

THE HIGHLAND COUNCIL

**SOUTH PLANNING APPLICATIONS COMMITTEE
20 May 2014**

Agenda Item	5.11
Report No	PLS/042/14

**13/03013/FUL: Mr William Crawford
Land 65M West of The Cottage, Leanassie, Beaully**

Report by Area Planning Manager – South

SUMMARY

Description: Erection of dwellinghouse

Recommendation: GRANT

Ward: 13 - Aird and Loch Ness

Development category: Local

Pre-determination hearing: N/A

Reason referred to Committee: Objections received from 5 or more addresses.

1. PROPOSAL

- 1.1 Planning Permission is sought for the erection of a dwellinghouse and associated works on agricultural land in Upper Leanassie, Beaully.
- 1.2 No pre-application advice was sought in relation to this development.
- 1.3 The site is to be served by an access that extends from the adjacent private track, which bounds the application site to the north. The application proposes a private water supply (via borehole) and waste water treatment.
- 1.4 The application includes a supporting document which seeks to clarify the applicant's position in relation to letters of representation received during the course of this application. In addition, a SUDS statement has been submitted.
- 1.5 Since the application was submitted, a number of variations have been made:
 - The proposed dwelling has been reduced from a 2-storey dwelling to a single storey dwelling.
 - The position and orientation of the proposed dwelling has been amended.
 - The design of the proposed dwelling has been amended.
 - The existing agricultural building on site is not to be demolished as part of this application.

2. SITE DESCRIPTION

- 2.1 The application site (7700m²) is a large parcel of farmland in an irregular shape immediately to the west of The Cottage in Upper Leanassie, Beaulieu. It slopes gently away from the private road that serves it and is bounded to the south west by 9 mature sycamore trees. The site is currently used for agricultural purposes and there is one permanent storage building on site, as well as the remains of a steading building.

3. PLANNING HISTORY

- 3.1 11/04734/FUL - Construction of a new bungalow on Land 300M West of The Cottage, Leanassie, Beaulieu. Permission Granted.

4. PUBLIC PARTICIPATION

- 4.1 Advertised: 30.08.2013 and 21.02.2014 following submission of revised drawings.
Representation deadline: 13.09.2013, 7.03.2014 and 19.04.2014

Timeous representations: 10 (8 different households).

Late representations: 0

- 4.2 Material considerations raised are summarised as follows:

- The description of development is incorrect. The land in question shares a boundary with The Cottage.
- There has been significant degradation to the road network, both public and private, as a result of 11/04734/FUL and the proposed development will exacerbate this issue.
- The bridge over Allt an Aifrinn is not fit for purpose, and will fail if subjected to construction traffic.
- The position of the proposed dwelling in the location plan is different to that in the site plan.
- There are significant flooding and drainage problems on this site.
- The proposed dwelling is significantly larger than existing houses in the vicinity.
- The design of the house is out of keeping with existing local architecture.
- The position and proximity of the dwelling in relation to neighbouring properties will have an unacceptable detrimental impact upon the privacy of existing residents.
- The application site and buildings therein are subject to a Section 75 Agreement secured as justification to enable the grant of planning permission for application 11/04734/FUL.
- There are bats present in the existing building on site.

- There is an electricity pole at the entrance of the proposed site which may be damaged during construction.
- The bridge over Allt an Aifrinn is damaged and additional traffic caused by the development may cause further degradation.
- The proposed dwelling is to be built by the same contractors as 11/04734/FUL. They have a history of driving dangerously and working outwith permitted hours.
- The 9 large sycamore trees on the boundary of the site are to be removed.
- The proposed dwelling will block views of the surrounding countryside from various vantage points.
- The applicant plans to run a business from the proposed development.
- The site is contaminated with asbestos, fuel, agricultural chemicals, and solid farm waste, and there is a vehicle buried in the site.

4.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet www.wam.highland.gov.uk/wam. Access to computers can be made available via Planning and Development Service offices.

5. CONSULTATIONS

- 5.1 **Kilmorack Community Council:** The Community Council objects on the basis of the proposed property being overly large; the design does not reflect that of neighbouring properties; being too close to existing residences; the standard of the road and bridge serving the proposed development; and flooding.
- 5.2 **Access Officer:** No objection. Informative recommended.
- 5.3 **Flood Team:** No objection. Condition recommended relating to finished floor level (225mm).
- 5.4 **Transport Planning:** No objections. No further action.
- 5.5 **Contaminated Land:** No objections. Condition recommended.
- 5.6 **Forestry Officer:** No objections. Conditions recommended.
- 5.7 **SSE:** No response. [The applicant is advised to contact SSE directly before works commence, should planning permission be granted.]

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland-wide Local Development Plan 2012

28 Sustainable Design

29 Design Quality and Place-Making

35	Housing in the Countryside (Hinterland areas)
51	Trees and Development
57	Natural, Built and Cultural Heritage
64	Flood Risk
65	Waste Water Treatment
66	Surface Water Drainage

7. OTHER MATERIAL CONSIDERATIONS

7.1 Highland Council Supplementary Planning Policy Guidance

Housing in the Countryside (March 2013)

Sustainable Design Guide (January 2013)

Trees, Woodlands and Development (adopted January 2013)

7.2 Scottish Government Planning Policy and Guidance

Scottish Planning Policy (The Scottish Government, February 2010)

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 Council presumes against new housing in the open countryside within the defined Hinterland around towns. Planning permission will only be granted by exception. Policy 35 of the Highland-wide Local Development Plan contains the necessary criteria for assessing the suitability of new rural house sites. This includes the exceptions where it can be demonstrated that the proposed house is essential for the management of the land; the house is for a retiring farmer; the house is essential in association with an existing or new rural business; it is the replacement of an existing dwelling which does not meet the requirements of modern living; it constitutes the conversion or re-use of traditional buildings or the redevelopment of derelict land; or if the proposal meets the Council's criteria for acceptable expansion of a housing group, or development within garden ground.

In terms of Policy 35 the proposal is acceptable. The settlement pattern in this part of the district is made up of single and small clusters of houses and farm buildings dispersed throughout the rural area. The introduction of a dwelling on to this site would not detract from this character and would meet with the Council's criteria for the acceptable expansion of a housing group which is defined as three or more houses physically detached from one another but which share a cohesive character as prescribed in the relevant supplementary guidance. The plot itself, whilst occupying a roadside position, benefits from being significantly lower than opposing properties and so would not be visually intrusive. In addition, the implementation of a detailed landscaping plan will allow the structure to further integrate into the landscape.

8.4 **Material Considerations**

Design and Layout

The site is considered to be of sufficient size to accommodate a development of this scale (footprint of 300m²) and the design and layout of the proposed development has been amended in order to improve the relationship of the development with, and integration into, the landscape. The position of the house has been brought back in line with The Cottage as much as possible to minimise overlooking and the ridge height of the proposed building has been reduced significantly so as to remain subservient to surrounding residential properties. Given the separation distances involved between existing housing in the vicinity, and the fact that a degree of overlooking is to be expected within housing groups in the countryside, the issue is not likely to be exacerbated to an unacceptable degree as a result of this development.

Whilst the revised design of the house remains contemporary, the use of traditional features throughout including 45 degree pitched roofs, sensitive materials and windows with a strong vertical emphasis, result in a broadly acceptable design which would relate satisfactorily to its surroundings and comply with the relevant supplementary guidance. The revised layout makes adequate provision for access, turning and parking whilst affording an ample amount of amenity space.

Access and Parking

TECS Area Roads Engineer has not raised any objection to the grant of planning permission. The proposed access to this development is connected to a private track.

It is noted that some of the representations relate to the bridge over Allt an Aifrinn, some 730 metres east of the application site. This bridge is part of the public road network and does not currently have any weight restriction, although the matter is currently being re-assessed by the Roads Authority. Should there be a weight restriction attached to the bridge, construction vehicles will be bound by it in the same way as everyone else. As such, the matter only has limited relevance to the assessment of this planning application.

Flooding

The Flood Team has raised no objection to the grant of Planning Permission, following the submission of further information, subject to a condition to ensure minimum finished floor levels of 225mm above surrounding ground levels. In addition, the applicant has provided details of the proposed drainage arrangements at the access to ensure that surface water running down towards the site is dealt with safely within the site.

European Protected Species

Initially, the developer proposed to demolish the existing buildings on site and the application was deferred whilst a bat survey was undertaken. However, in the process of re-positioning the proposed house to minimise overlooking, the demolition of these buildings is not now immediately necessary. The applicant has not confirmed if or when these buildings are to be removed, but an informative note will be attached to any consent issued alerting the applicant to the responsibilities in terms of The Habitat Regulations 1994 and the protection afforded to European Protected Species.

There have also been several reports received during the course of the application regarding Otters, Badgers and Raptors as well as Deer and Flora. The Scottish Wildlife Trust has been made aware of this by several objectors but has not advised against the grant of planning permission. In the event planning permission was to be granted, the attention of the developer should be drawn to an informative note relating to their responsibilities in this regard.

Trees

The Forestry Officer has confirmed the proposed hold back distances from existing trees on site as acceptable but has recommended the imposition of conditions which will protect the trees during the construction phase of the development. In addition, a tree planting and maintenance programme will also be required by condition prior to the commencement of any works.

Contaminated Land

The Contaminated Land Team has not raised any objection to the grant of planning permission subject to a condition which requires a scheme to deal with potential contamination on site to be agreed with the Planning Authority.

8.5 Other Considerations – not material

Inaccurate Plans

The site address would be more accurately described as 'Site adjacent to The Cottage'. However, this description is not material to the assessment of the application and the application site has not been subject to any alteration during the course of the planning process. In addition, the plans have been amended to reflect the final position of the dwelling.

Trees

Several representations have been submitted which relate to the mature trees on site being felled. This is not part of the application and the applicant and agent have confirmed that this is not the intention. The house has been re-positioned outwith the root protection areas of both this group of trees, and the mature Beech trees within the curtilage of The Cottage.

Furthermore the Forestry Officer has recommended conditions which ensure their protection in perpetuity, should this application be granted.

Conduct of Contractor

There were several letters of objection relating to the conduct of the contractor employed to develop the adjacent site, granted planning permission under reference 11/04734/FUL. Any incidences of dangerous driving would be a police matter and contractors working outwith permitted hours would be addressed by The Highland Council's Environmental Health Section.

Block View of Countryside

The right to a view is not a material planning consideration.

Section 75 of 11/04734/FUL

Although the application site for this previous proposal, which is located to the west of the current application site, was justified on the basis of land management and involved a S75 Agreement, it does not include any of the land included within the present application site. As such, there is no legal restriction on the proposed use of this site.

Transfer of Main Business Premises to Site

The applicant is afforded certain permitted development rights in relation to working from home as long as a material change of use does not occur. There are benefits associated with being able to work from home, and many of these can be seen to accord with key principles of Sustainable Development, but the standard of services in the vicinity of the proposed development will inevitably restrict the intensity of such activities. The applicant has confirmed that the intention is not to move his business to the site.

9. CONCLUSION

- 9.1 Following significant revision the proposal is well designed, features adequate servicing and amenity space and, subject to suitable landscaping being secured through conditions, will relate satisfactorily to the character and appearance of Upper Leanassie.

This being the case, the proposal meets the requirements of applicable planning policy, both at national and local level, and planning permission should be granted accordingly.

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

Reason: N/A

Subject to the above, it is recommended the application be **GRANTED** subject to the following conditions and reasons / notes to applicant.

1. No development shall commence until detailed proposals showing finished floor levels of 225mm above surrounding topography have been submitted to, and agreed by the Planning Authority, in consultation with the Flood Team. The finished levels of the house shall be in accordance with the approved details.

Reason: In order to ensure that the development is protected from flood risk.

2. No trees are to be cut down, uprooted, topped, lopped (including roots) or wilfully damaged in any way, without the prior written permission of the Planning Authority.

Reason: To ensure the protection of retained trees during construction and thereafter.

3. No site excavation or groundworks shall commence on site until a protective barrier of a specification approved by the Planning Authority has been erected and located 10 metres from retained trees. Barriers are to remain in place throughout the construction period and must not be moved or removed without the prior written approval of the Planning Authority.

Reason: To ensure the protection of retained trees throughout the construction period.

4. No development shall commence until a Tree Planting Plan and maintenance programme have been submitted to and approved by the Planning Authority. The Tree Planting Plan shall be implemented in full during the first planting season following commencement of development or as otherwise agreed in writing by the Planning Authority.

Reason: In the interests of amenity.

5. No development shall commence until an appraisal to demonstrate that a sufficient private water supply can serve the development has been submitted to, and approved in writing by, the Planning Authority. This appraisal shall be carried out by an appropriately qualified person(s) and shall specify the means by which a water supply shall be provided and thereafter maintained to the development. Such appraisal shall also demonstrate that the sufficiency of any other supply in the vicinity of the development, or any other person utilising the same source or supply, will not be compromised by the proposed development. The development itself shall not be occupied until the supply has been installed in accordance with the approved specification.

Reason: To ensure that an adequate private water supply can be provided to meet the requirements of the proposed development and without compromising the interests of other users of the same or nearby private water supplies.

6. No development shall commence until a scheme to deal with potential contamination on site has been submitted to and agreed in writing by the Planning Authority. The scheme shall include:

- a) the nature, extent and type of contamination on site and identification of pollutant linkages and assessment of risk (i.e. a land contamination investigation and risk assessment), the scope and method of which shall be submitted to and agreed in writing by with the Planning Authority, and undertaken in accordance with PAN 33 (2000) and British Standard BS 10175:2011+A1:2013 Investigation of Potentially Contaminated Sites - Code of Practice;
- b) the measures required to treat/remove contamination (remedial strategy) including a method statement, programme of works, and proposed verification plan to ensure that the site is fit for the uses proposed;
- c) measures to deal with contamination during construction works;
- d) in the event that remedial action be required, a validation report that will validate and verify the completion of the agreed decontamination measures;
- e) in the event that monitoring is required, monitoring statements shall be submitted at agreed intervals for such time period as is considered appropriate by the Planning Authority.

No development shall commence until written confirmation has been received that the scheme has been implemented, completed and, if required, monitoring measurements are in place, all to the satisfaction of the Planning Authority.

Reason: In order to ensure that the site is suitable for redevelopment given the nature of previous uses/processes on the site.

REASON FOR DECISION

The proposals accord with the provisions of the Development Plan and there are no material considerations which would warrant refusal of the application.

INFORMATIVE NOTE REGARDING THE TIME LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

FOOTNOTE TO APPLICANT

Statutory Requirements: The following are statutory requirements of the Town and Country Planning (Scotland) Act 1997 (as amended). Failure to meet their respective terms represents a breach of planning law and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development (NID) in accordance with Section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) to the Planning Authority prior to work commencing on site. Furthermore, work must not commence until the notice has been acknowledged in writing by the Planning Authority.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to the Planning Authority.

Copies of the notices referred to are attached to this consent for your convenience.

Conditions: Your attention is drawn to the conditions attached to this permission. Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to meet these conditions may invalidate your permission or result in formal enforcement action.

Flood Risk: It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (of emanating from) the application site. As per Scottish Planning Policy, planning permission does not remove the liability position of developers or owners in relation to flood risk.

Road Openings Permit / Road Construction Consent: you may require consent from the Roads Authority prior to the commencement of this development. You are therefore advised to contact them direct to discuss the matter.

Scottish Water: You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

SSE: The site appears to be in close proximity to overhead lines. All works in proximity to an overhead line must be carried out in accordance with The Health and Safety Guidance note GS 6. The legislation dictates that where works are undertaken within 9 metres horizontal distance from an overhead line, positive steps must be taken to manage the risks identified on site. These steps can include, making the line dead, erecting barriers at ground level, erecting high level bunting and goal posts (6 metres from the line), using appropriate excavator, restricting jib movements etc. Please contact SSE's Connections and Engineering Bureau on 08000 483515.

Access Officer: The development is adjacent to a public right of way from Leanassie to Breakachy. This public right of way is to remain accessible and free from obstruction before, during and upon completion of the development.

Protected Species: You are advised that work on site must stop immediately, and Scottish Natural Heritage must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from SNH: www.snh.gov.uk/protecting-scotlands-nature/protected-species

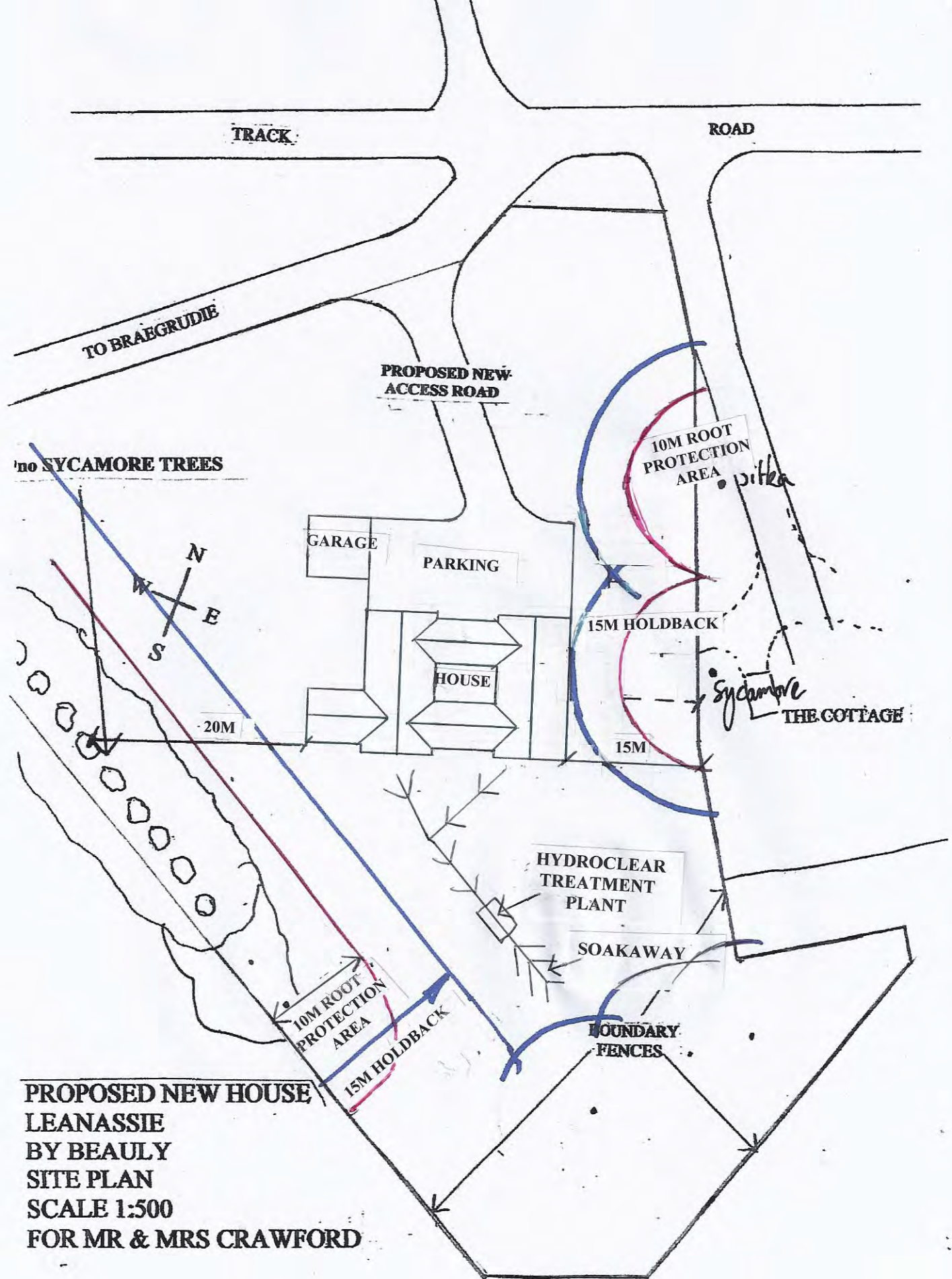
You must ensure that all contractors and other personnel operating within the application site are made aware of the possible presence of protected species. They must also be provided with species-specific information (incl. guidance on identifying their presence) and should be made aware of all applicable legal requirements (incl. responsibilities and penalties for non-compliance).

Trees: You are advised that a condition of this planning permission is that no trees within the application site are cut down, uprooted, topped, lopped (including roots) or wilfully damaged in any way without the prior written consent of the Planning Authority. This condition applies from the date of this consent and any unauthorised works may result in enforcement action and the service of a fixed penalty notice.

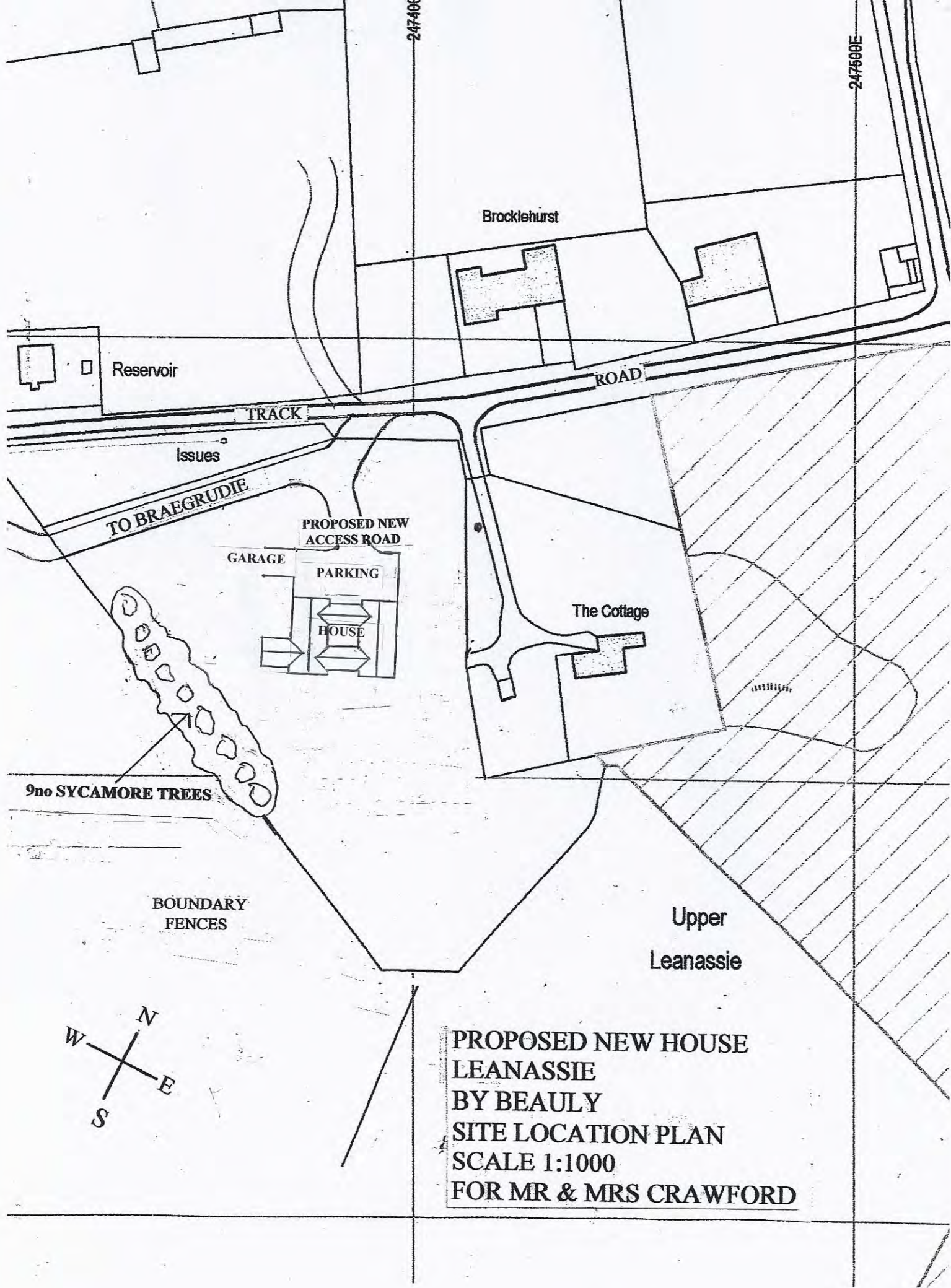
Signature:	Allan J Todd
Designation:	Area Planning Manager – South
Case Officer:	Stuart Morrison
Background Papers:	Highland-wide Local Development Plan, Inverness Local Plan
Relevant Plans:	Plan 1: 000003 Location Plan
	Plan 2: 000002 REV B Location Plan
	Plan 3: 000001 REV B Site Layout Plan
	Plan 4: 000004 REV A Floor Plan
	Plan 5: 000005 REV A Elevations

Appendix – Letters of Representation

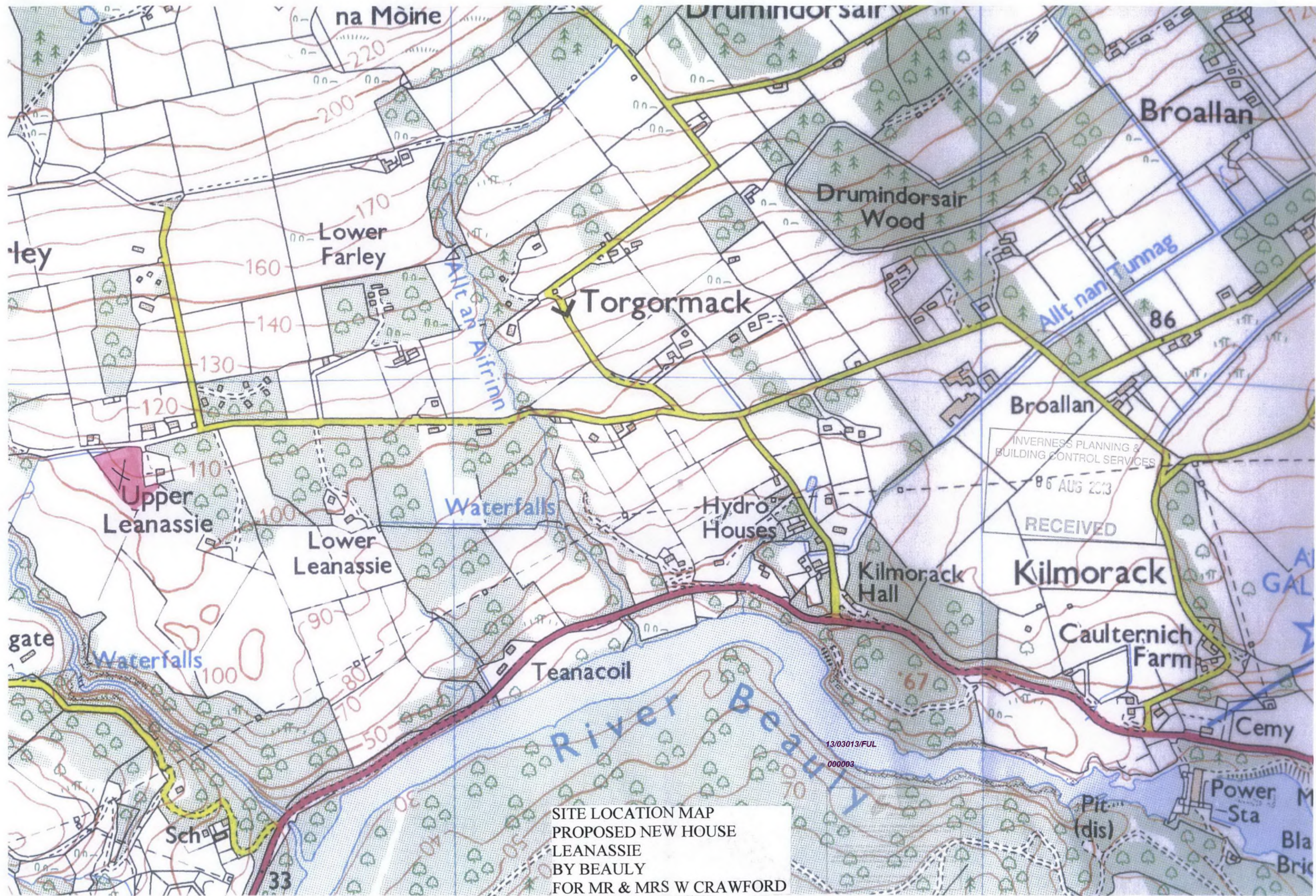
Name	Address	Date Received	For/Against
Ashley Leanne Brocklehurst	1 Brocklehurst, Upper Leanassie, Kilmorack By Beauly, IV4 7AF	12.09.2013, 23.01.2014 & 16.04.2014	Against
Mr Alasdair Crawford	Upper Leanassie, Kilmorack, By Beauly, IV4 7AF	12.09.2013	Against
Mr Keith Walker	The Cottage, Upper Leanassie, Beauly, IV4 7AF	09.09.2013, 12.09.2013, 24.01.2014 & 14.04.2014	Against
Mr And Mrs G.M. Bull	"Swallowheast", Lower Farley, Beauly, Inverness-shire, IV4 7AQ	04.09.2013	Against
Mr Graham Jones	Duffus Lodge, Farley, Beauly, IV4 7AF	10.09.2013	Against
Mr Wilfred Turner	Drumbeg Lodge, Farley, Beauly, IV4 7EY	10.09.2013	Against
Mr & Mrs D & K Simon	Brocksley House, Leanassie, Beauly, IV4 7AF	10.09.2013, 23.01.2014 & 17.04.2014	Against
Mr J Brocklehurst	Upper Leanassie, Beauly, IV4 7AF	10.09.2013, 23.01.2014 & 16.04.2014	Against
Mairi Lamont	Upper Leanassie, Beauly, IV4 7AF	10.09.2013, 26.01.2014 & 14.04.2014	Against
Mrs Susan Walker	The Cottage, Upper Leanassie, Beauly, IV4 7AF	11.09.2013 & 22.01.2014	Against



PROPOSED NEW HOUSE
LEANASSIE
BY BEAULY
SITE PLAN
SCALE 1:500
FOR MR & MRS CRAWFORD



**PROPOSED NEW HOUSE
LEANASSIE
BY BEAULY
SITE LOCATION PLAN
SCALE 1:1000
FOR MR & MRS CRAWFORD**



SITE LOCATION MAP
PROPOSED NEW HOUSE
LEANASSIE
BY BEAULY
FOR MR & MRS W CRAWFORD

INVERNESS PLANNING &
BUILDING CONTROL SERVICES
06 AUG 2013
RECEIVED

13/03013/FUL
000003

CONSTRUCTION NOTES FOR NEW HOUSE AT RUDJACK, BEAULY, INVERNESS-SHIRE, FOR MR & MRS CRAWFORD

All works to be carried out in accordance with the Building (Scotland) Regulations 2004 Accredited Construction Details

FOUNDATIONS

Foundation trenches to be excavated with all loose material removed & any soft spots excavated and filled with compacted hardcore or concrete. Keep structures free of water. Concrete strip foundations to be grade C25/20 to BS8110, size 150mm wide a 200mm deep, reinforced with A251 mesh to BS 4483, minimum cover 50mm. Foundation concrete blockwork to BS 6071: part 1 300mmx400mm x 215mm trench blockwork. Top course to be two single layers comprising 100mm thick blockwork outer leaf and 150mm thick blockwork inner leaf with 50mm cavity. Stainless Steel 30 x 5 holding down straps built into outer leaf located at all corners/jamb of openings and at 2.4m max c/s. Damp proof membrane to BS 6515:1984 (1996) Viquoen 1200 DPM laid and jointed in strict accordance with the manufacturers printed instructions. DPM to be lapped with the DPC. DPC to BS 6398. Marley Waterproofing bitumen polymer or equal approved, to full width of masonry leaf placed in continuous lengths on a level bed with 100mm min laps at joints and full laps at corners/angles. Install not less than 150mm above ground level.

BASECOURSE

Smooth grey cement render

GROUND FLOOR

150mm thick C30/20 concrete slab reinforced with a layer of A252 mesh incorporating underfloor heating system on 100mm thick floorcrete insulation on Viquoen 1200 DPM on 50mm thick sand blinding on compacted hardcore. 200mm thick Kingspan insulation to slab perimeter to avoid cold bridging

TIMBER FRAME

In accordance with BS 5268 and latest TRADA Handbook 9.5mm CSP sheathing ply to outer face of 150mm x 45mm SW treated frame @ 600mm c/s. No 225 x 45 spiked together above all door/window openings bearing on single cripple studs each side, double cripple studs to openings over 2.4m. C/s row of changes to be 150mm x 45mm. Breather paper to outer face of ply to BS 4016-Tyvek "REFLEX". All structural timber kiln dried (not greater than 20% moisture content) and C16 grade 150mm thick Kingspan TP10 or celotex equivalent fitted between studwork with a layer of foilface insulation over internal face with all joints lapped and taped as per manufacturers instructions. 45mm x 45mm treated battens fitted to internal face to provide service void for electrical/plumbing services. 12.5mm plasterboard to external walls with all joints taped and filled to a seamless finish and treated to 2 coats of sealer and 2 coats of emulsion. All plasterboard service penetrations to be sealed to eliminate entrance air paths. 50mm x 50mm cavity barriers fitted at all heads, jamb, cills, corners, wall heads, max 8m c/s. Polythene DPC to all cavity barriers installed in one piece wherever possible, any laps to be no less than 100mm.

NB - The building envelope is to be constructed to avoid thermal bridges or gaps where the insulation occurs in accordance with BRE Report 262:2002. The building will be built to the Accredited Construction Details (Scotland)

VENTILATION DUCTS

Fitted across wall sloping downwards towards outside.

PAVING

900mm wide concrete paving around property with a 300mm wide gravel border around house perimeter

WINDOWS

High performance double glazed timber windows with u-value of 1.2W/m²K suitable for severe exposure to BS 6371 part 2. All windows to be fitted with trickle vents with min 400mm² area. All 1st floor windows to be reversible for cleaning purposes. All glazing below 800mm from floor level to be clear laminated safety glass to BS6206.

CAVITY VENTS

To be built to at max 900mm c/s at top and bottom of wall and over cavity barriers

STAINLESS STEEL WALL TIES

To natural stone outer leaf areas at 900mm horizontal and 450mm vertical c/s and 225mm vertical centres around all openings and at each side of movement joints.

RAINWATER GOODS

Half or similar half round deepflow gutters fitted to fascias/boards at 600mm c/s. 68mm downpipes all coloured black, to be installed in accordance with BS EN 12056-3: 2000

EXTERNAL WALL FINISHES

Centers to be constructed with natural stone as per elevation drawings with cement mortar joints with 50mm clear cavity as per elevation drawings. All other walls to have white wet dash finish.

ROOF

Natural slate on roofing quality felt dressed into gutters on Proctor Roofshield & Marley plastic underlay support tray, 150mm x 23mm treated timber sarking on pre fabricated roof trusses at 600mm c/s. Trusses designed and fabricated by a specialist truss manufacturer in accordance with BS 5268: Part 3: 1998. Truss design certificate to be forwarded to Building Control prior to erection. All bracing installed as per Truss manufacturer spec. Code 3 lead valleys laid to 1500mm max lengths with 150mm overlap. Redwood fascia and bargeboard with 12mm plywood soffits. All gable clips, shoes etc fitted as per truss manufacturer spec. All ridges and hips to have code 3 lead roll finish. A layer of 200mm thick glasswool to be laid between rafting rafters with an additional layer of 200mm thick glasswool laid in opposite direction above. 12.5mm plain plasterboard to ceilings with all joints lapped and taped as per manufacturers instructions. 12.5mm thick plasterboard to all areas (moisture resistant to wet areas) joints taped and filled and finished as per exterior walls. 1.2m x 550mm insulated loft ladder fitted.

INTERNAL PARTITIONS

95mm x 45mm rw studs at 600mm max c/s. Load bearing partitions clad 1 side with 9.5mm cap sheathing ply. 12.5mm plasterboard (moisture resistant to wet areas) joints taped and filled and finished as per exterior walls. Soundproofing glasswool (100mm thick) to be fitted to partitions surrounding bath/shower rooms.

DOORS

Internal doors to be 838mm x 1981mm high with clear opening of 800mm min. External entrance doors to be 1100mm wide clear size providing a clear opening of 838mm min. min u-value to be 1.8W/m²K. Side access door to be level access with max threshold height of 15mm. Glazing to doors and adjoining screens below 1500mm from finished floor level to be toughened in accordance with BS6262: Part 4: 2005

LEVEL ACCESS AT SIDE DOOR

1.2m x 1.2m level plat with non slip surface slope from driveway to level plat set at 1:21, min width 900mm. Access to comply with the Building (Scotland) Regulations 2004.

EXTRACTOR FANS

Kitchen to have extractor fan ducted through wall. Sanitary rooms to be fitted with vent axis extra low voltage extractor fan, ducted through roof. Extractor fans to be held min 750mm from sanitary fittings. All fans to give a min extraction rate of 15L/sec for bathrooms/showers, 60L/sec for kitchen and 30L/sec for utility. Fans to be installed in accordance with manufacturers printed instructions. Bathroom fans to be fitted with a humidistat set to activate when the relative humidity is between 50% & 60%

SMOKE DETECTORS

To be mains operated with integral dc back up (battery pack to have min 10 year guarantee). All smoke detector units should comply with BS5446 and be interlinked on an independent circuit. Smoke detectors to be no less than 300mm from walls and light fittings and no more than 3000mm from bedroom doors.

HEATING CONTROLS

Independent time & temperature control. Each room to have a room stat and system to be fitted with multi-zone programmer. All heating controls to be accessible by disabled users set at a max 1100mm above fl.

ELECTRICAL

All electrical installations to be carried out fully in accordance with the 17th edition of the IEE Wiring Regs plus Guidance note 7 to the Wiring Regs - B.S. 7671:2001 and fitted with residual current device. IP68/65 rated fittings and sealed leads to maintain seals to ceilings. Installation to be in accordance with Building (Scotland) Regs 2004. Electrical installer to complete the appropriate certificates and sign in ink. Electrical supply trench and back fill to be in accordance with the supply authorities instructions. Light switches to be fitted in accordance with the Technical Standards 4.8.5 - between 900mm and 1100mm above fl, 400mm for d/s and at least 350mm from an internal corner. At least 50% of all new light fittings to be low energy type.

REFUSE STORAGE

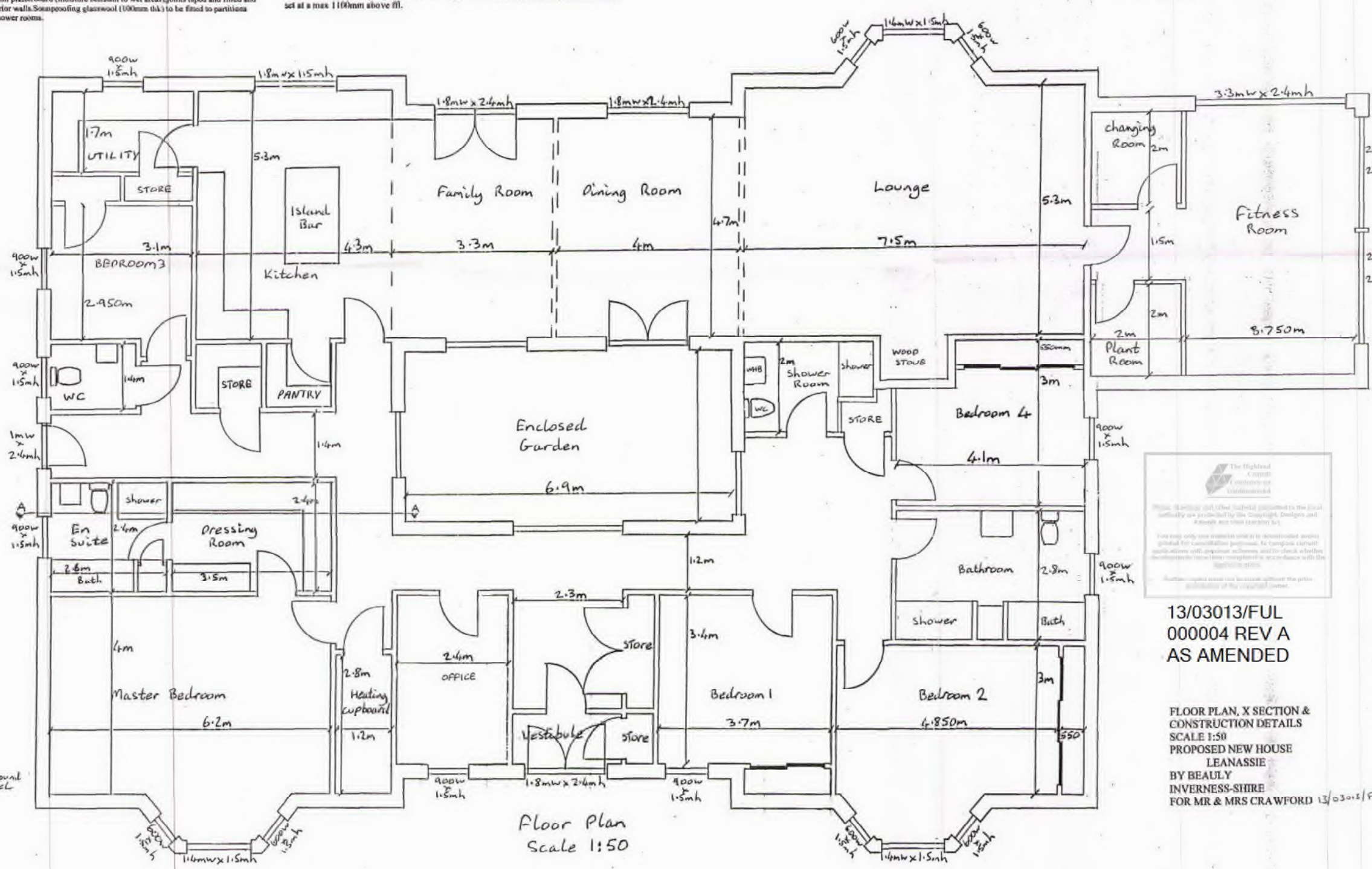
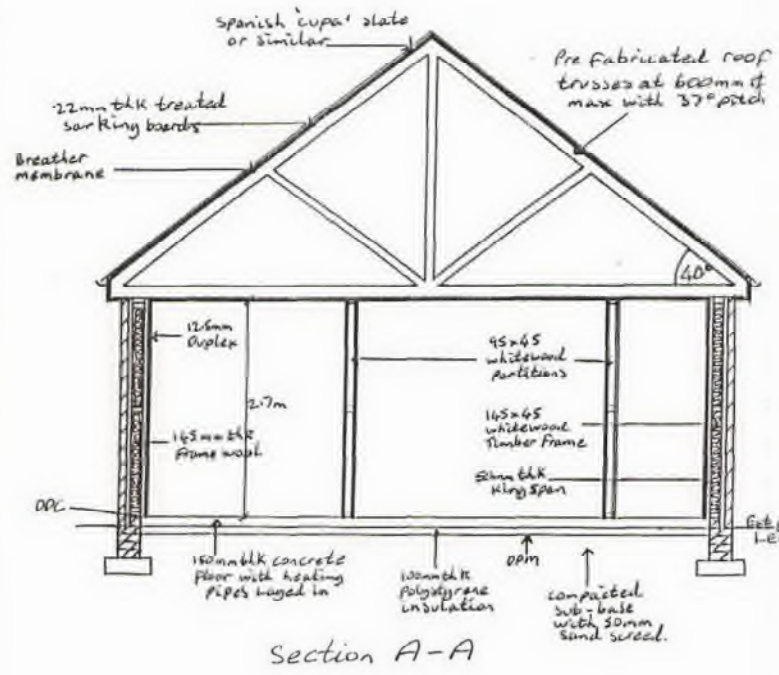
A solid washable hard standing area for a wheeled bin to be provided in accordance with section 3.25.1 of the Building (Scotland) Regulations 2004.

DRAINAGE

All new drainage outwith the building shall be constructed to comply with Standard 3.7 the following: BS EN 752-3: 1997 (Drain & sewer systems outside buildings. Hydraulic design & environmental considerations) & BS EN 1610: 1998 (Construction & testing of drains & sewers) BS EN 12056: Part 1: 2000. Lay 110mm pvc underground waste line to connect with 450mm inspection chambers to BS 7158 at direction change points & at max 22m in run of sewer. Pipe bends & accessories PVC-U to BS 1401 class SN4 with flexible joints, Kitemark certified. 110mm soil & vent stacks positioned as shown. All SVP's to terminate at ridge level. Pipes fittings and accessories PVC-U to BS 1329-1 or BS 4514 Kitemark certified. Sewer line connected to Septic tank and soakaway, details and spec as per Engineer specifications.

CENTRAL HEATING & DOMESTIC HOT WATER

Ground source heating system linked to a megaflow pressurised system. Heating system to maintain the following temperatures - Living Room - 21°C, Kitchen - 18°C, Bedrooms - 16°C, Bath/Showers rooms - 18°C. The system to be installed by a competent person in accordance with the IEE regulations and Scottish Technical Standards, local by-laws and Health And Safety Doc 635, EN:12828-Central Heating for domestic premises BS7593 - Treatment of water in domestic hot water heating systems. The system is to be designed and installed by specialist. NB! All heating/hot water supply pipes/pressure vessels are to be insulated in accordance with BS 5447:2000



Floor Plan Scale 1:50



13/03013/FUL
000004 REV A
AS AMENDED

FLOOR PLAN, X SECTION & CONSTRUCTION DETAILS
SCALE 1:50
PROPOSED NEW HOUSE
LEANASSIE
BY BEAULY
INVERNESS-SHIRE
FOR MR & MRS CRAWFORD 13/03013/FUL

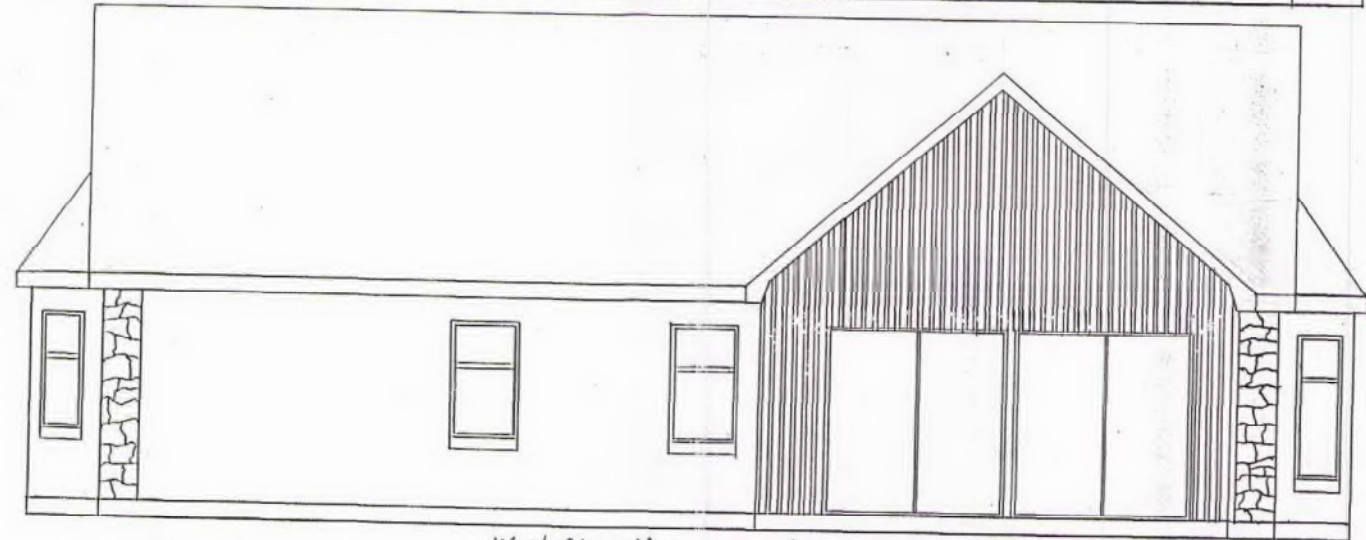
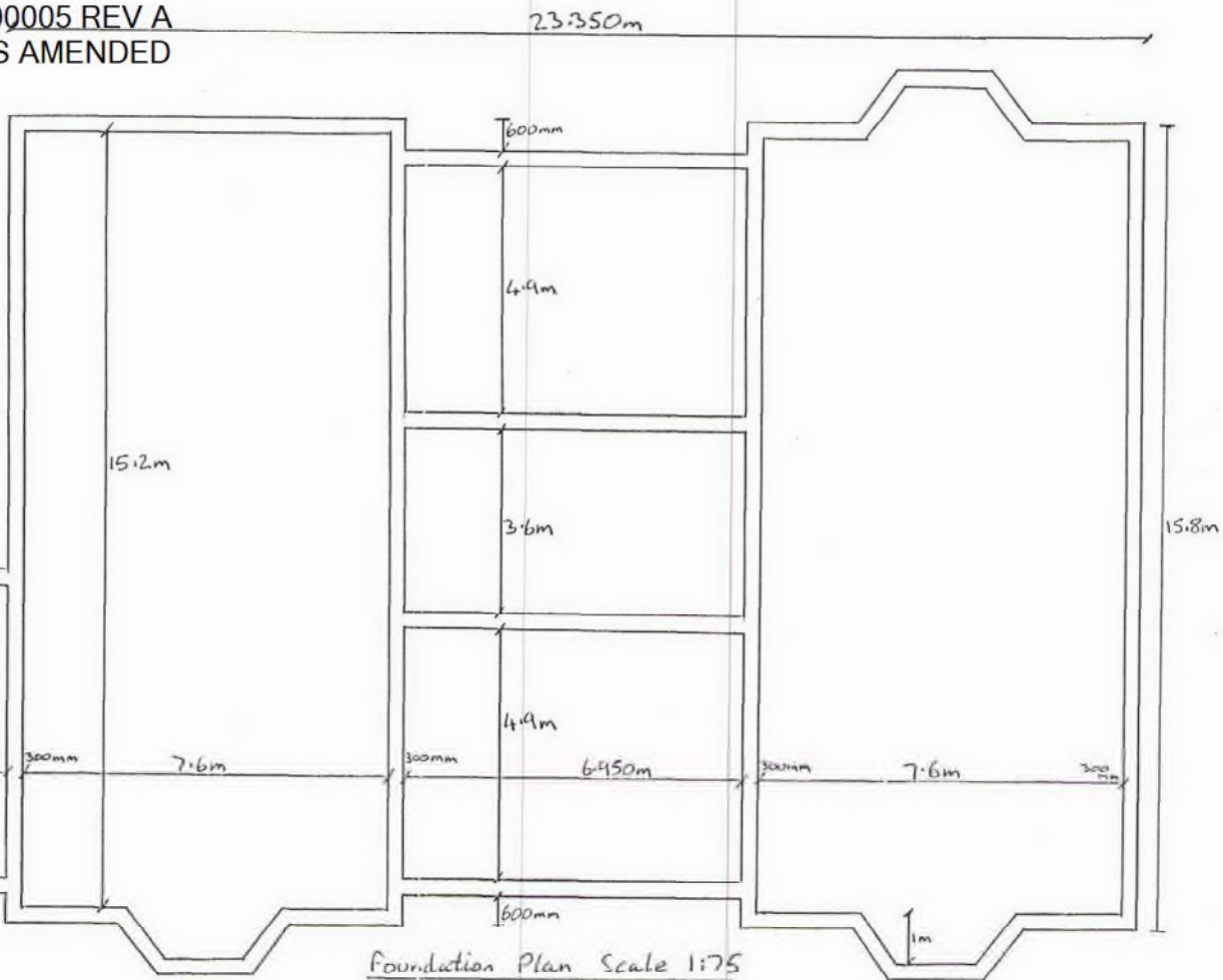
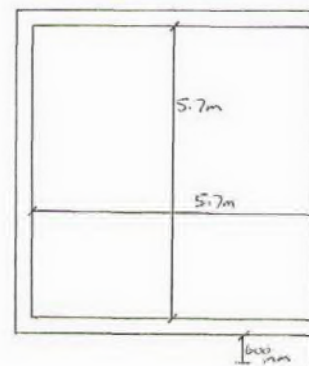


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AS AMENDED

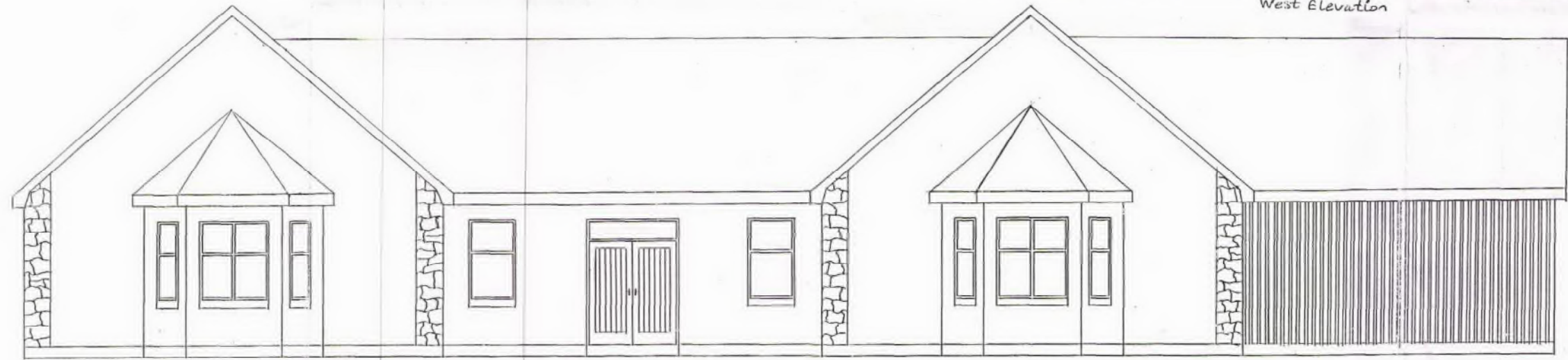
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West Elevation



North Elevation



South Elevation

EXTERNAL FINISHES
NATURAL SLATE ROOF,
WHITE WET DASH WALLS,
WHITE FASCIA & WINDOWS,
SCOTTISH LARCH CLADDING

**EXTERNAL ELEVATIONS
& FOUNDATION PLAN**
SCALE 1:50
PROPOSED NEW HOUSE
LEANASSIE
BY BEAULY
INVERNESS-SHIRE
FOR MR & MRS CRAWFORD 13/03013/FUL