

THE HIGHLAND COUNCIL

**CAITHNESS, SUTHERLAND & EASTER ROSS PLANNING
APPLICATIONS AND REVIEW COMMITTEE – 23/09/08**

Agenda Item	5.2
Report No	50/08

**08/00204/FULSU: Erection of extension to provide granny annex with sun room link
at Oakwood, Scotsburn Road, Tain**

Report by Area Planning and Building Standards Manager

SUMMARY

Planning permission is sought for the erection of a domestic extension which will form self-contained living accommodation for a family member. The application is being reported to Committee as the property is owned by a member of staff within the Planning and Building Standards Service.

The Recommendation is to GRANT planning permission.

Ward Number 08 - Tain and Easter Ross

Applicant - Mrs E Borland

1. PROPOSAL

- 1.1 The property is set in 0.9 acre/0.3 ha of land, enclosed by mature planting, and is situated on the Scotsburn Road, 70 metres beyond the settlement boundary for Tain. The house is a modest single-storey property of contemporary design built in the early 1990's.
- 1.2 Planning permission is sought for the erection of an extension onto the western side of the property, which will consist of a self contained residential unit.

2. PLANNING HISTORY

- 2.1 The property has not been the subject of any previous applications for planning permission.

3. PUBLIC PARTICIPATION

- 3.1 No representations 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
- H3 Housing in the countryside

Ross & Cromarty East Local Plan

- Landward Area, BP1- General Policy (page 33)

Development Plan Policy Guideline Housing in the Countryside

- Hinterland

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 **Assessment** - The extension has been designed to reflect the style and finish of the existing house. There is sufficient garden ground available to accommodate the extension and any additional parking that may be required.

7. CONCLUSION

7.1 Although physically linked to the existing house, the extension would be capable of being occupied independently. It would also be possible to sub-divide the garden and thus form a second property. The house lies within the hinterland, as defined in the development plan. The sub-division of existing garden ground is not recognised as an exception that can be supported under the terms of the Development Plan Policy Guideline Housing in the Countryside. Consequently, it is appropriate to ensure that the extended house as now proposed remains as one planning unit. This can be dealt with by way of condition.

7.2 The application is recommended for approval.

RECOMMENDATION

Grant planning permission subject to 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 docketted as relative hereto with no deviation therefrom unless otherwise approved in writing by the Planning Authority.

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

2. For the avoidance of doubt, the house as extended shall remain as one planning unit and the self-contained accommodation shall be occupied only by a person(s) living in family with the occupiers of the main house.

Reason: The dimensions and design of the extension are such that it could be used as a separate dwellinghouse and would be capable of severance from the existing house. The site however, is located in an area where Council policy restricts new housing and, in the interests of compliance with this restriction, it is expedient to preclude such future severance.

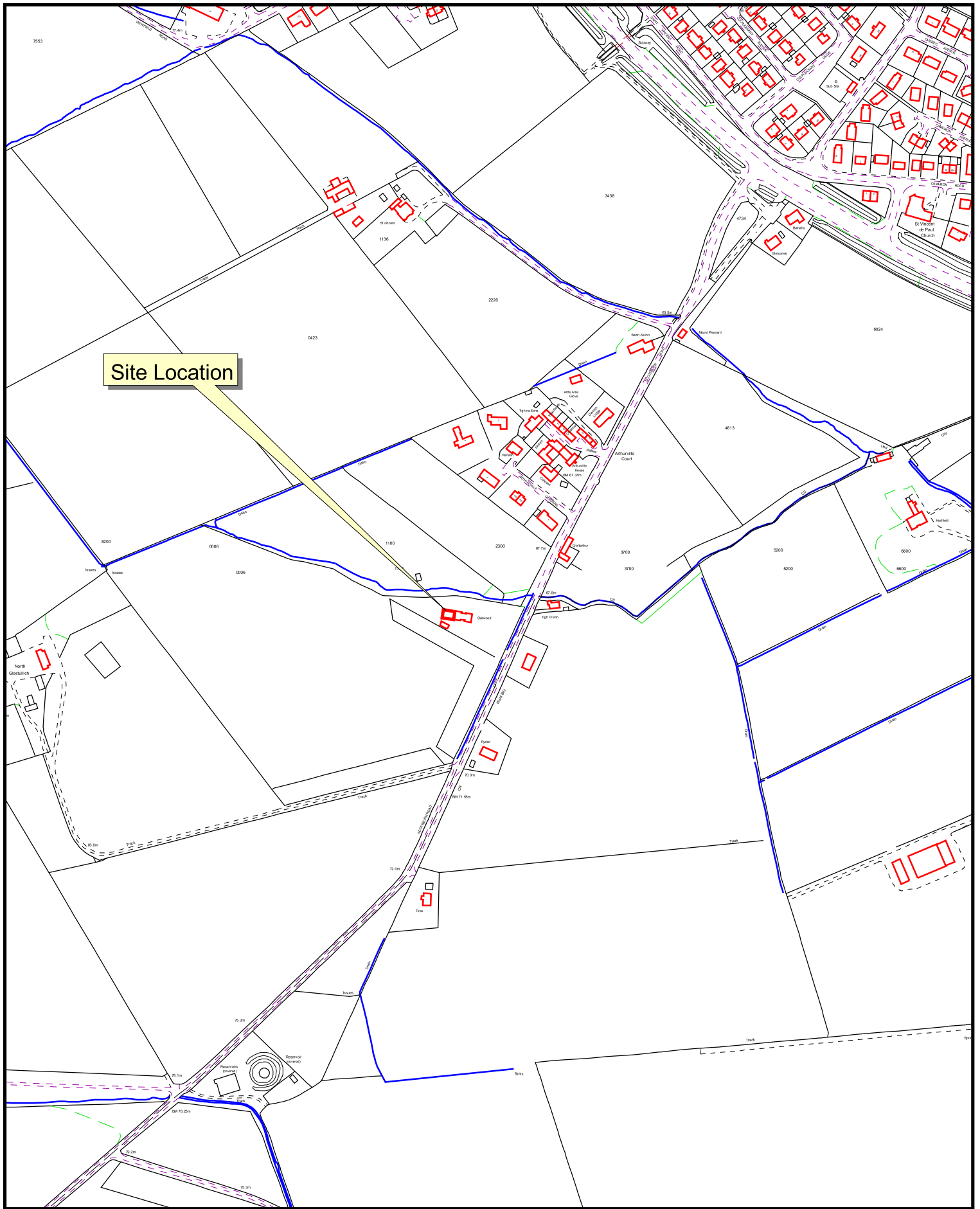
Signature: Nicola Drummond

Designation: Team Leader (Inverness, Nairn, Badenoch & Strathspey)

Author: Erica McArthur 01463 720627

Background Papers: As referred to in the report above and case file reference number 08/00204/FULSU

Date: 05 September 2008



Site Location



08/00204/FULSU
Erection of extension to provide granny annex with sun room link at
Oakwood, Scotsburn Road, Tain.

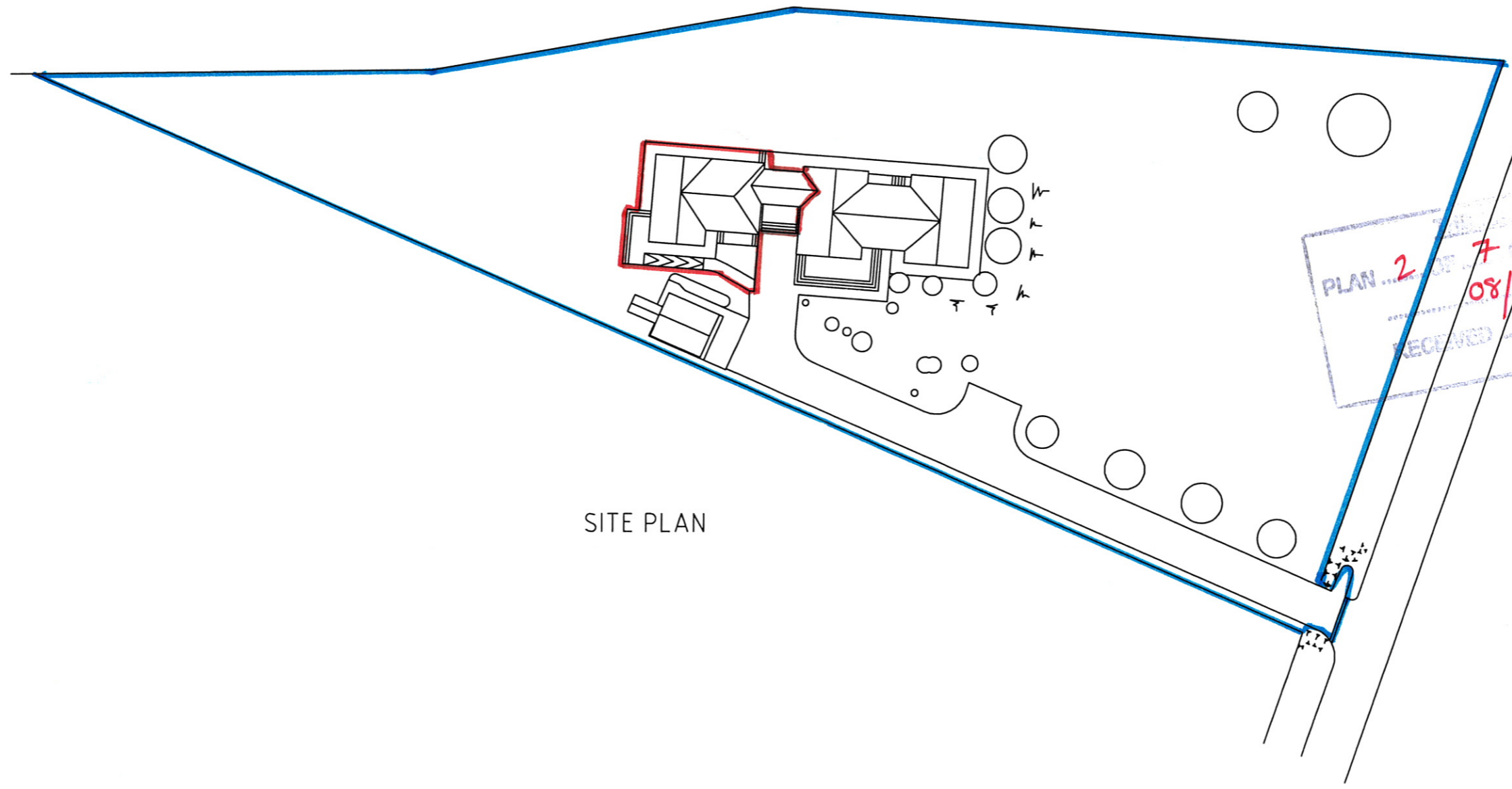
Mrs E Borland
per Mr D Borland
Oakwood
Scotsburn Road
Tain



Date: 15 Sept 2008

SUPPLIED BY THE HIGHLAND COUNCIL

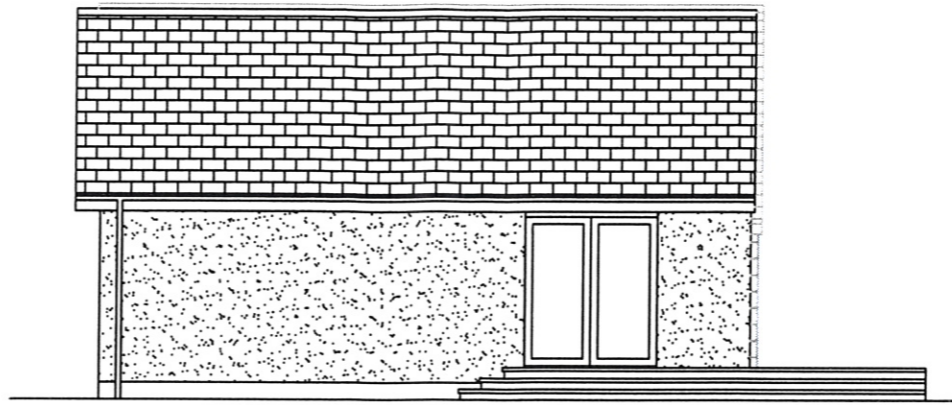
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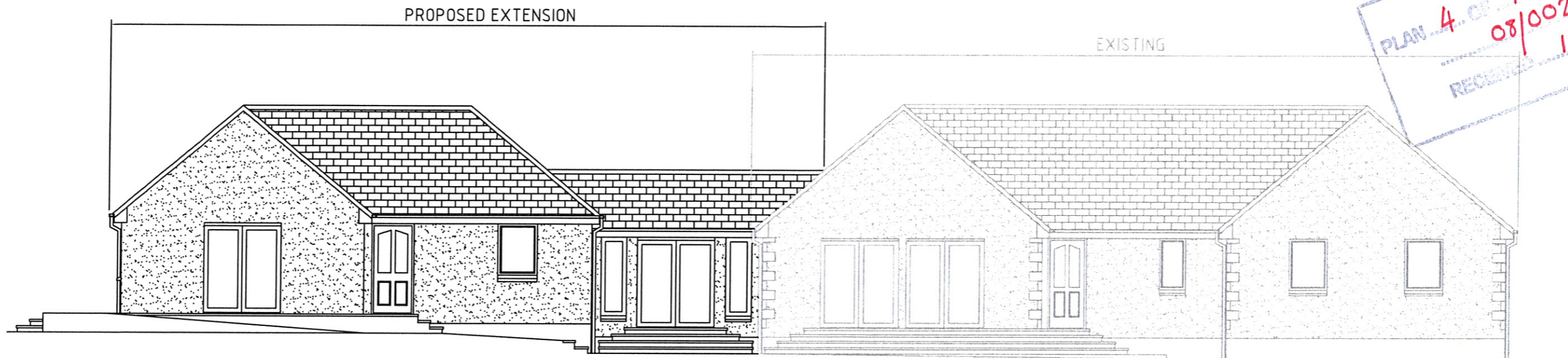
SITE PLAN

PLAN 2
7
08/00204/FULSU
19/6/08
RECEIVED
COMMUNICATION REFERENCE

Scale 1:500



WEST ELEVATION



FRONT ELEVATION



REAR ELEVATION

PLAN 4 OF 7
08/00204/FULSU
19/6/08
RECEIVED

Scale 1:100