

THE HIGHLAND COUNCIL

**CAITHNESS SUTHERLAND & EASTER ROSS
PLANNING APPLICATIONS COMMITTEE – 1 JUNE 2010**

Agenda Item	
Report No	

**09/00445/FULCA : Mr. Frank Bremner
Bainstown Croft, Stainland, Thurso**

Report by Area Planning and Building Standards Manager

SUMMARY

Description : Application is in detail for the erection of a house, installation of septic tank and soakaway. The application includes the renovation of the derelict croft house that currently occupies part of the site.

Recommendation - GRANT

Ward : 04 Landward Caithness

Development category : Local Development

Pre-determination hearing : None required

Reason referred to Committee : Minor Departure

1. PROPOSED DEVELOPMENT

1.1 A detailed application for a two storey dwelling with integral garage, private drainage via septic tank and soakaway discharging to land. The site sits approximately 200 metres to the north-east of the A9. The front of the proposed house faces south-west. External finishes are slate roof, Derby Spar dry render, natural stone quoins and basecourse. The proposal also includes the renovation and re-roofing of the existing croft building to provide ancillary accommodation to the proposed main house.

There is a distinct mix of house types in the area ranging from small vernacular buildings to more modern types. The area retains its rural character despite some recent suburban designed housing.

1.2 There was no formal pre-application advice.

1.3 Proposed to connect to the public water supply; drainage arrangements are part of this application; access is via a track from the A9.

- 1.4 In support of the application the applicant submitted a letter that details the rationale behind the scheme and the proposal. This letter justifies the amendments made to the proposal in light of discussions with representatives of the Planning Service.
- 1.5 The design has been amended from that originally submitted. The amendments include an overall height reduction of 1.2metres, the roofscape has been simplified to show fewer hips, dormer design has been simplified, balcony removed, bay windows removed, detail of the windows has changed, and the natural stone quoins detail has been included.

Plans have also been submitted that detail the renovation of the croft building.

2. SITE DESCRIPTION

- 2.1 The site sits on an elevated position in the landscape. The nearest neighbour is some 50metres distant. The site is best appreciated from distant views that allow for the backdrop of housing to the north-west to allow the scatter of the development pattern of the area to become apparent.

3. PLANNING HISTORY

- 3.1 On 23 September 2008 a general purpose agricultural building was deemed not to require the further approval of the Planning Authority (ref 08/00418/AGRCA).

4. PUBLIC PARTICIPATION

- 4.1 Advertised : Potential Departure and Neighbour Notification

Representation deadline : 31.12.09

Timeous representations : none

Late representations : none

- 4.2 Material considerations raised are summarised as follows:

- none

5. CONSULTATIONS

- 5.1 **Archaeology** : No objection. Points raised can be addressed by condition.
- 5.2 **Trunk Roads Authority** : No objection. Points can be addressed by the imposition of appropriate conditions.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Structure Plan 2001

Policy H3 Housing in the Countryside

Policy G2 Design for Sustainability

6.2 **Caithness Local Plan**

PP3 Presumption against development, particularly if there is significant damage to heritage, amenity or public health

7. **OTHER MATERIAL CONSIDERATIONS**

7.2 **Highland Council Supplementary Planning Policy Guidance**

Housing in the Countryside

7.3 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy

7.4 **Other**

PAN72 Housing in the Countryside

8. **PLANNING APPRAISAL**

8.1 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.

8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

8.3 **Development Plan Policy Assessment**

The Caithness Local Plan has a presumption against development in the Hinterland around Towns, albeit there are certain exceptions which allow for the development of houses. This presumption against development in the hinterland is also in policy H3 of the Structure Plan. The development plan policies do allow for the redevelopment of a traditional building or the redevelopment of a ruinous house. In this regard the redevelopment of the ruinous croft is acceptable under the policies of the plans but the development of a new house is not.

8.4 The Interim Supplementary Guidance: Housing in the Countryside is a material consideration in the assessment of the proposed development, particularly regarding the new house. This supplementary guidance allows for the development of new houses under certain circumstances and also allows for the redevelopment of traditional buildings to become houses.

8.5 The policy framework against which the application is to be assessed is clear as to what is acceptable in the formation of a new house, namely the renovation/conversion of traditional buildings. If the building cannot be converted economically the policy is clear in that it should be demolished and the material that is recovered should be used on the new development where possible.

8.6 In this particular instance the proposal is to utilise the existing croft as an ancillary building serving the new house. This is not strictly in accord with the policy as it is proposed to retain the existing building rather than convert it to a house, or demolish it and replace it with a new house. However, the proposal is assessed as acceptable in this instance as the replacement of the existing croft building would allow the construction of the new house under the policy framework; or the policy allows for the redevelopment of the traditional building to form a house. In this case the site and the presence of the existing buildings allows for the development of the new house. It will create a group of buildings with a massing, orientation and pattern of development that is familiar in the wider setting.

8.7 The design of the proposed house has been amended to ensure that it replicates more of the tradition elements of design than what was originally submitted. The reduction of the height of the proposed house and the detail of the elements of the design that have been amended secure a better design.

8.4 **Material Considerations**

Planning Advice Note : Housing in the Countryside (PAN72) provides examples of good practice and relevant information that can be applied to future developments and their assessment. With regard to this proposal it can be said that it accords with the advice contained in the PAN as it includes the renovation of the existing building and the siting and location of the development is in accord with guidance. The detailing of many of the elements of the design is traditional.

9. **CONCLUSION**

9.1 The development is accepted as a minor departure given the quality of the design and also the fact that policy would allow the conversion of the ruin to form a house or its replacement with a house. In this instance the renovation of the croft building to form ancillary accommodation for the proposed house is acceptable. The proposed house is sited and located in a manner as to respect the settlement pattern of the area.

10. **RECOMMENDATION**

Action required before decision issued	N
Notification to Scottish Ministers	N
Notification to Historic Scotland	N
Conclusion of Section 75 Agreement	N
Revocation of previous permission	N

Subject to the above, it is recommended the application be **GRANTED** subject to the following conditions and reasons:

1. The development to which this planning permission relates must commence within **THREE YEARS** of the date of this decision notice.

Reason : In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

2. No development shall start on site until the completed Notice of Initiation of Development (NID) form attached to this planning permission/approval of matters has been submitted to and acknowledged by the Planning Authority

Reason : In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

3. Upon completion of the development the completed Notice of Completion form attached to this decision notice shall be submitted to the Planning Authority.

Reason : In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

4. The house shall be set down into the site, by cut and fill as necessary, and any exposed underbuilding above foundation shall not exceed 0.3 metres.

Reason : In the interests of amenity.

5. 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 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.

6. The renovated croft hereby approved shall be used only for domestic purposes incidental to and ancillary to the use of the house as such.

Reason : in order to retain control of that aspect of the development.

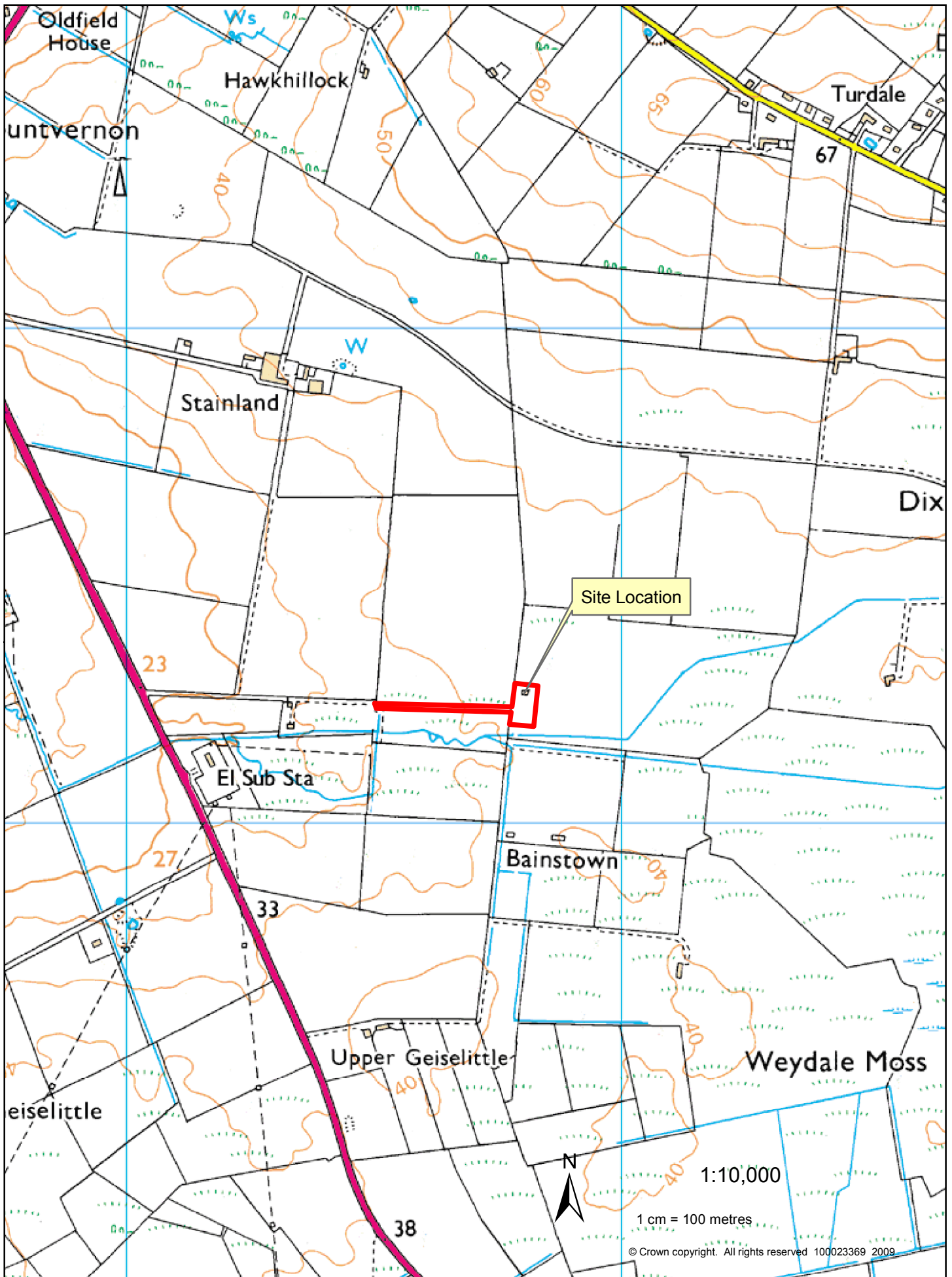
7. Prior to the commencement of the development, a photographic record shall be made of the remains of the old buildings and/ or other features affected by the proposed development, in accordance with the attached specification, and shall thereafter be submitted to the Planning Authority. No site clearance work shall take place until confirmation in writing has been received from the planning Authority that the record made has been lodged and is satisfactory.

Reason: To protect the historic interest of the site.

8. The existing access shall be upgraded by the applicant to a standard as described in the Department of Transport Advice Notice TA 41/95 (Vehicular Access to All-Purpose Trunk roads) (as amended in Scotland) complying with Layout 3 (the layout will be similar to Layout 8). The junction shall be constructed in accordance with details that shall be submitted to and approved by the Planning Authority, after consultation with the Roads Authority, before any part of the development is commenced.

Reason: To ensure that the standard of access layout complies with the current standards and that the safety of the traffic on the trunk road is not diminished. To minimise interference with the safety and free flow of traffic on the trunk road.

Signature: Allan J Todd
Designation: Area Planning & Building Standards Manager
Caithness Sutherland and Easter Ross
Author: Victor Hawthorne
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – Location plan
Plan 2 – Site plan
Plan 3 – Elevations of proposed house
Plan 4 – Floor plan and sections of Proposed house
Plan 5 – elevations of renovated croft
Plan 6 – elevations and floor plan of renovated croft

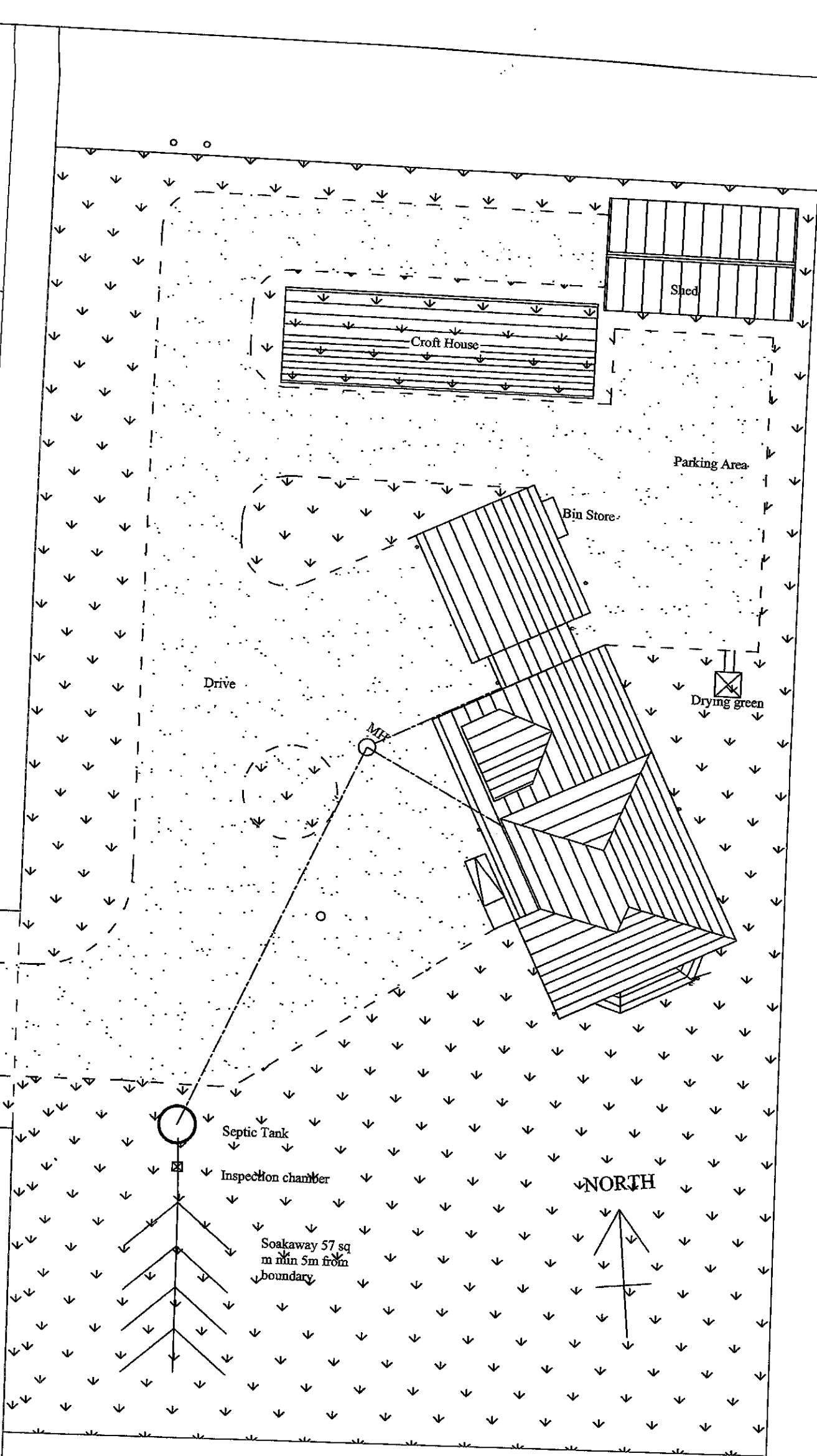


10/00445/FULCA
 Erection of house with integral garage, installation of septic tank and soakaway.
 Renovate part of derelict croft house at Bainstown Croft, Stainland, Thurso.

Mr F Bremner
 7 Strathmore Place
 Thurso

NOTES

- Driveway**
Constructed from 400mm layer compacted hard-core with 100mm layer top coat scalplings.
- Waste Drainage**
110mm waste pipe fitted to manufacturers instructions and laid to meet part 3.7 of the building standards to discharge into a septic tank, inspection chamber and 57 sq m soakaway to meet Percolation calculations and SEPA requirements.
- Surface Drainage**
RWP to discharge into Gully Traps and 110mm drainage pipes laid to manufacturers guidelines. Connecting to 100mm wavincoil pipe 5m from building and to discharge into existing drainage ditch to south west of the site.
- Boundary Fences**
Post and wire stock proof fencing to be erected to all boundaries of the site.
- Site Works**
1200mm x 900mm concrete slab bin store to be constructed at the rear of the garage.
Rotary clothes dryer with manual Rise & Fall to be installed with 900mm wide concrete paved access.
Access ramp to meet Part 4.1 of the building standards with automatic illumination.

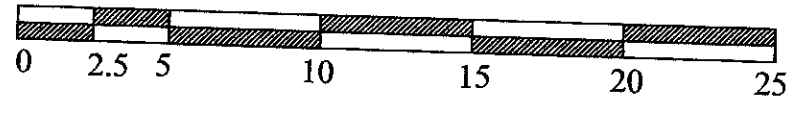


Access Road

Surface water to discharge into ditch via 100mm wavincoil pipe

VARIATION

O/S Reference Key
ND 128-622 GB Grid



MEET REQUIREMENTS TO BE MAINTAINED AND ELECTRICAL PROTECTED BY THE CONTRACTOR SHALL BE MAINTAINED AND ELECTRICAL PROTECTED BY THE CONTRACTOR. ALL ELECTRICAL WORK SHALL BE MAINTAINED AND ELECTRICAL PROTECTED BY THE CONTRACTOR. ALL ELECTRICAL WORK SHALL BE MAINTAINED AND ELECTRICAL PROTECTED BY THE CONTRACTOR.

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ELECTRICAL LEGEND

1 GANG SOCKET	—	A
2 GANG SOCKET	—	A
UNDER CUPB SOCKET	—	A
SINGLE SWITCH	—	A
DOUBLE SWITCH	—	A
DISTRIBUTION BOARD	—	A
EXTRACT FAN	—	A
COOKER CONTROL UNIT	—	A
SWITCH FRONT	—	A
TELEPHONE POINT	—	A
7.5 POINT	—	A
PENDANT LIGHT	—	A
BELL LIGHT	—	A
ACCESSORY LIGHT	—	A
BELL STOP	—	A
SIGNAL ALARM	—	A
SALINA CONTROL	—	A
STAIR LIGHT	—	A
HOT WATER CYLINDER	—	A
HEATED TOWEL RAIL	—	A
RADIATOR	—	A

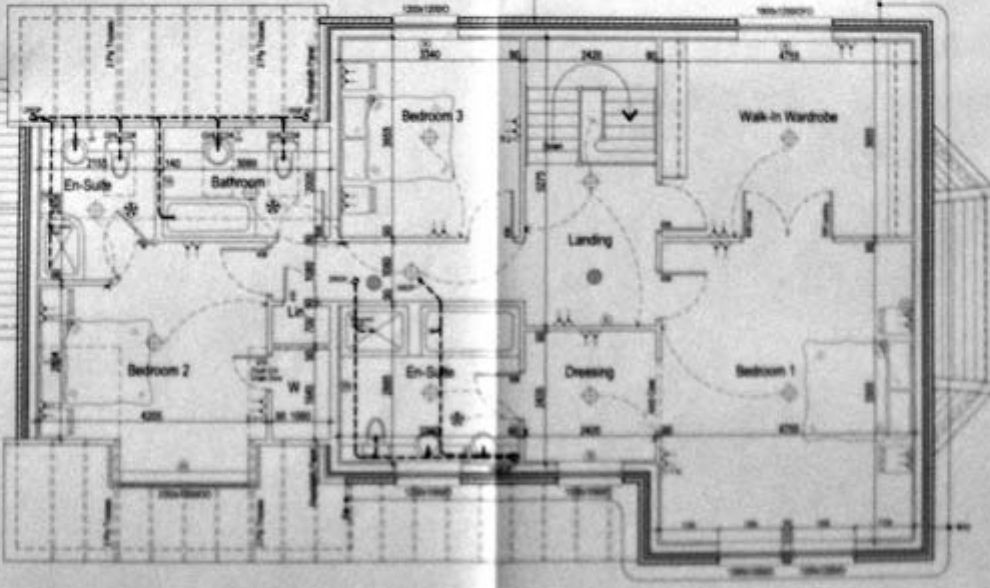
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First Floor Plan 1:50
First Floor Area (123.39m²)



VARIATION

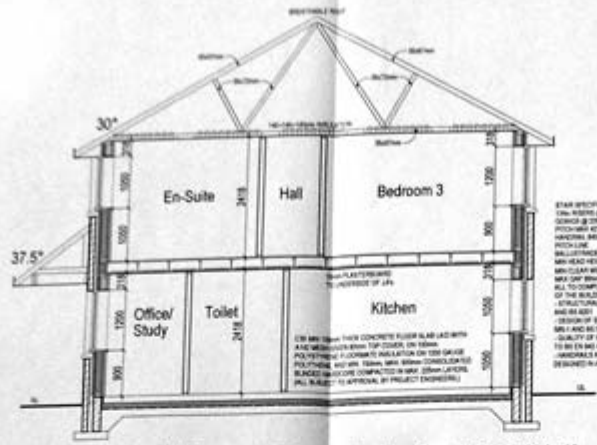
NO.	DESCRIPTION	DATE
1
2
3

Mr & Mrs Brown

Proposed House at Barnston

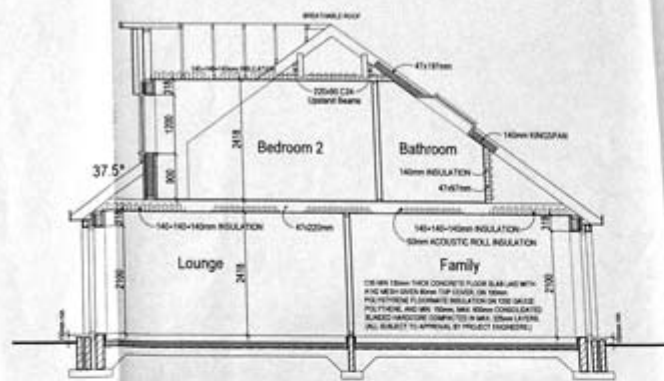
scotfram

timber frame

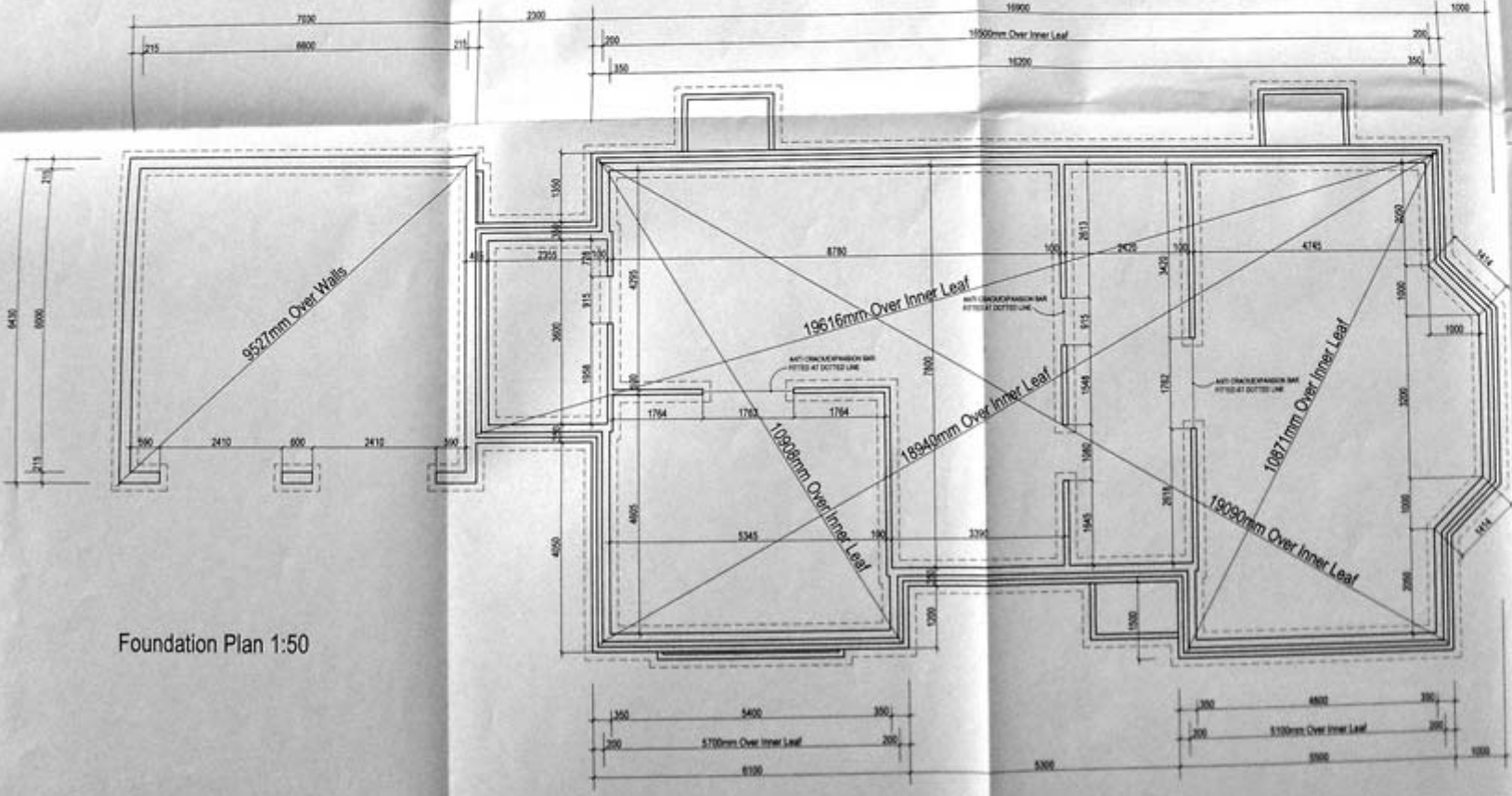


Section 1:50 ** Underfloor Heating To Ground Floor Only **

STAR SPECIFICATION
 150mm MINIMUM
 SERVICE CHASE
 PROTECTED BY
 MINERAL WOOL INSULATION
 WITH LINE
 ALL SERVICE BENCHES MUST BE
 MINIMUM HEIGHT 2000mm
 MIN CLEAR WITH 1000mm
 MIN OVER BENCH
 ALL TO COMPLY WITH PART L3
 OF THE BUILDING REGULATIONS
 STRUCTURAL DESIGN TO BE TO BR 4400
 AND BE SET
 DESIGN OF STAIRS TO CONFORM TO BS
 5400 AND BS 5401
 QUALITY OF WORKMANSHIP TO CONFORM
 TO BS EN 12412 AND BS 12413
 FINISHES AND MATERIALS TO BE
 DESIGNED IN ACCORDANCE WITH BS 7186-1



Section 1:50 ** Underfloor Heating To Ground Floor Only **



Foundation Plan 1:50

VARIATION

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B. FURTHER QUANTALTS ADDED ON
 A. FURTHER QUANTALTS ADDED ON

Client: Mr & Mrs Bremner

Site: Proposed House At Barnstone
 Standish
 By Thurso

scotfram
 timber frame engineers

DATE:	2024	SCALE:	AS SHOWN
DRAWN BY:	J. M. G. GUN	CHECKED BY:	J. M. G. GUN
PROJECT NO.:	24/005	REVISED BY:	



Front Elevation 1:100



Side Elevation

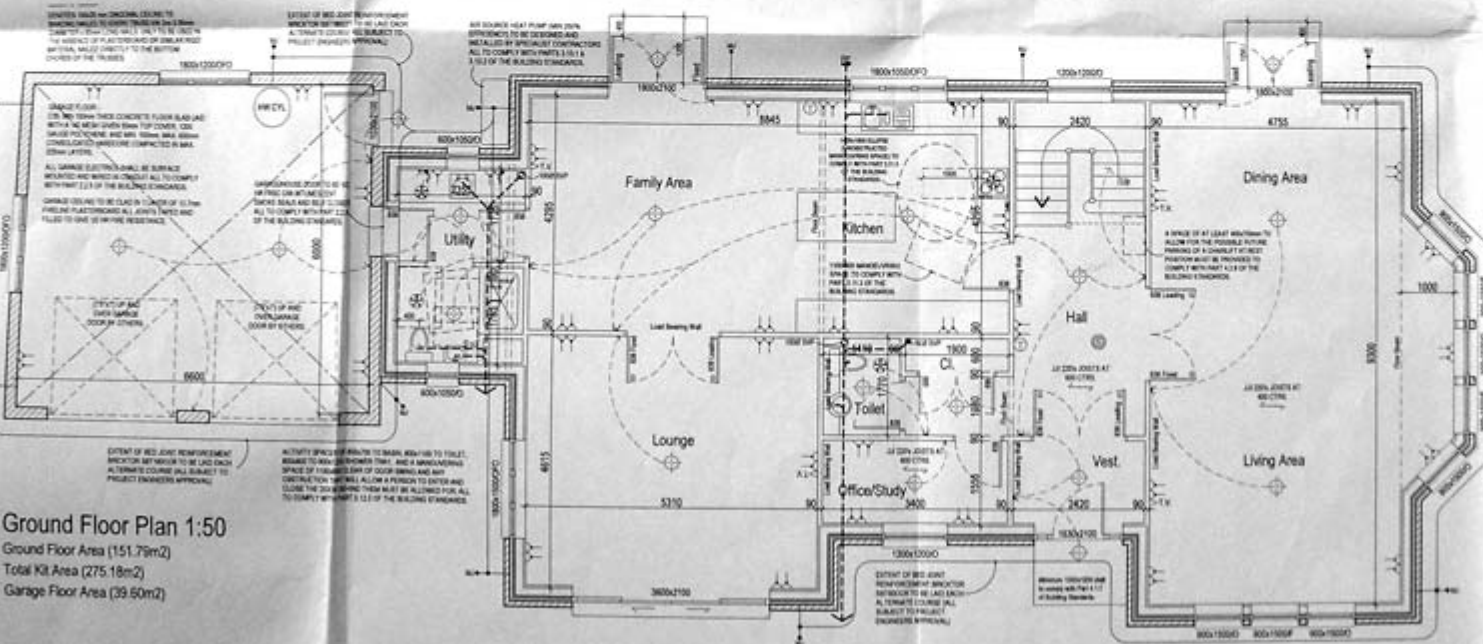


Rear Elevation



Side Elevation

- EXTERNAL FINISHES:-**
1. Slate To Roof
 2. Dirty Grey Roughcast Render
 3. Silver/Grey Natural Stone Basecourse & Quoin
 4. White UPVC Windows, Doors & French Doors
 5. White UPVC Fascia And Soffit
 6. Timber Sliding Patio Doors



Ground Floor Plan 1:50
 Ground Floor Area (151.79m²)
 Total Kit Area (275.18m²)
 Garage Floor Area (39.50m²)

- 1. FOUNDATIONS**
 100mm concrete 200mm thick foundations minimum 500mm below ground level and extend 100mm to the outside face of the wall. All foundations to be cast in situ concrete. All foundations to be cast in situ concrete. All foundations to be cast in situ concrete.
- 2. SCUM**
- 3. D.P.C.**
 D.P.C. to be cast in situ concrete 100mm thick and to be cast in situ concrete 100mm thick and to be cast in situ concrete 100mm thick.
- 4. UNDERBUILDING**
 Underbuilding to be cast in situ concrete 100mm thick and to be cast in situ concrete 100mm thick and to be cast in situ concrete 100mm thick.
- 5. FLOORS**
 100mm concrete 200mm thick floors minimum 500mm below ground level and extend 100mm to the outside face of the wall. All floors to be cast in situ concrete.
- 6. SUPERSTRUCTURE**
 External walls to be cast in situ concrete 100mm thick and to be cast in situ concrete 100mm thick and to be cast in situ concrete 100mm thick.
- 7. MOVEMENT JOINTS**
 Movement joints to be cast in situ concrete 100mm thick and to be cast in situ concrete 100mm thick and to be cast in situ concrete 100mm thick.
- 8. INTERNAL PARTITIONS AND CEILING**
 Internal partitions to be cast in situ concrete 100mm thick and to be cast in situ concrete 100mm thick and to be cast in situ concrete 100mm thick.
- 9. ROOF**
 Slate to roof with 200mm thick rafters and 100mm thick joists. All rafters and joists to be cast in situ concrete.
- 10. PLUMBING & DRAINAGE**
 100mm diameter pipes with 100mm diameter manholes. All pipes and manholes to be cast in situ concrete.
- 11. COLD WATER STORAGE**
- 12. DOORS & WINDOWS**
 100mm diameter doors with 100mm diameter windows. All doors and windows to be cast in situ concrete.
- 13. MECHANICAL VENTILATION**
 Mechanical ventilation to be cast in situ concrete 100mm thick and to be cast in situ concrete 100mm thick and to be cast in situ concrete 100mm thick.
- 14. ELECTRICAL**
 Electrical wiring to be cast in situ concrete 100mm thick and to be cast in situ concrete 100mm thick and to be cast in situ concrete 100mm thick.
- 15. EXTERNAL STAIRS**
 External stairs to be cast in situ concrete 100mm thick and to be cast in situ concrete 100mm thick and to be cast in situ concrete 100mm thick.
- 16. SPACE HEATING**
 Space heating to be cast in situ concrete 100mm thick and to be cast in situ concrete 100mm thick and to be cast in situ concrete 100mm thick.

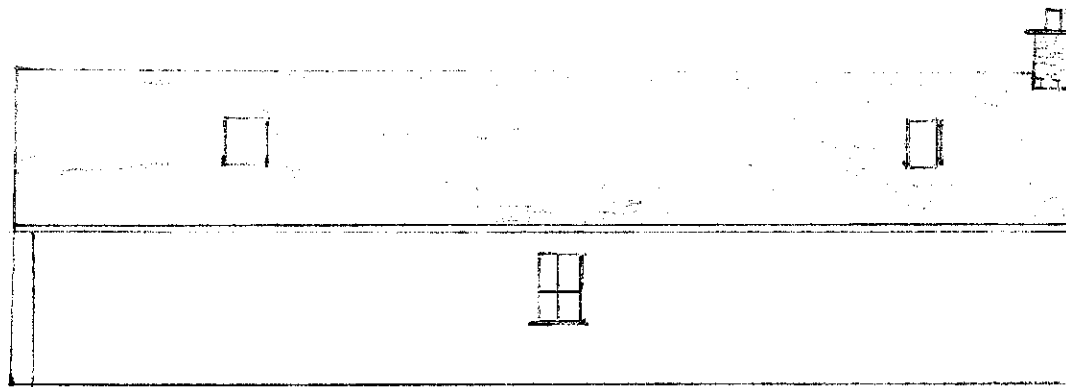
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1. FURTHER CLIENT ALTS ADDED	DATE	24.01.20
2. FURTHER CLIENT ALTS TO POOR ADD	DATE	05.02.20
3. FURTHER CLIENT ALTS ADDED	DATE	05.02.20
4. CLIENT ALTS, B.M. INFO ADDED	DATE	05.02.20

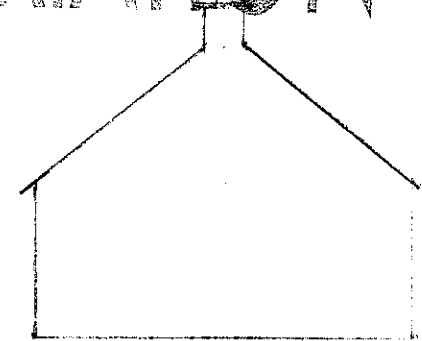
Client: Mr & Mrs Bremner
 Site: Proposed House At Baintown Stairland By Thurso

RENOVATED SEPT AT BRISTOWIN



NORTH ELEVATION

VARIATION



WEST ELEVATION

KEY SPECIFICATIONS

ROOF: TRADITIONAL NATURAL SLATE (TO MATCH NEWHOUSE.)

TIMBER TRUSSES & SARKING BOARDS

VELUX SKYLIGHTS IN REAR PROFILE.

WALLS: EXISTING WALLS TO BE RETAINED & REPLACED WHERE REQUIRED

WITH EXISTING MATERIALS RE-USED WHERE POSSIBLE. POSSIBLE WET DRY MACHINE OR WET DRY WALL

FLOOR: CONCRETE WITH NATURAL SLATE FINISH.

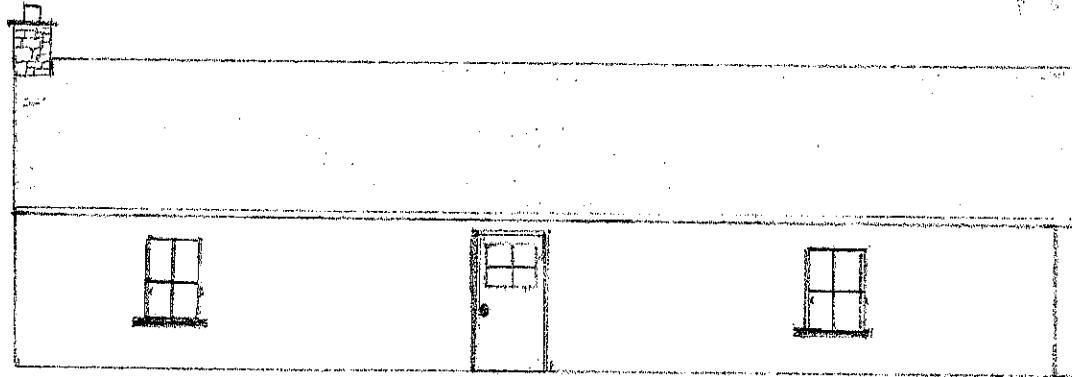
WINDOWS: TRADITIONALLY SMALL & NARROW TO RETAIN CHARACTER

CHIMNEYS: LINED WITH OPEN FAERACE & WOODBURNING STOVE.

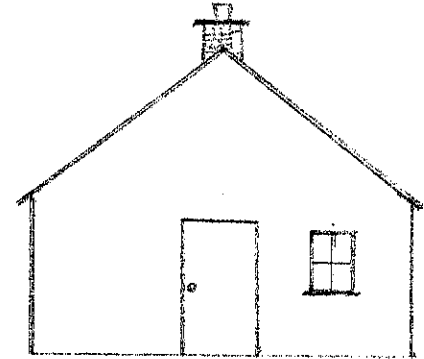
SCALE 1:100

RENOVATED CROFT AT BRINSTOWN

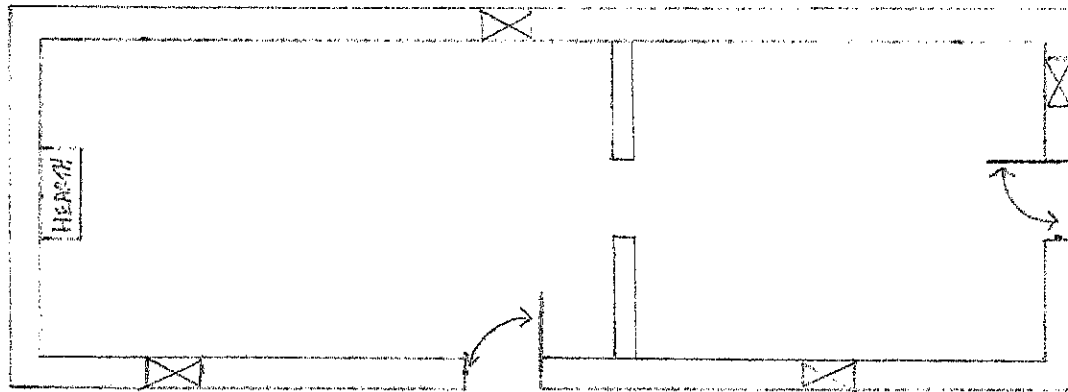
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SOUTH ELEVATION



EAST ELEVATION



FLOOR PLAN

SCALE 1:100