

THE HIGHLAND COUNCIL
CAITHNESS, SUTHERLAND & EASTER ROSS PLANNING
APPLICATIONS AND REVIEW COMMITTEE –
3 March 2009

Agenda Item	3.3
Report No	08/09

**08/00489/FULSU ALTERATIONS AND ERECTION OF EXTENSION AT AM FASGAGH,
127 SKINNET, TALMINE**

Report by Area Planning and Building Standards Manager

SUMMARY

This application seeks full permission for the extension of Am Fasgagh, 127 Skinnnet, Talmine.

The application is reported to Committee because it is considered to be unacceptable on design grounds.

The Recommendation is to REFUSE planning permission.

Ward Number 1- North West and Central Sutherland

Applicant – Mr W and Mrs F Jurk

1. PROPOSAL

- 1.1 The application site is a traditional 1.5 storey cottage within the village of Talmine. The cottage measures 11m x 4.7m x 5.2m. The property has previously been extended with the erection of a ground floor extension and a dormer to the rear (west) and a porch on the front (east). The cottage sits in a modest garden which is bounded by a traditional stone wall.
- 1.2 The application proposes a small extension to the front of the house and a larger extension to northern gable and rear of the cottage. The existing porch and flat roofed extension to the rear would both be removed to make way for the proposed works.
- 1.3 The small extension on the front of the property is a single storey hipped roof structure, measuring 3.6 x 2.4 x 4.5m. It would be used as a day room and would have no external access. The front door of the cottage would be moved to the extension on the northern gable.

1.4 The larger extension wraps around the rear (west) and northern gable of the cottage. It varies from single to 1.75 storeys and also includes a new chimney breast. At its highest point the ridge of the extension would project some 1.4m above the existing roof line and as such would be visible above it.

1.5 The extensions would be harled to match the original building and would have natural slate on the roof.

2. PLANNING HISTORY

2.1 There have been no recent planning applications for the site.

3. PUBLIC PARTICIPATION

3.1 No representations have been made in relation to this application.

4. CONSULTATIONS

4.1 No consultations were undertaken.

5. POLICY

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

Highland Structure Plan

- G2 Design for Sustainability

Tongue and Farr Local Plan

- Policy 1.10 – The Council encourages the repair and upgrading of older housing stock, subject to good design, including sympathetic choice of external finishes and careful treatment of windows and other openings.

- **Deposit Draft Sutherland Local Plan**

- Policy 18 Design Quality and Place-Making – New development should be designed to make a positive contribution to architectural and visual quality of the place in which it is located. Proposals should demonstrate sensitivity and respect towards local distinctiveness of architecture and design.

5.2 The proposal also requires to be assessed against Scottish Planning Policy.

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 application proposes a modest front extension and a substantial extension to the rear and northern gable of an existing cottage within the village of Talmine.
- 6.4 Development Plan policy requires all proposals to demonstrate good design. Highland Structure Plan G2 requires development to demonstrate ‘sensitive siting and high quality design in keeping with local character.’ The Tongue and Farr Local Plan (Policy 1.10) supports the upgrade of older housing stock subject to good design, and Policy 18 of the Deposit Draft Sutherland Local Plan requires that proposals ‘make a positive contribution to the architectural and visual quality’ of their surroundings.
- 6.5 The proposals are considered to constitute over-development of the site. The house sits in a relatively small plot and these proposals would further deprive the house of garden ground to the north and west. While it is considered that the house could support an extension that was in proportion and subservient to the original building, in my assessment the site is simply not big enough to accommodate expansion on this scale.
- 6.6 The lack of space around the property means that part of the larger extension to the rear of the existing house would have to be 1.75 storeys in order to accommodate the extra space sought by the applicant. The roof of this part of the extension would be considerably higher than the existing roof line with the new chimney sitting some 2.5 metres above the existing ridge. This will have a detrimental impact on the overall appearance of the cottage and harm the amenity of the wider area. During the processing of the application, the applicant was invited to reduce the height of the larger rear extension, but has been unwilling to do so. The alternative of a flat roof was considered by the applicant’s architect but was dismissed.
- 6.7 The proposals would see the front door removed from its central position on the front elevation. This would undermine the traditional look of the property and further damage the appearance of the cottage. The effects of this would be somewhat mitigated by the erection of the smaller extension on the front elevation which would have the appearance of a traditional front porch. Nonetheless, the loss of character would be regrettable.

- 6.8 Whilst the front extension may be acceptable, the larger extension has a mass and scale which is not in proportion to the original house. Accordingly, the proposals are not considered to demonstrate sensitive siting and high quality design in keeping with local character as required by Policy G2 of the Highland Structure Plan. Furthermore, the proposals do not accord with Policy 1.10 of Tongue and Farr Local Plan, and Policy 18 of Deposit Sutherland Local Plan.
- 6.9 In my view, the proposals are insensitive to the design and siting of the existing building. Approval of this application would set an unwelcome precedent for further inappropriate extensions.

7. CONCLUSION

- 7.1 The principal objection to this application is that the proposed design fails to accord with policy. The proposals are contrary to Structure Plan Policy G2 and the relevant policies in both the adopted Tongue and Farr Local Plan and the emerging Sutherland Local Plan. In my assessment, the proposed extensions would be an overdevelopment of the site and would have a deleterious impact on the appearance and character of the existing cottage. Insensitive proposals of this nature should not be encouraged and the application is therefore recommended for refusal.

RECOMMENDATION

Refuse planning permission for the following reasons:

1. The proposal is contrary to Highland Structure Plan Policy G2 as it would undermine the appearance and character of the existing building and thus fails to demonstrate high quality design in keeping with local character.
2. The proposal is contrary to the Tongue and Farr Local Plan Policy 1.10 as it is not considered to be a good design.
3. The proposal is contrary to the Deposit Sutherland Local Plan Policy 18 because it does not demonstrate sensitivity and respect towards local distinctiveness of architecture and design.
4. The proposal represents over-development of the site.
5. The proposal if approved would set a dangerous and unwelcome precedent making it difficult to refuse applications of a similar nature in the future.

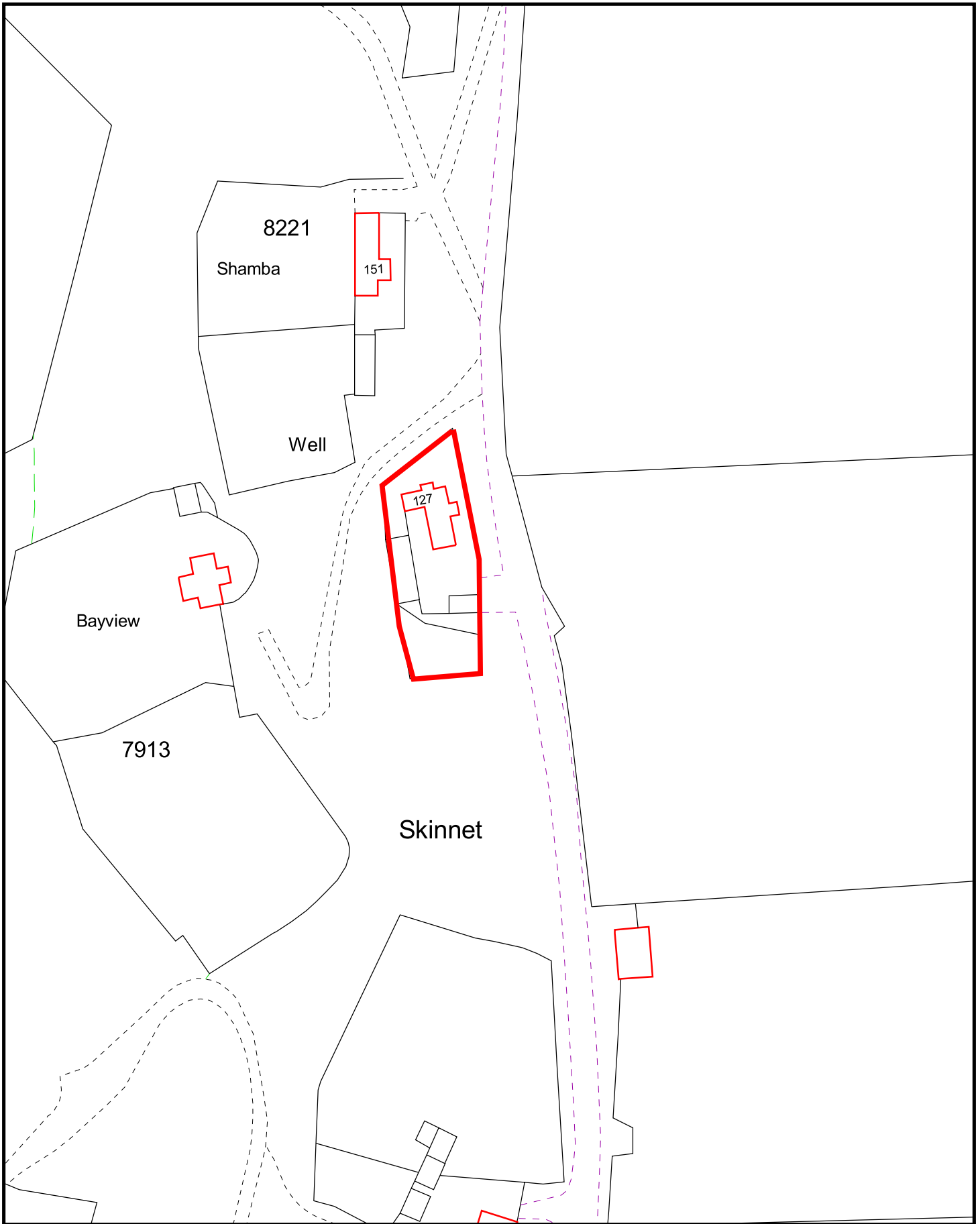
Signature: Allan J Todd

Designation: Area Planning & Building Standards Manager

Author: Lisa MacKenzie (01408 635219)

Background Papers: As referred to in the report above and case file reference number
08/00489/FULSU

Date: 17 February 2009



50 0 50 100 Meters



08/00489/FULSU - Alterations and extension of house at Am Fasgagh 127 Skinnet Talmine

SUPPLIED BY THE HIGHLAND COUNCIL

20 February 2009



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east elevation



south elevation

cowl anti down draught fitted to 600 tall fire clay can in one piece cast in situ concrete cope, cement bedded and weather struck
Code 4 lead flashings on 150 upstand plate into prepared raggle and weather pointed.
Fire clay buff coloured ridges, cement bedded and weather struck pointing

Roofs of 16 x 8 slates laid diminishing course with 3 course slate easings, two nail fixings, on 1 layer Tyvek (or equal) on 21mm 150 wide treated sarking timbers on trusses at 600 crs
Note firing belicast pieces fitted to rafter end
Dry verging.

100 half round black plastic deep flow beaded guttering on fascia brackets screwed to tabling at 750 nom crs

63 dia rwp's with 135 offsets and 3 no holderbatts
Velux roof window to shower room
GGL 304

Double glazed (4:16:4) composite side hung/tilt, turn/ top hung (see elevations) casement windows (vent in frames to bedroom)
light oak factory finish internally white externally, chrome ironmongery, lower panes of day room windows in safety glass upper floor windows cleanable from inside and bedroom window as an escape window

P.C. Concrete sills on DPC and ends wrapped

Tuscan beige 4mm harling on white backing on scratch coat finished thickness 19mm smooth cement ingoes (existing extension stripped back to sound and reharled with new work)

Grey stone chip 4mm harling to base course on backing and scratch coat



north elevation

to 600 mm fire clay can
 in one piece cast in situ
 concrete cope, cement bedded
 and weather struck
 Code 4 lead flashings
 on 150 upstand plate
 into prepared raggle
 and weather pointed.
 Fire clay buff coloured
 ridges, cement bedded
 and weather struck pointing

Roofs of 16 x 8 slates laid
 diminishing course with 3 course slat
 easings, two nail fixings, on 1 layer
 Tyvek (or equal) on 21mm 150 wide
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 Dry verging.

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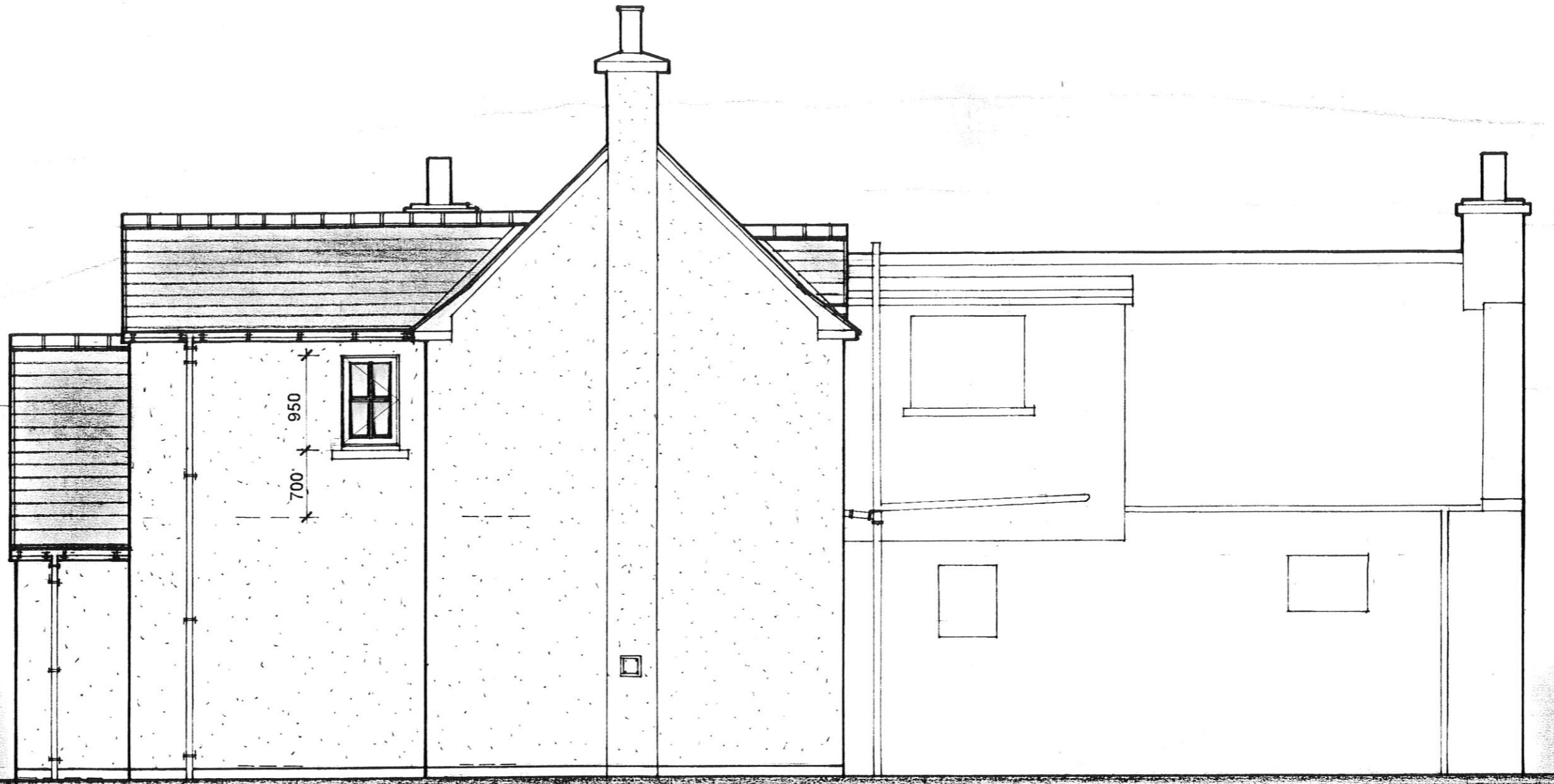
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 on DPC and ends
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Tuscan beige 4mm
 harling on white backing
 on scratch coat
 finished thickness 19mm
 smooth cement ingoes
 (existing extension stripped back
 to sound and reharled with new work)

Grey stone chip 4mm
 harling to base course
 on backing and scratch coat



west elevation

cowl anti down draught fitted