

THE HIGHLAND COUNCIL

**SOUTH PLANNING APPLICATIONS COMMITTEE
20 January 2015**

Agenda Item	6.4
Report No	PLS/005/14

**14/04556/FUL Mr J Crawford
Croft Cottage, Sunnyside, Culloden Moor, Inverness**

Report by Area Planning Manager – South

SUMMARY

Description : Erection of sun lounge extension

Recommendation - GRANT

Ward : 20 Inverness South

Development category : Local

Pre-determination hearing: Not applicable

Reason referred to Committee: In accordance with the scheme of delegation as the applicant is a Councillor.

1. PROPOSED DEVELOPMENT

- 1.1 The proposal seeks full planning permission for an extension to the front of the house to provide sun lounge accommodation. The extension measures 6 metres by 4.2 metres and extends beyond the front elevation of the existing house.
- 1.2 There was no pre-application consultation on the proposal other than to confirm that planning permission was required.
- 1.3 The site is served by existing infrastructure unaffected by this development.
- 1.4 Variations: there have been no variations to the proposal since submission.

2. SITE DESCRIPTION

- 2.1 The site comprises a detached house set within a large garden with vehicular access from the B9006. The proposed extension will be located on the front, south elevation of the property and extends forward of the building line. The house is screened from the public road by a mature hedge and trees.

3. PLANNING HISTORY

- 3.1 No relevant planning history.

4. PUBLIC PARTICIPATION

- 4.1 Advertised : N/A
Representation deadline : 23/12/14
Timeous representations : 0
Late representations : 0

6. DEVELOPMENT PLAN POLICY

There are no specific policies relevant to the proposal.

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 proposal involves a single storey extension to the front of a detached house and there are no policy issues arising from the proposal. The extension is screened from the public road and is designed to complement the existing house and will be finished with materials to match.

9. CONCLUSION

- 9.1 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. RECOMMENDATION

Action required before decision issued No

It is recommended the application be **Granted** planning permission.

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.

TIME LIMITS

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

Initiation and Completion Notices

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

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

Accordance with Approved Plans & Conditions

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). 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 adhere to this permission and meet the requirements of all 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 (or emanating from) the application site. As per Scottish Planning Policy (p.198), planning permission does not remove the liability position of developers or owners in relation to flood risk.

Mud & Debris on Road

Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

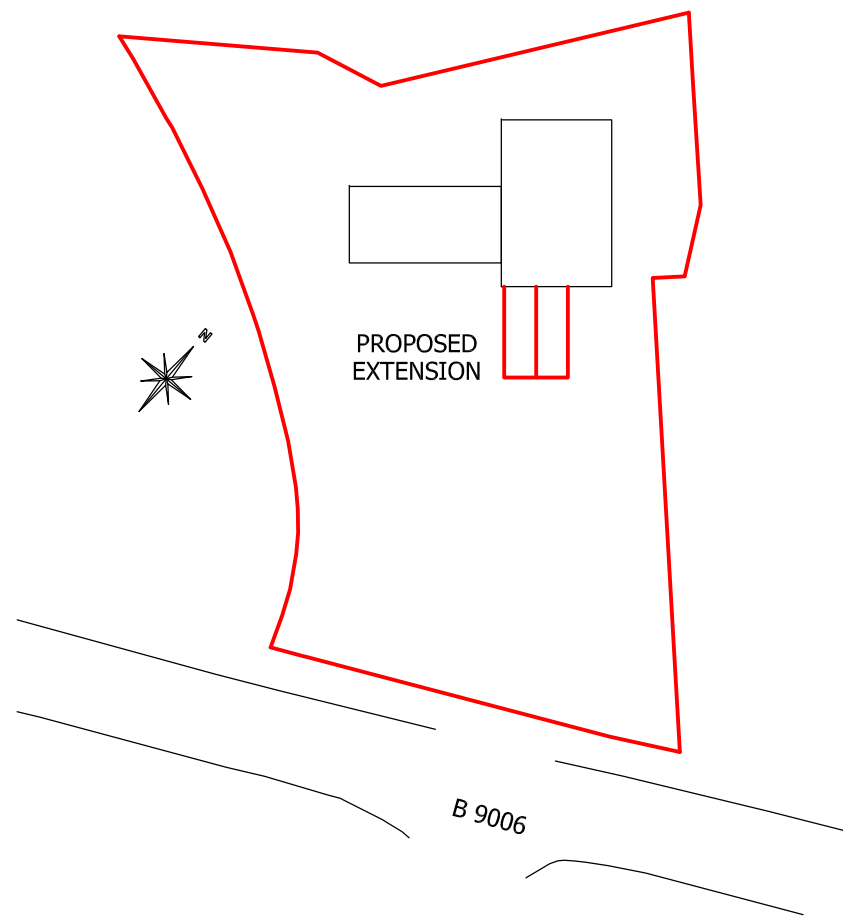
Construction Hours and Noise-Generating Activities: You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact env.health@highland.gov.uk for more information.

Building Regulations: Please note that Building Regulations and/or a Building Warrant may be applicable to some or all of the works described in this decision notice. You must check with the Council's Building Standards service prior to work commencing to establish what compliance or approval is necessary. If a warrant is required, you must not commence work until one has been applied for and issued. For more information, please contact Building Standards at Building.Standards@highland.gov.uk or on 01349 886606.

Signature: Allan J Todd
Designation: Area Planning Manager – South
Author: Nicola Drummond
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – site location plan
Plan 2 – floor plan
Plan 3 – elevations

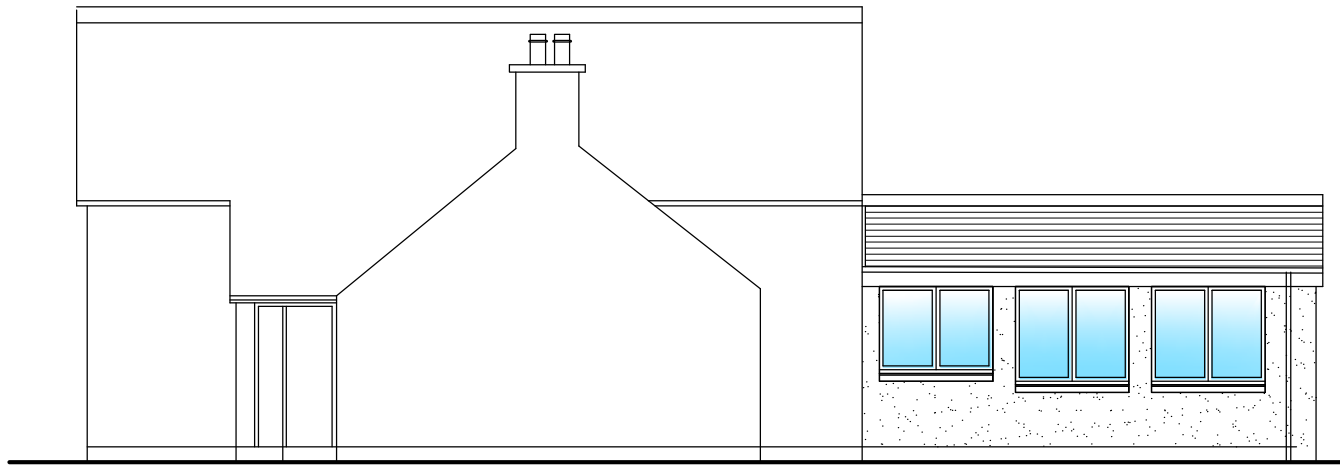


SITE PLAN 1:500

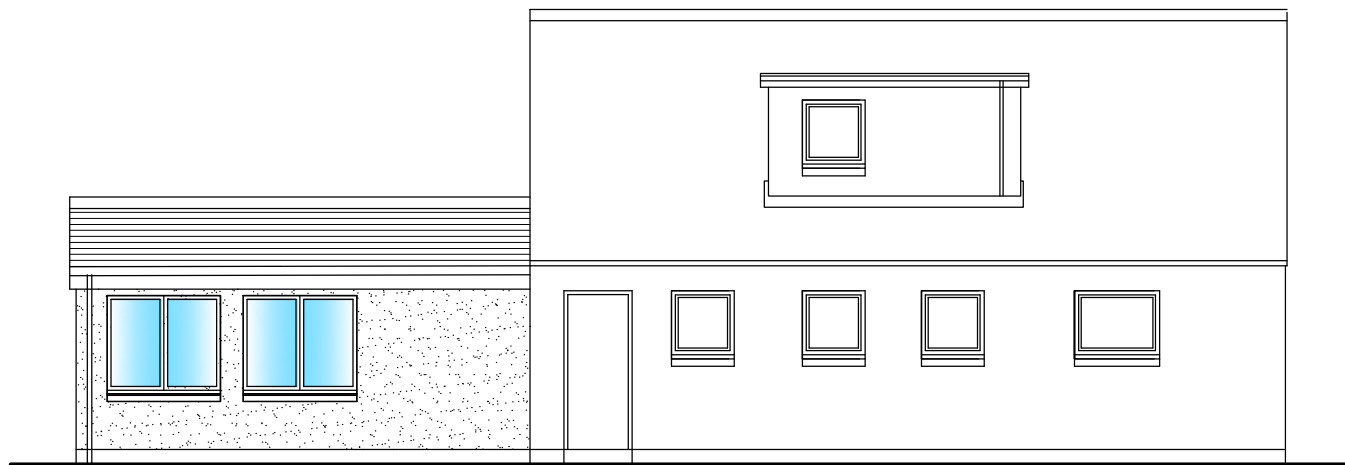


LOCATION PLAN 1:1250

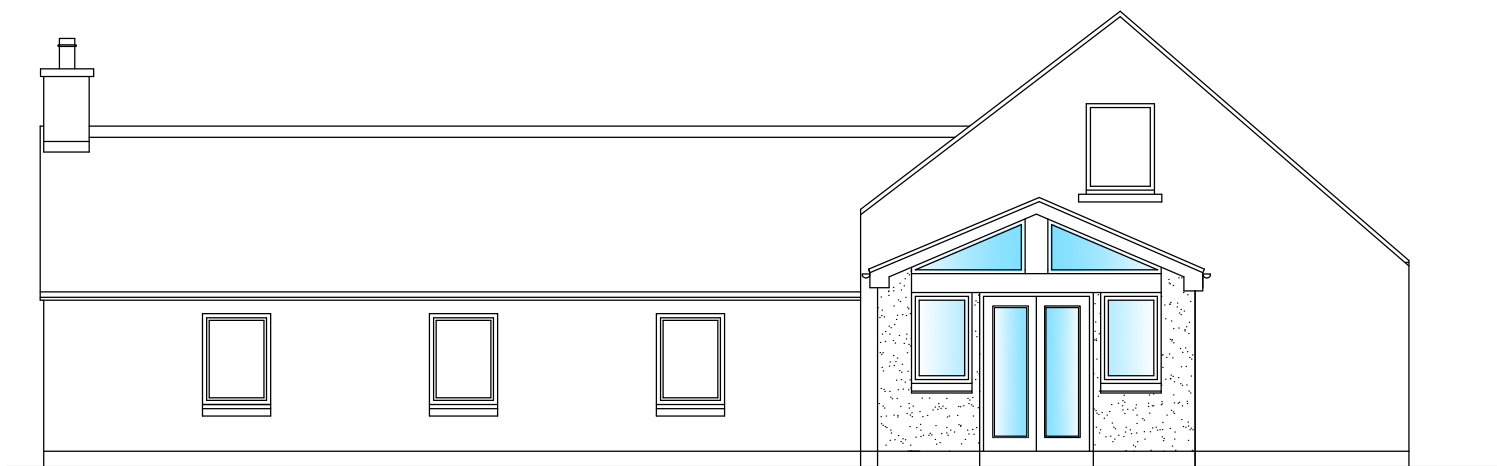
client MR and MRS J CRAWFORD	drawing SITE PLANS		drawn AJB	A.J. BLACK MCIAT CHARTERED ARCHITECTURAL TECHNOLOGIST AND BUILDING DESIGN CONSULTANT 51 CHARLES STREET INVERNESS IV2 3AH Tel 01463 224026 e-mail : blacksonthehill@aol.com
project SUN LOUNGE EXTENSION SUNNYSIDE CROFT INVERNESS	drawing no. 01	revision	date OCT 14	
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WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

client MR and MRS J CRAWFORD	drawing ELEVATIONS		drawn AJB	A.J. BLACK MCIAT CHARTERED ARCHITECTURAL TECHNOLOGIST AND BUILDING DESIGN CONSULTANT 51 CHARLES STREET INVERNESS IV2 3AH Tel 01463 224026 e-mail : blacksonthehill@aol.com
	project SUN LOUNGE EXTENSION SUNNYSIDE CROFT INVERNESS	drawing no. 03	revision	
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