is opposite the cottage on the east side of the road. There is an existing timber garage in the south-eastern corner of the garden, with a driveway sloping down to it from the street, separated from the lawn by a retaining wall. The lawn covers the northern half of the garden and lies below the level of the driveway, as does the oil tank that stands in the north-western corner.

2. PLANNING HISTORY

2.1 No planning history.

3. PUBLIC PARTICIPATION

3.1 Eight representations have been received and relate to the following matters:

- Loss of amenity due to the proposed garage / store being out of keeping with the residential character of this part of the village.
- Loss of outlook due to the size and location of the proposed garage / store.
- The proposed garage / store would not conform to the existing building line.

- Questions over the need for another garage / store.
- The potential for the proposed garage / store to be used for business purposes.

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 representation are listed at the end of this report.

4. CONSULTATIONS

4.1 Balintore & Hilton Community Council – In principle, the Community Council have expressed concerns about the building of an additional structure in the garden. On the basis of the original submission, the Community Council felt that the building was against the character of the village and would “turn this garden into a light industrial site”.

5. POLICY

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

Highland Structure Plan:

- G2 Design for Sustainability

Ross & Cromarty East Local Plan

- Settlement Policy H: Housing

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

- other material issues raised by the objectors

6.3 The proposed development would be located in the front garden of 6 Shore Street, Hilton, immediately to the west of the existing timber garage. It would be served by the existing driveway, though it is the applicant's intention to set the building down into the slope to minimise its visual impact. In addition, the roof of the original proposal had a 35° pitch. This has since been decreased significantly, thereby reducing the ridge height of the proposed garage / store from 4.2m to 2.8m.

6.4 Neighbours have made representations on the following matters relating to the proposal:

- Loss of amenity due to the proposed garage / store being out of keeping with the residential character of this part of the village – the building would stand 2.8m high and be set into the slope at approximately the same level as the existing garage. The exterior walls would be finished in timber weatherboarding with a profile steel roof. These measures would ensure that the scale and finish of the proposed garage / store would be in keeping with the other outbuildings on Shore Street. Adequate space would remain for off-street parking to avoid causing an obstruction on the public road.
- Loss of outlook due to the size and location of the proposed garage / store – loss of outlook is not a material planning consideration. However, the height of the building has been reduced significantly and it would be set down into the site to minimise its visual impact. In addition, it is positioned in front of the applicant's own residence, which minimises its effect on the outlook from neighbouring properties.
- The proposed garage / store would not conform to the existing building line – the building would be set closer to the road than other outbuildings in immediately adjacent gardens. However, there are other outbuildings on Shore Street in similar positions.
- Questions over the need for another garage / store – the applicant has stated that he does not have loft space in his house and intends to use the proposed building for storage.
- The potential for the proposed garage / store to be used for business purposes – the applicant has stated that he intends to use the building for storage. While there is potential for this use to include the storage of materials or equipment relating to the applicant's business, I would not consider this unreasonable as many private contractors operate from their home address. In the interests of residential amenity, any permission that may be granted could be conditioned to restrict the use of the building to storage only; this would ensure that no trading, business-related workshop activities, etc. could be carried out on the premises.

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 local character and historic environment, while making use of appropriate materials.

6.7 Settlement Policy H: Housing states that “The Council will safeguard the function and character of established residential areas and will encourage appropriate development”. The front gardens along Shore Street are occupied by a multitude of outbuildings, greenhouses, etc. and I would consider this to be part of the established character of the area. On this basis, the proposed garage / store is in keeping with the provisions of Settlement Policy H.

7. CONCLUSION

7.1 The proposal accords with the requirements of both the Highland Structure Plan and the Ross & Cromarty East 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 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 The approved garage / store shall be set down into the site and shall stand no higher than the existing garage to the east.

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

3 The external walls and roof of the approved garage / store shall be finished to match those of the existing garage to the east.

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

4 The approved garage / store shall be used only for storage purposes.

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

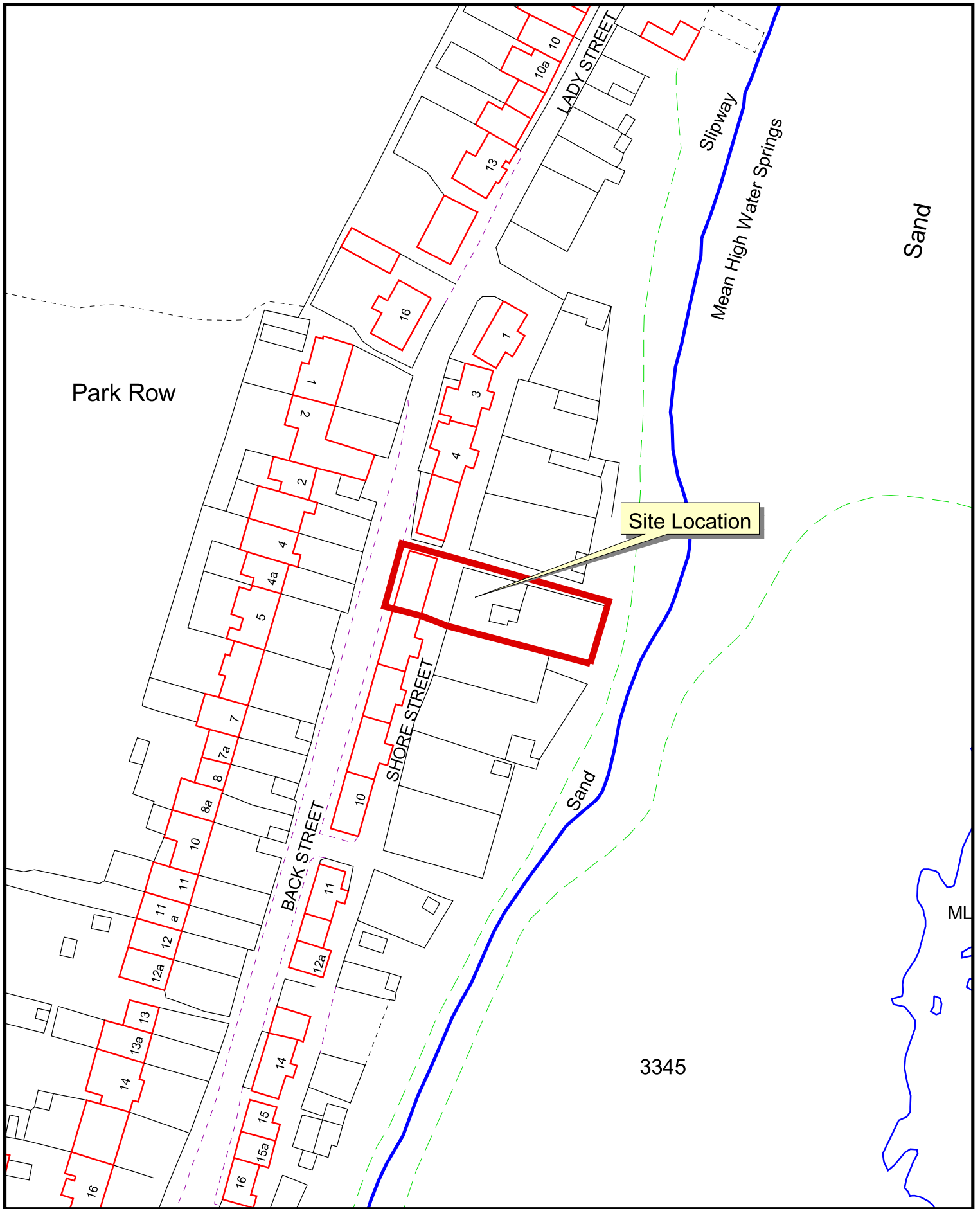
Signature: Allan J Todd

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
07/01185/FULRC

Date: 19/02/08



3345



07/01185/FULRC
Erection of garage/store at 6 Shore Street, Hilton.

Mr R Ross
per Mr C Thomson
c/o 2 Shop Street
Inver by Tain.

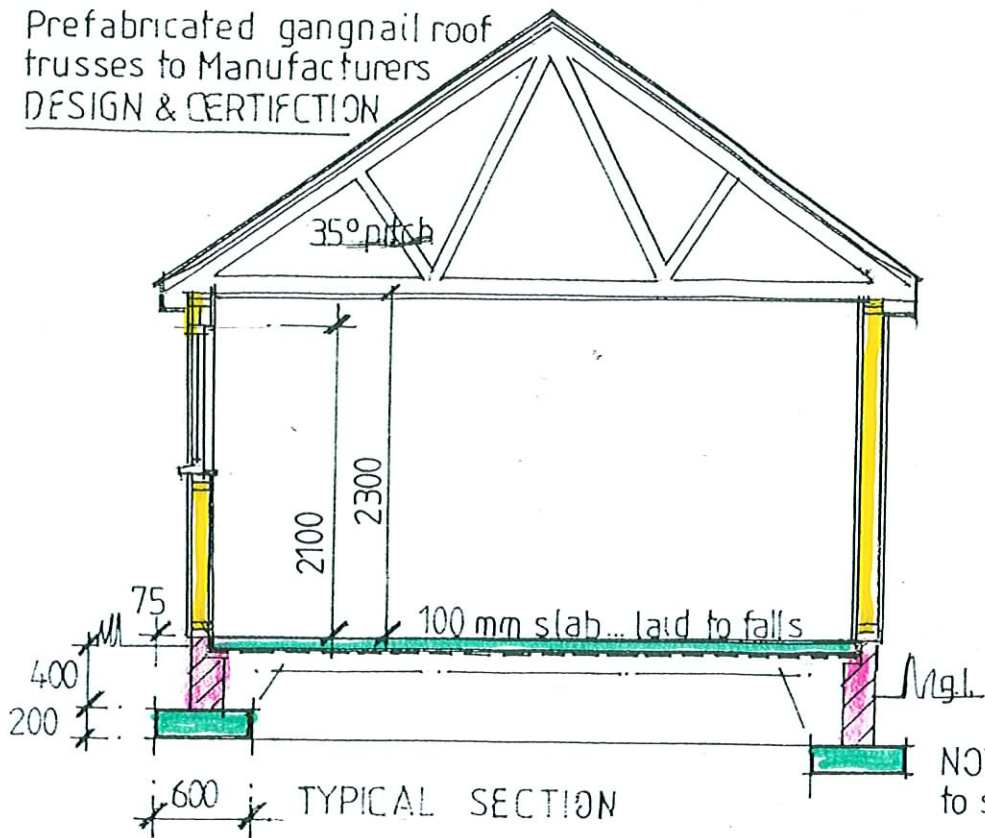
Date: 19 February 2008

SUPPLIED BY THE HIGHLAND COUNCIL



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Prefabricated gangnail roof trusses to Manufacturers DESIGN & CERTIFICATION



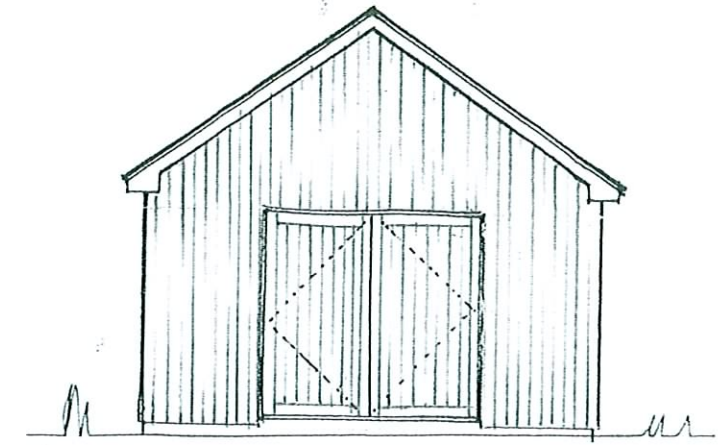
Specification ...unless otherwise noted....

Foundations ...strip concrete foundns..600x200 stepped to suit grd.conditions for 200 mm thk bwk walls to u/s concrete flr slab.... 100 mm thk flt. fin concrete on 1200 g polythene dampproof membrane on 100 mm compacted hardcore infill sand-blinded.

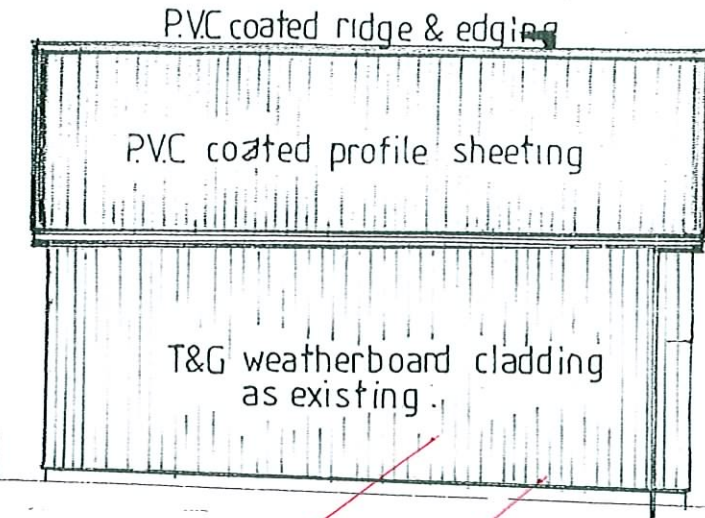
Walls - 100x50 treated timber framing at 600 mm max crs 15 mm thk T&G weatherboard cladding and 12 mm thk. f.b. plasterboard linings and ceiling.

Roof ... PVC coated profile roof sheeting on 1 layer reinforced underlay and 12 mm thk STERLING board sarking ... Prefabricated gangnail roof trusses and gable-ladders all at 600 mm max crs on ex 100x40 treated timber wall-plates to include galv'd m.s truss-brackets and holding down anchor straps at 1200 mm max crs fixed to blockwork walls.

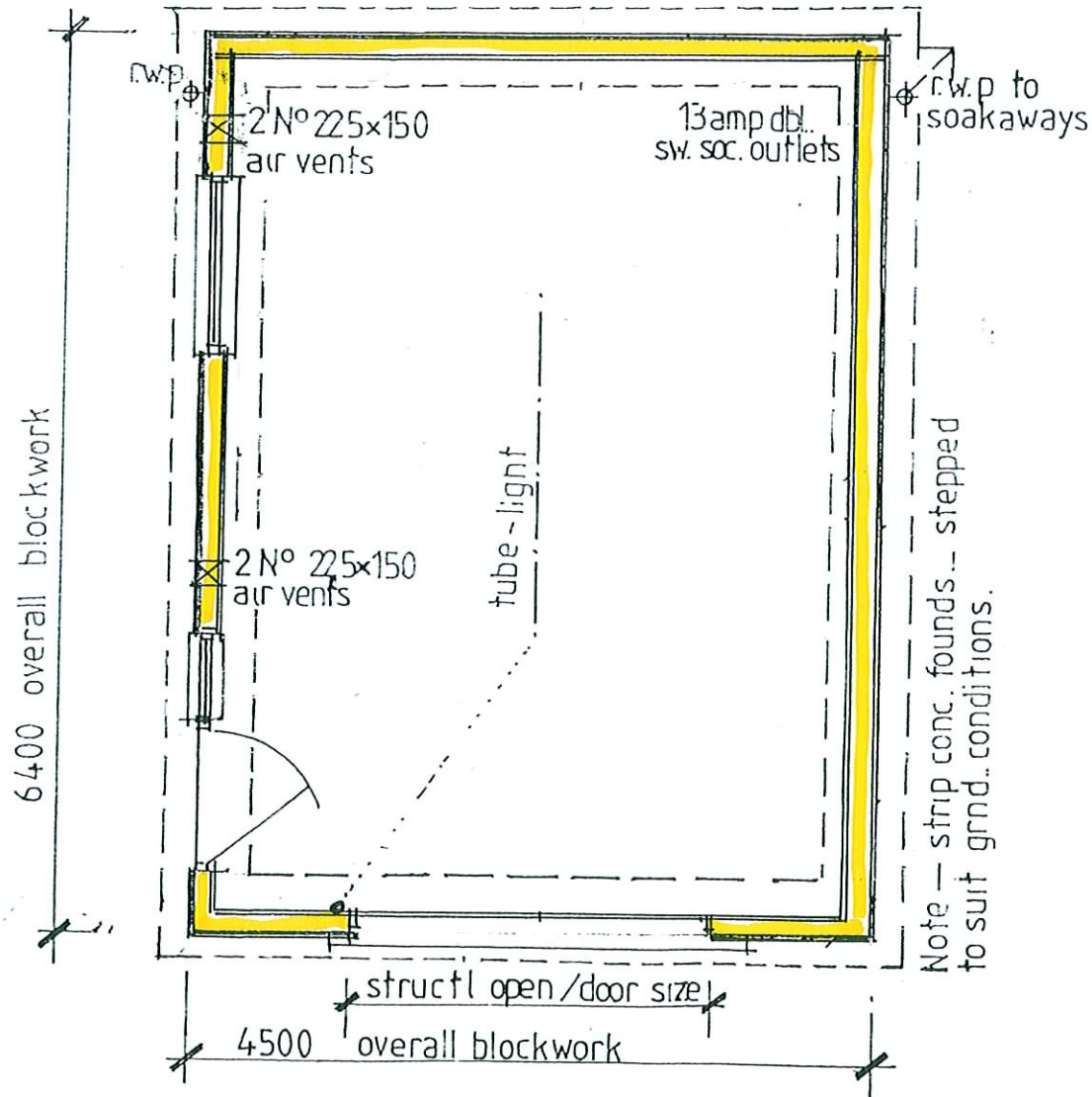
NOTE...foundns stepped to suit grd.conditions



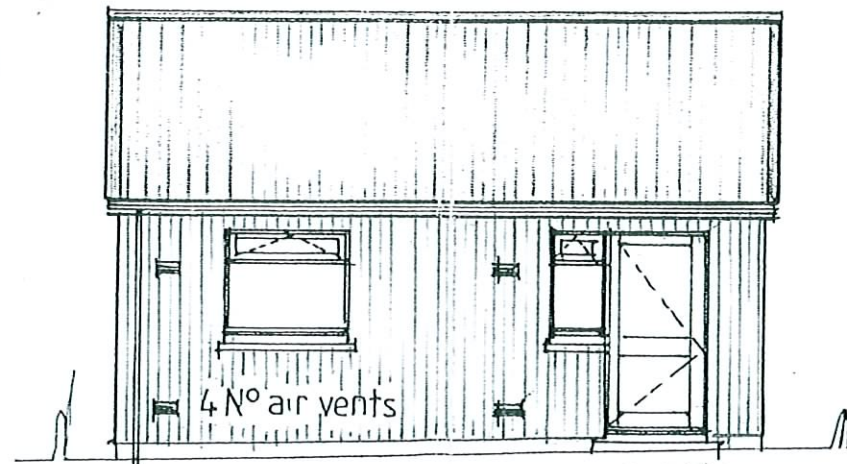
FRONT ELEVATION west



SIDE ELEVATION south



PLAN

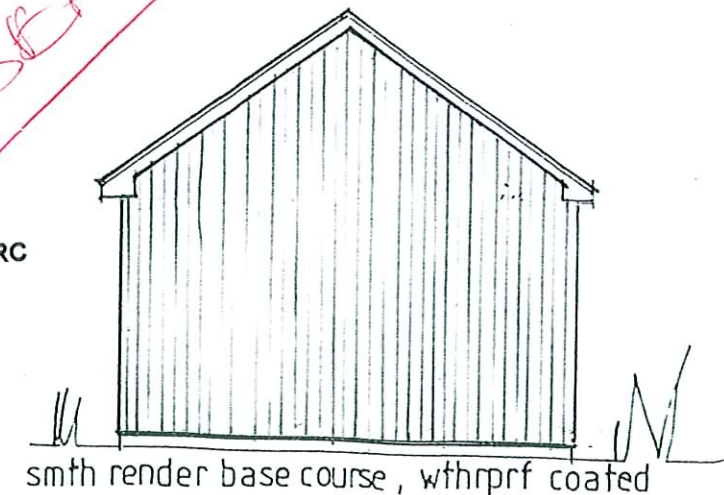


std windows & doors to incl. safety glass

SIDE ELEVATION north

THE HIGHLAND COUNCIL
PLAN 2 OF 2 SUBMITTED WITH
PLANNING APPLICATION NO: 07/01185/FULRC
DATE OF RECEIPT: 19th November, 2007

PROPOSED GARAGE / STORE at
No 6 Shore St, HILTON
MR R. ROSS.



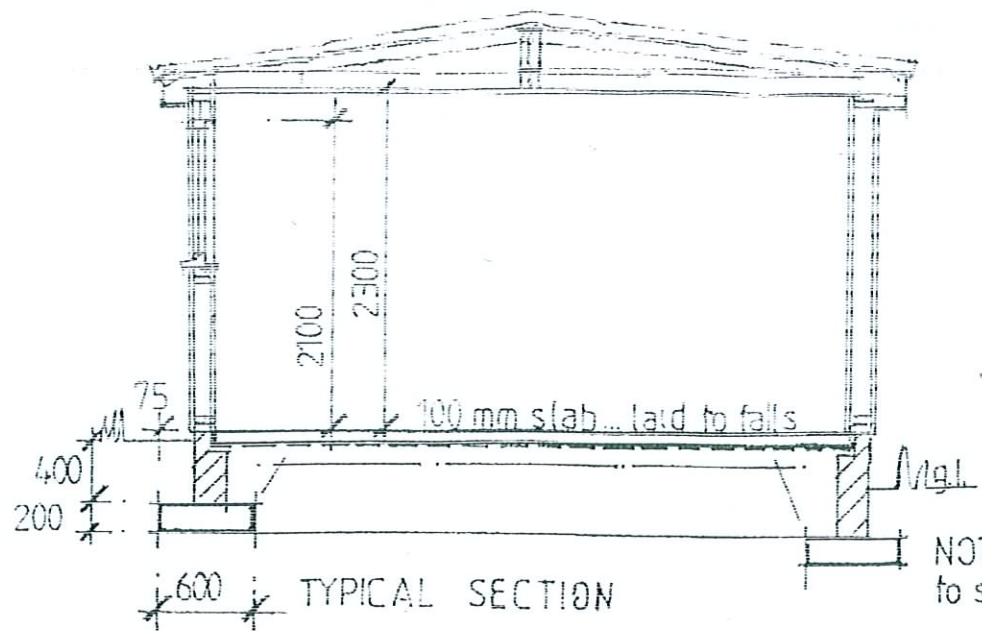
smth render base course, wthprf coated

REAR ELEVATION east

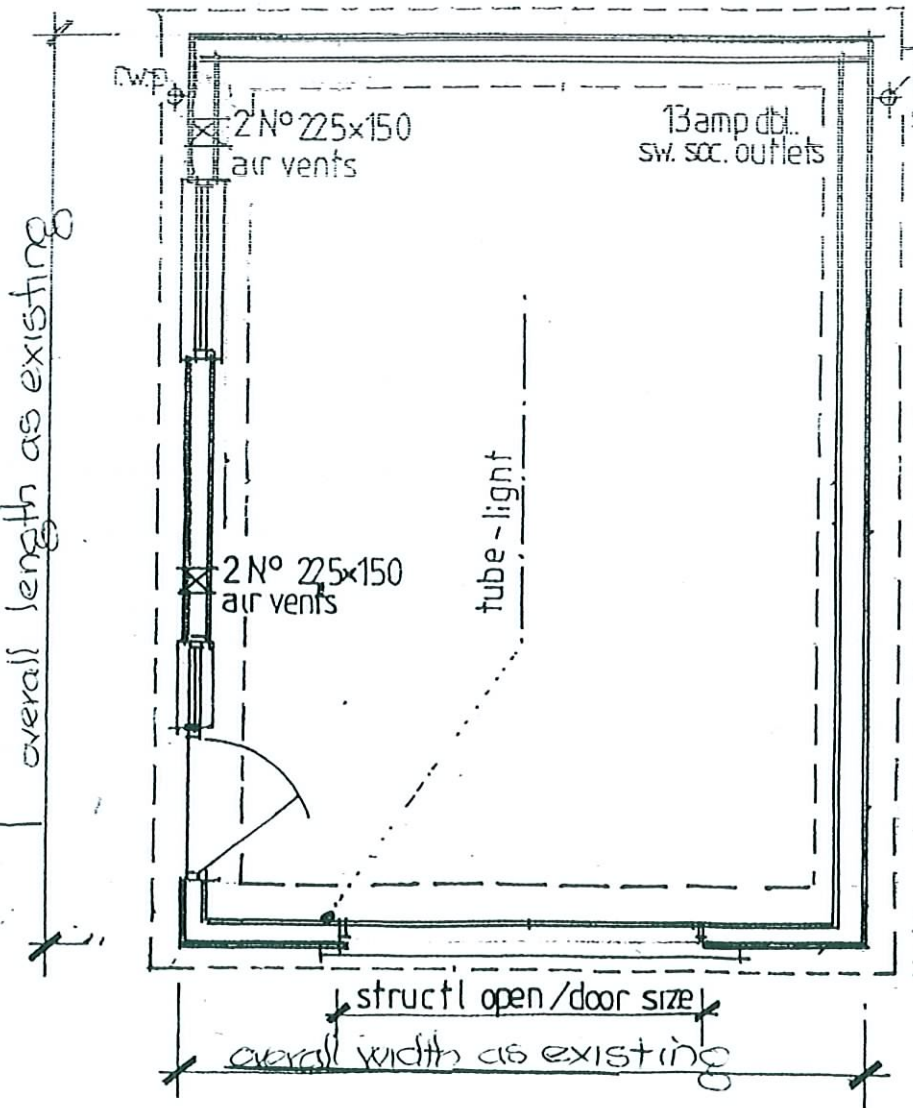
Scale 1:50 & 1:75

DRG No HIL/07/11-1

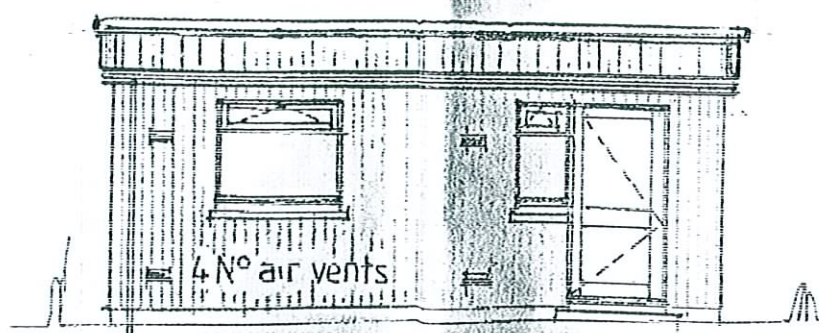
Specification ... unless otherwise noted ...
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NOTE... Foundns stepped to suit grd.. conditions



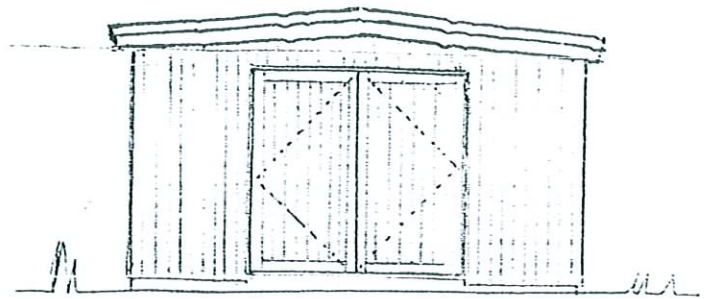
PLAN



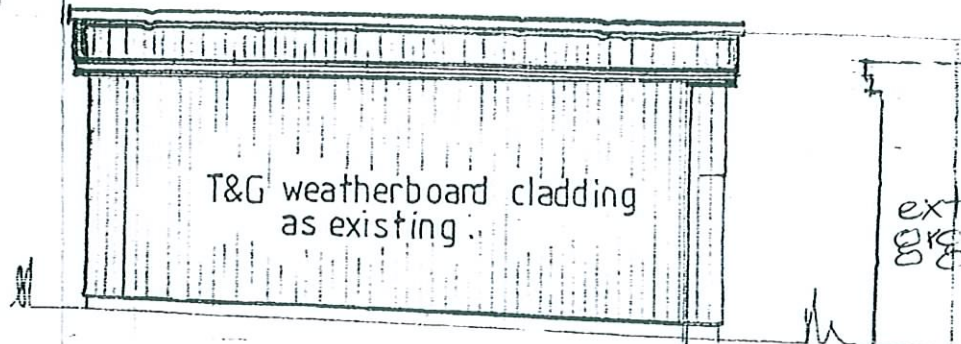
std windows & doors to incl safety glass

SIDE ELEVATION north

PROPOSED GARAGE / STORE at
 No 6 Shore St, HILTON
 MR R. ROSS. -- proposed amendments

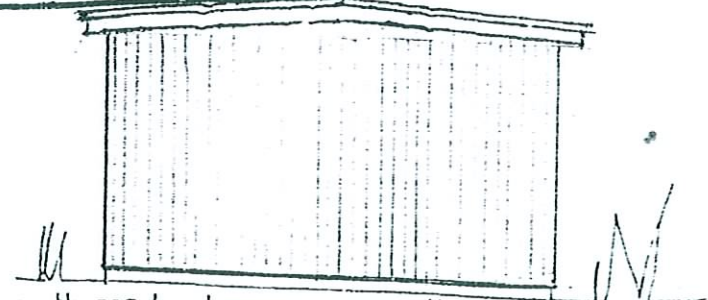


FRONT ELEVATION west



SIDE ELEVATION south

Amended THE HIGHLAND COUNCIL
 PLAN 2 OF 2 OF APPLICATION REFERENCE
 OF/1085/1 Forc.
 RECEIVED 20/12/07



REAR ELEVATION east

Scale 1:50 & 1:75

DRG No HIL/07/11-1