

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

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| Agenda Item | |
| Report No | |

08/00055/FULSU Erection of house and garage at 154 Portskerra, Melvich

Report by Area Planning and Building Standards Manager

SUMMARY

This application is in detail for the erection of a house and garage at 154 Portskerra, Melvich.

The application is reported to Committee because it was advertised as a departure from the provisions of the adopted Local Plan. The advertisement period finished on 25 April 2008.

The Recommendation is to GRANT planning permission.

Ward Number 1 – North West and Central Sutherland

Applicant – Mr Mark O'Brien

1. PROPOSAL

1.1 The proposal is to erect a T-shaped 1.75 storey house of traditional form, design and proportions on a site below the existing housing in Portskerra, on the loop road down towards the harbour. External finishes are a Welsh slate roof and dry dash 'barley corn' harl. The building has a vertical emphasis to the windows. A detached single garage is positioned to the south side of the house. Foul drainage is proposed by connection to the public mains.

2. PLANNING HISTORY

2.1 07/00099/OUTSU – Erection of house and garage (In Outline). Refused 18 May 2007.

3. PUBLIC PARTICIPATION

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

4. CONSULTATIONS

4.1 **Area Roads and Community Works Manager** - No comment. No objections to the previously refused proposal (07/00099/OUTSU).

4.2 **Scottish Water** - No objections.

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 (1995) - Policy 4.15a – Conservation - There will be a presumption against development which adversely affects or is unsympathetic to the extensive croftland, especially to the east of the townships, except where there is a proven agricultural requirement.

Deposit Draft Sutherland Local Plan - Policy 1 Settlement Development Area – The site is included within the SDA (Policy 1) of the new Deposit Draft Sutherland Local Plan where new housing is to be encouraged.

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 is for a single house within an open area of previously undeveloped agricultural land below the main area of housing at Portskerra. The design and positioning of the building on the site are considered to be acceptable and meet the requirements of Structure Plan Policy G2.

- 6.4 The site is a grassed field sloping from the top road through the village (to the west) to the lower road (to the east) towards the bay. There is also a crossfall generally south to north across the site. There is an existing field access with a gate and post and wire fence around the site. Members will note that there is no other adjacent housing – this would be the first house in the immediate area. The proposed house would establish a new building line and set back from the road which future housing development should take cognisance of. It is not considered that the proposal will have any impact on existing individual or community residential amenity as detailed by Structure Plan Policy G2.
- 6.5 Members will note that no technical difficulties have been highlighted by statutory consultees.
- 6.6 The site lies outwith the currently allocated housing area in the village as defined by the adopted Tongue and Farr Local Plan. Accordingly the application was advertised as a Departure from the provisions of the adopted Local Plan. Members will note that no representations have been received to the planning application.
- 6.6 The site is included within the Settlement Development Area (Policy 1) of the Deposit Draft Sutherland Local Plan within which new housing is to be encouraged. This Deposit Draft is material to the consideration of the application. Members will note that following the end of the advertisement period for the Deposit Draft (23 January 2009) the Development Plan team has advised that no representations have been received with respect to this new intended land allocation. Accordingly, it is considered that the Deposit Draft policy here is now a strong material consideration and reflects the future planning policy for the village. On this basis, the proposal is now considered to be acceptable in policy terms.
- 6.7 The proposal is considered to be acceptable with respect to the design, siting and servicing criteria as established by Structure Plan Policy G2.

7. CONCLUSION

- 7.1 Members will note that the application has been undetermined for some time, pending the results of public consultation on the Deposit Draft Sutherland Local Plan. In addition, the application has been advertised in the local press. Neither of these processes has resulted in objections to either the future development of this wider area of land below the village, or to the detailed planning application. On this basis, I would advise Committee that the proposal is acceptable 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 docquetted as relative hereto with no deviation therefrom unless otherwise approved in writing by the Planning Authority.

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

2. The roof of the house shall be finished in Welsh slate.

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

3. The external walls of the house shall be finished in dry dash 'barley corn' harl.

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

4. All drainage arrangements shall be provided to the satisfaction of the Planning Authority in consultation with the Building Standards Authority and Scottish Water. For the avoidance of doubt, foul drainage shall be by means of a connection to the public sewer.

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

5. All access arrangements shall be provided to the satisfaction of the Planning Authority in consultation with the Roads Authority prior to the first occupation of the house and as detailed in the attached technical schedule. For the avoidance of doubt, the visibility splays shall be at least 90m to the north and 75m to the south from the new access onto the public road. The new combined bellmouth and service bay access shall be finished in bituminous macadam for a distance of 3m from the edge of the public road.

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

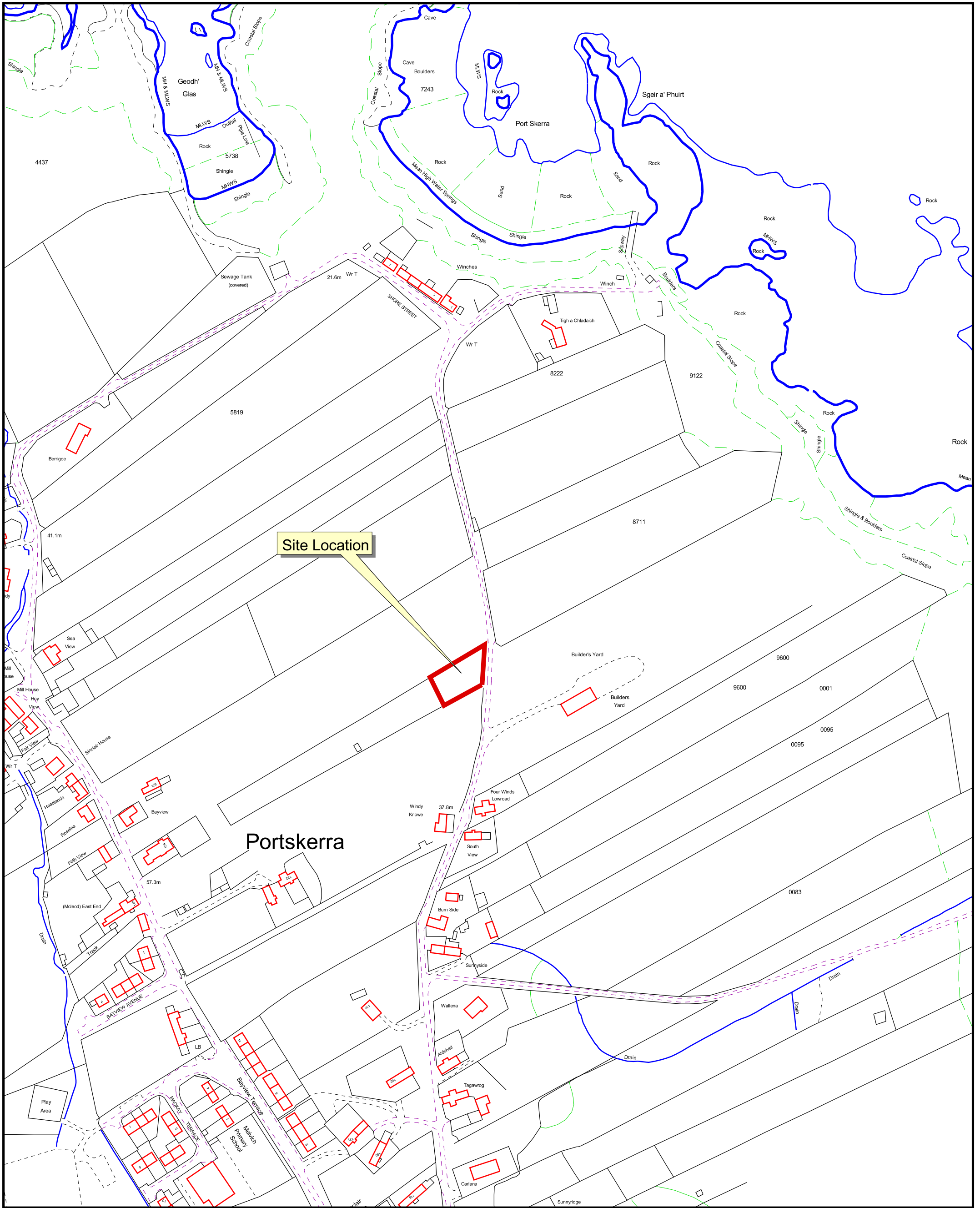
Signature: Allan J Todd

Designation: Area Planning & Building Standards Manager

Author: Bob Robertson (01408 635371)

Background Papers: As referred to in the report above and case file reference number 08/00055/FULSU

Date: 10 March 2009



08/00055/FULSU
 Erection of house & garage at
 Land 250m North East Of Roinn Chorrán, Portskerra, Melvich

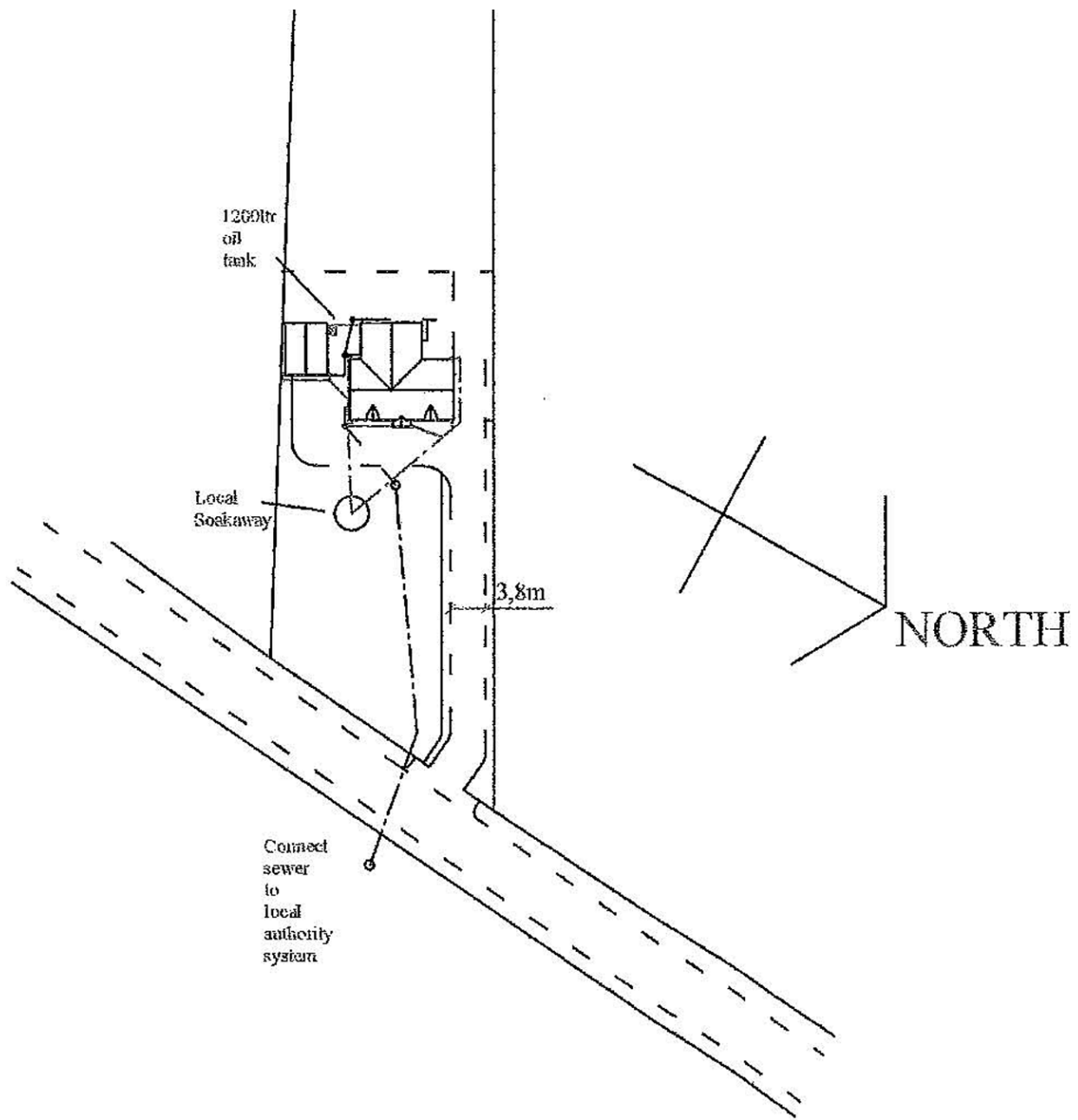
Mr Mark O'Brien
 154 Portskerra
 Melvich
 By Thurso
 Caithness
 KW14 7YL

Date: 09 March 2009

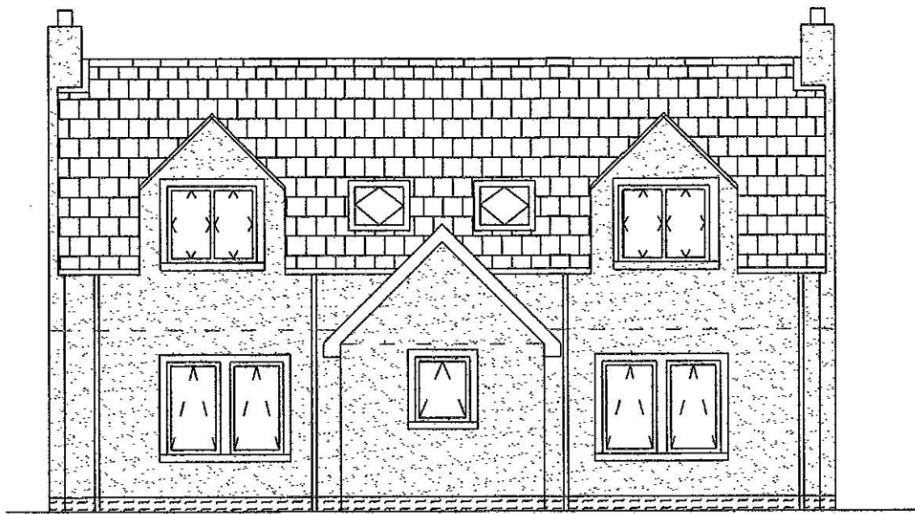
SUPPLIED BY THE HIGHLAND COUNCIL



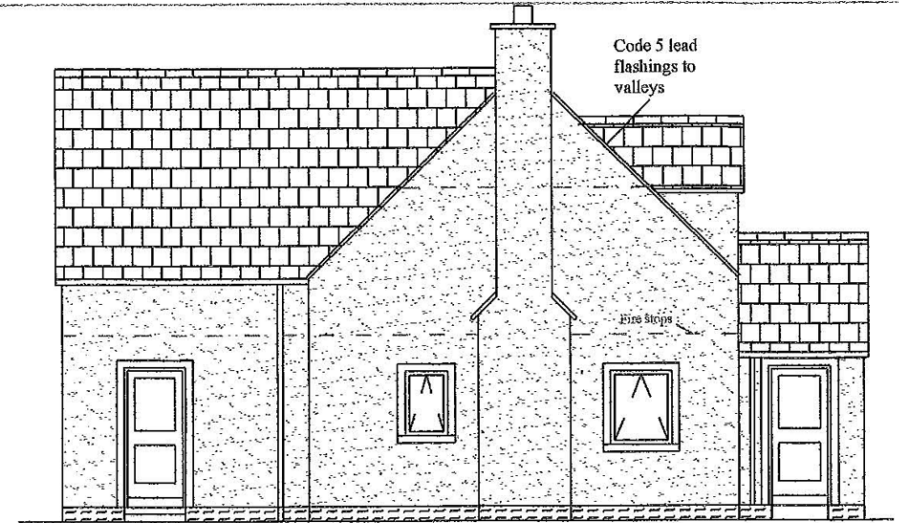
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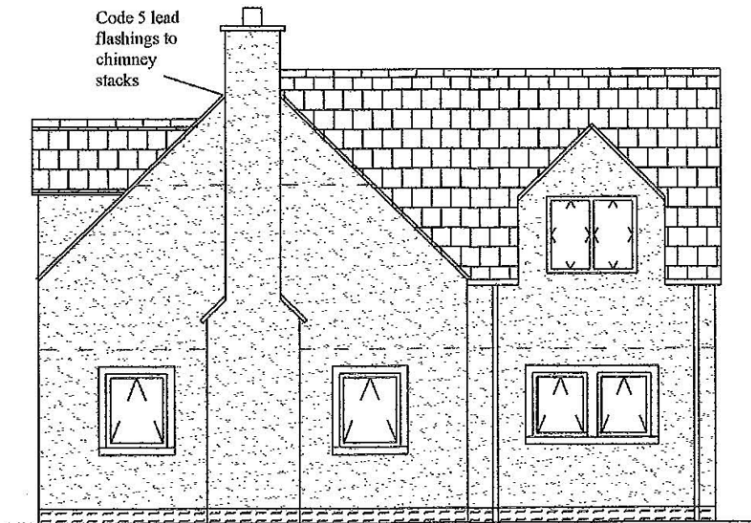
Location plan (1:200)



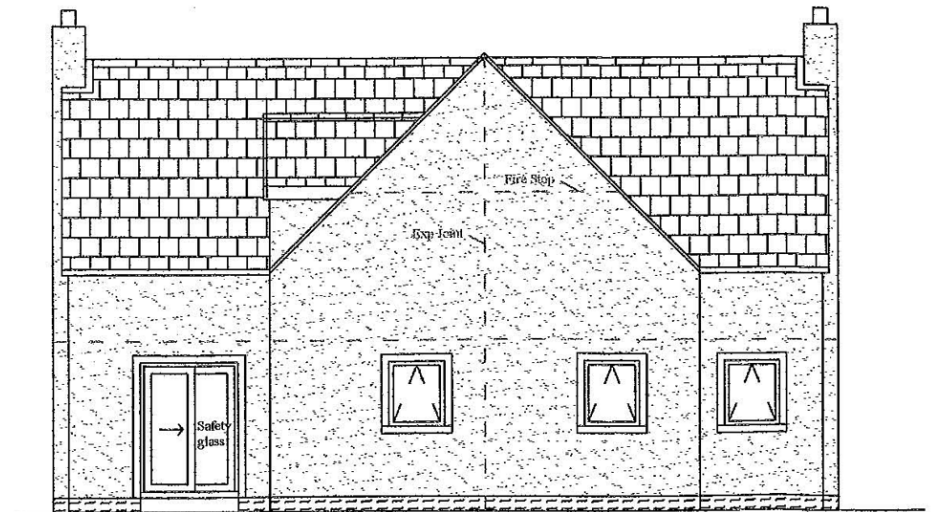
East Elevation



South Elevation



North Elevation



West Elevation