

THE HIGHLAND COUNCIL

SOUTH PLANNING APPLICATIONS COMMITTEE
24 February 2015

Agenda Item	7.3
Report No	PLS/011/15

15/00004/FUL: Mr Ben Thompson
2 Erracht, Banavie, Fort William

Report by Area Planning Manager - South

SUMMARY

Description: One and a half storey extension to cottage to provide additional living accommodation and current single storey extension re-clad to form new entrance to property.

Recommendation - GRANT

Ward : 12 – Caol and Mallaig

Development category : Local Development

Pre-determination hearing : Hearing not required

Reason referred to Committee: Elected Member interest

1. PROPOSED DEVELOPMENT

- 1.1 Planning permission is sought for the erection of a 1½ storey extension to an existing single storey cottage. The proposed extension is of a gable roofed design measuring 5.4m in width along the south facing front elevation x 13.5m in depth, with a height to the roof ridge of 7m. The extension will provide additional accommodation in the form of 2 bedrooms, a living room and kitchen, dining and utility space. It is proposed to finish the extension in grey timber cladding with a grey profiled roof covering. It is also proposed to refurbish the existing single storey extension in grey metal seam cladding to serve as an entrance hall and link between the new extension and the existing property.
- 1.2 Pre-application advice was sought under 14/03332/PREAPP. The applicant was advised that the proposals were generally acceptable, and was provided with further suggestions to integrate the development with its surroundings which have been incorporated into the current planning application.
- 1.3 The site is accessed via a private track connecting to the B8004 public road.
- 1.4 A short supporting statement has been submitted.

2. SITE DESCRIPTION

- 2.1 The site is the curtilage of a single storey traditional cottage with an existing single storey extension. The property occupies a rural location, surrounded by croftland, within a small group of dwellings sited along a private track. The site is located on raised ground and as result is visible from the B8004 public road. A traditional timber barn is located directly adjacent to the west with the nearest residential property being 'Mossglen', some 70m distant.

3. PLANNING HISTORY

- 3.1 None

4. PUBLIC PARTICIPATION

- 4.1 Advertised : Not advertised
Representation deadline : 05/02/2015
Timeous representations : 0
Late representations : 0

5. CONSULTATIONS

- 5.1 None

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 & Place Making |
| 36 | Wider Countryside |
| 61 | Landscape |

6.2 West Highlands and Islands Local Plan (2010) (as continued in force 2012)

6.3 Highland Council Supplementary Guidance

Housing in the Countryside and Siting and Design (March 2013)
Sustainable Design Guide (January 2013)

7. OTHER MATERIAL CONSIDERATIONS

7.1 Draft Development Plan

Not applicable

7.2 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy (The Scottish Government, June 2014)

Planning Advice Note 72: Housing in the Countryside (The Scottish Government, February 2005)

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**

Planning permission is sought for a residential extension within an area of the wider countryside.

The main consideration is the impact on the surrounding residential amenity and suitability of the design within the wider landscape setting in accordance with Policies 28 (Sustainable Design), 36 (Wider Countryside) and 61 (Landscape).

8.3.1 Design, Amenity and Landscape

Due to the isolated nature of the application site, the impact of the extension on the surrounding residential amenity is considered as minimal. The main considerations therefore relate to how the design of the proposals complements the existing dwelling and fits within the wider setting. The surrounding area is characterised by a number of different styles of dwelling interspersed with agricultural buildings. The new extension incorporates a narrow gable profile with a 45° roof pitch. The proposals read well from a distance with the surrounding agricultural structures and consequently the impact on wider views and landscape character is minimised. The use of the previous extension to act as a link to the existing dwelling adds functional living space to the property without directly altering the traditional cottage and serves to further break up the massing of the proposals overall. Although the extension is higher than the original cottage, the design approach used in this context is successful. The traditional materials proposed also serve to further integrate the development with its rural surroundings.

8.3.2 Access and Servicing

The proposal does not alter the existing driveway and parking arrangements. The proposal will make use of the existing water supply and foul drainage arrangements.

8.3.3 Policy Conclusion

The proposal is acceptable in terms of design, amenity and fit within the wider landscape setting.

8.4 **Material Considerations**

Not applicable

8.5 **Other Considerations – not material**

Not applicable

8.6 **Matters to be secured by Section 75 Agreement**

None

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 N

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

1. No development or work shall commence until a detailed specification for all proposed external materials and finishes (including trade names and samples where necessary) has been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details.

Reason : To ensure that the development is sensitive to, and compatible with, its context and local architectural styles in accordance with Policies 28, 29, 36 and 61 of the Highland-wide Local Development Plan, 2012.

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 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

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.

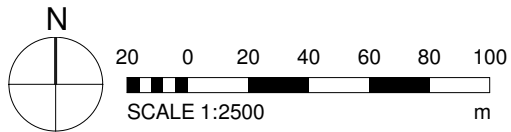
1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the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

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

Accordance with Approved Plans & Conditions

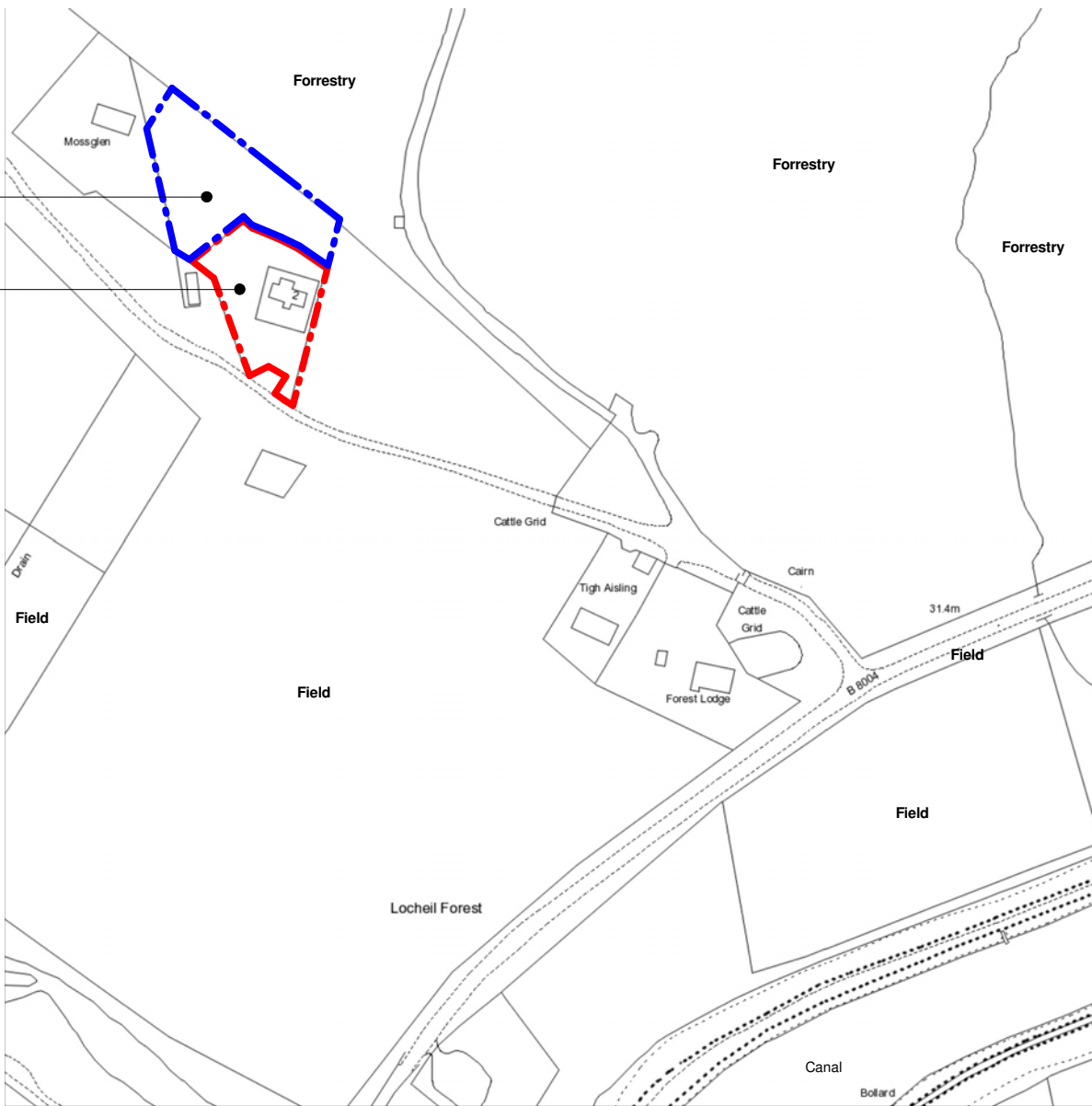
You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building 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.

Signature: Allan J Todd
Designation: Area Planning Manager - South
Author: Michael Kordas
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – ECB_P(LP)002 Location Plan
Plan 2 – ECB_P(SP)002 Proposed Site Layout Plan
Plan 3 – ECB_E(PL)005 REV A Proposed Elevation Plan South
Plan 4 – ECB_E(PL)006 Proposed Elevation Plan West
Plan 5 – ECB_E(PL)007 Proposed Elevation Plan East
Plan 6 – ECB_E(PL)008 Proposed Elevation Plan North
Plan 7 – ECB_P(PL)005 REV A Ground Floor Plan Proposed
Plan 8 – ECB_P(PL)006 REV A First Floor Plan Proposed
Plan 9 – ECB_P(PL)007 Roof Plan A3
Plan 10 – ECB_S(SP)001 Proposed Section Plan
Plan 11 – ECB_V(PL)002 3D Visualisation



Adjacent Land owned by Applicant
Area: 2467 sqm

Site : 1657 sqm



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PROJECT

ERRACHT COTTAGE, BANAVIE

DWG TITLE

Location Plan 1-2500

CLIENT

BEN + FIONA THOMPSON
Erracht Cottage
Banavie
Fort William
PH33 7PD

DWG. NO.

ECB_P(LP)002

SCALE
1 : 2500

REV.

DRAWN

PURPOSE

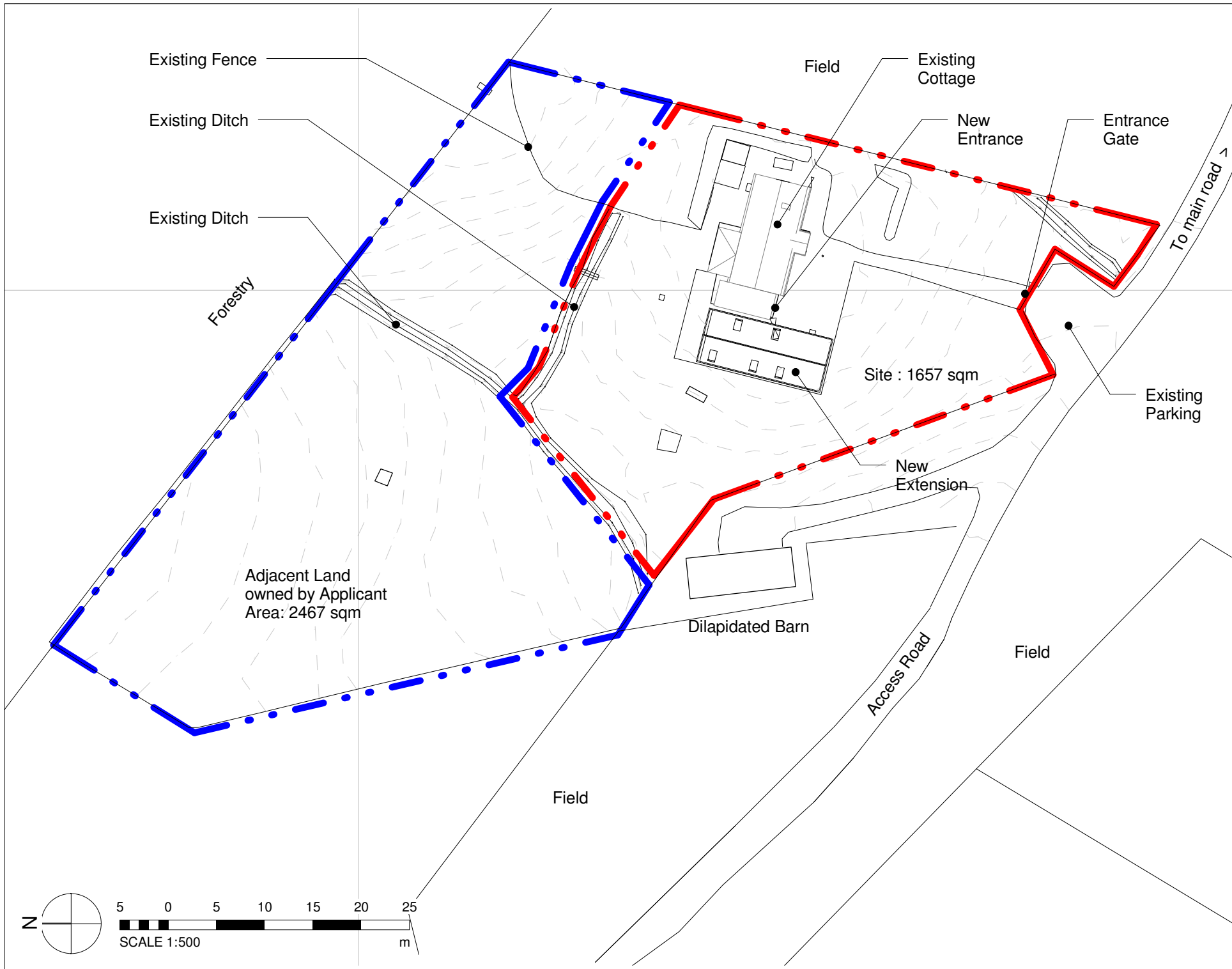
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PLANNING

DATE
02/01/15

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 (CONSTRUCTION (MANAGEMENT) REGULATIONS 1994.)

PROJECT	ERRACHT COTTAGE, BANAVIE		CLIENT	BEN + FIONA THOMPSON Erracht Cottage Banavie Fort William PH33 7PD	DWG. NO.	ECB_P(SP)002	REV.	DRAWN	SY	PURPOSE	PLANNING
	Site Plan Proposed				SCALE	1 : 500	DATE	12/15/14			
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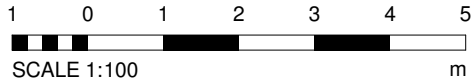
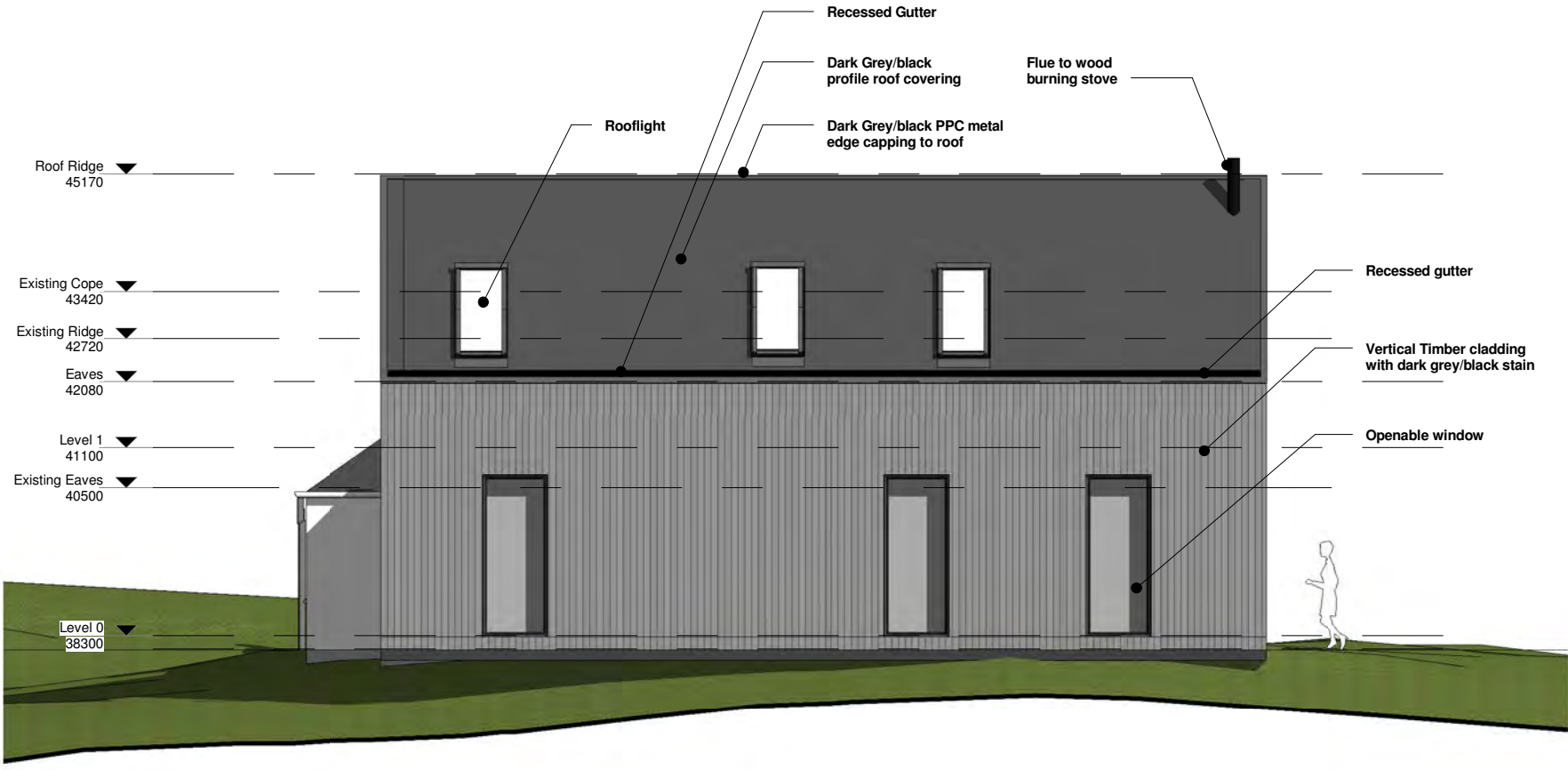


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	DWG TITLE	Elevations_South_Proposed		SCALE	1 : 100		DATE	21/07/14							
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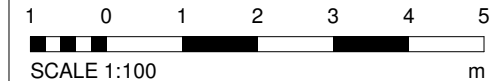
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DWG TITLE						SCALE	1 : 100				10/29/14	

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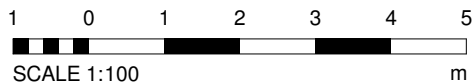
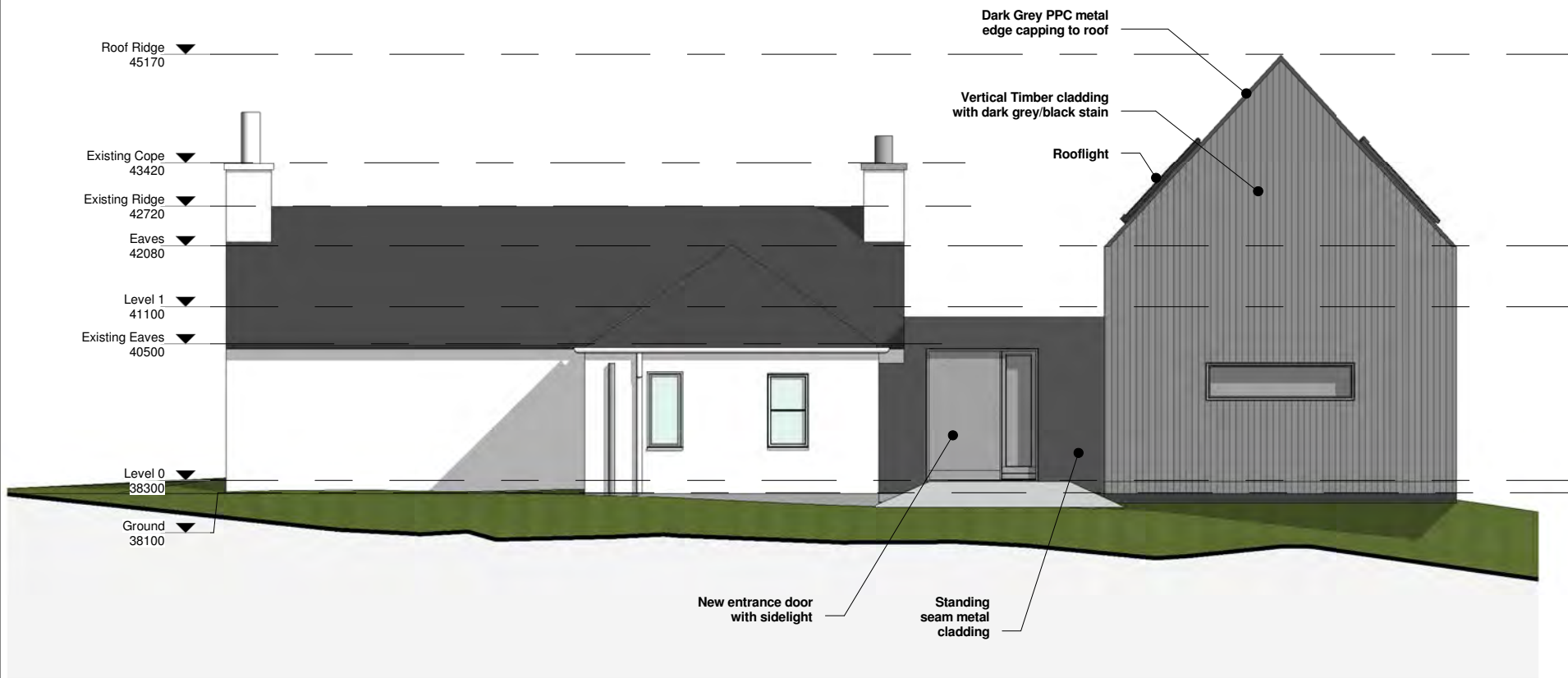
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	DWG TITLE	Elevations_East Proposed		DATE	15/12/14		SCALE	1 : 100					
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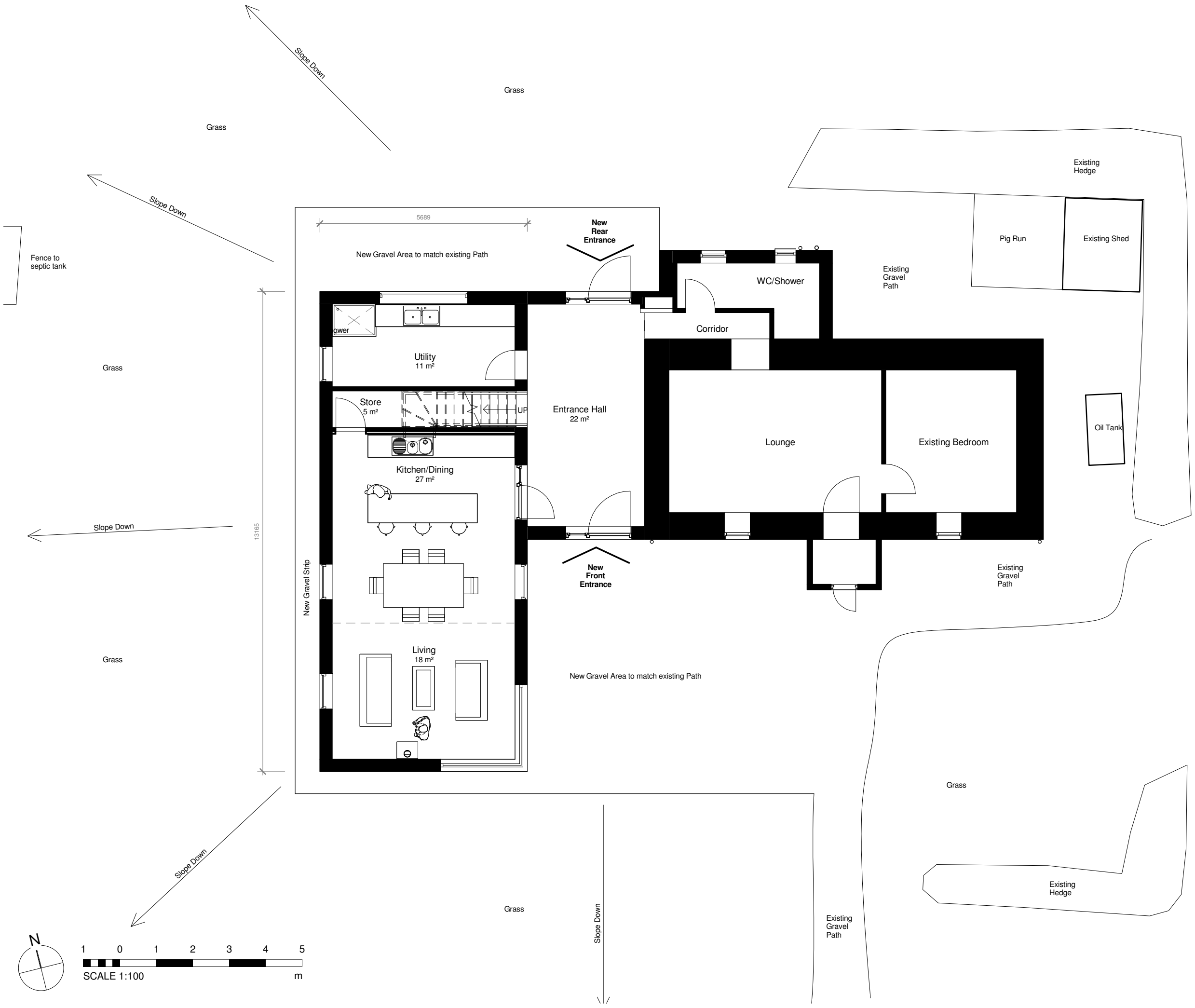
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PROJECT ERRACHT COTTAGE, BANAVIE Elevations_North Proposed	CLIENT BEN + FIONA THOMPSON Erracht Cottage Banavie Fort William PH33 7PD	DWG. NO. ECB_E(PL)008	REV.	DRAWN SY	PURPOSE PLANNING
		SCALE 1 : 100	DATE 10/29/14		
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REV	DATE	BY	DESCRIPTION
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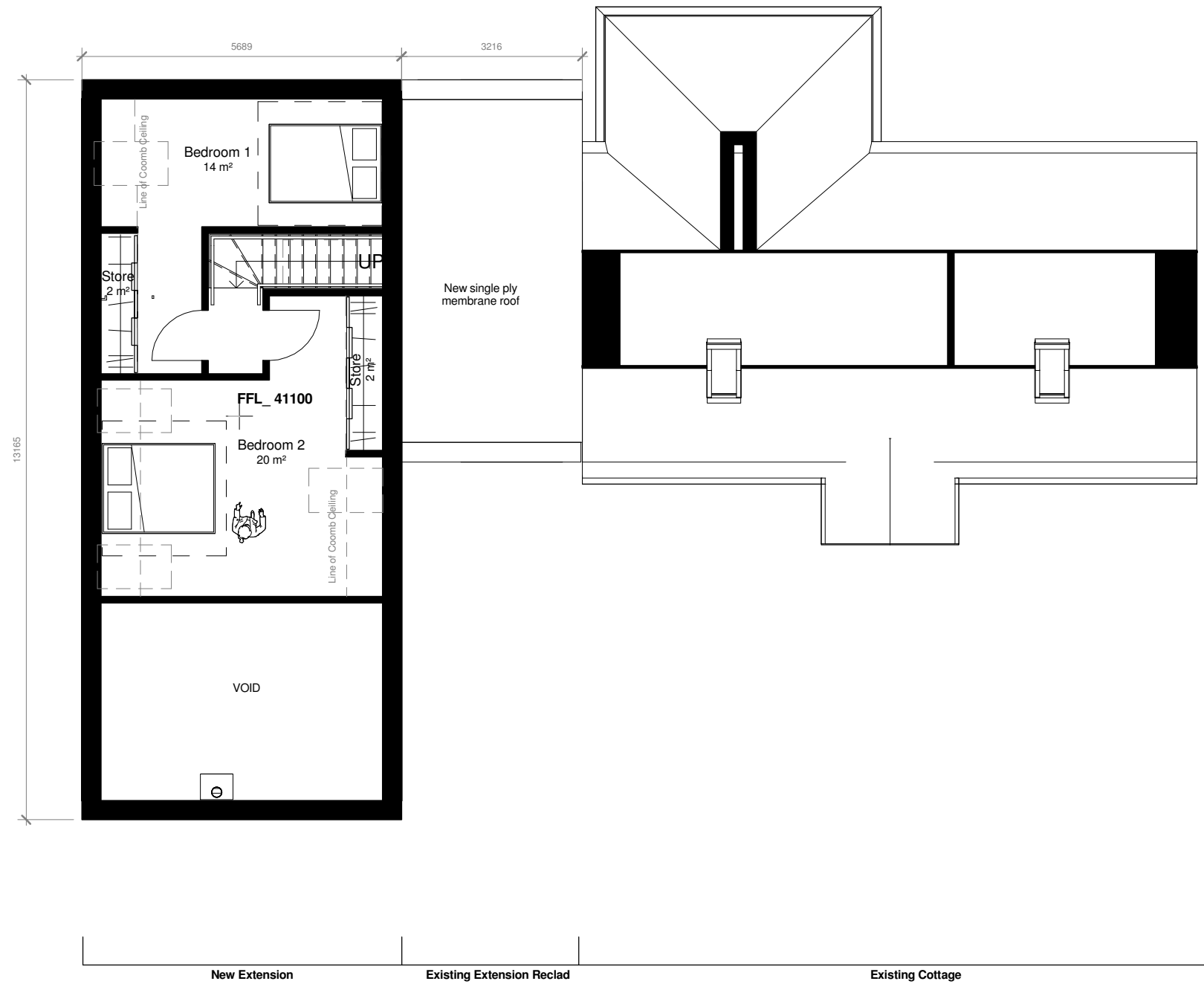
PROJECT	ECB	ERRACHT COTTAGE, BANAVIE
CLIENT	BEN + FIONA THOMPSON	
DRAWING	Grnd Floor Plan Proposed	
DWG. NO.	ECB_P(PL)005	
REV.	A	SCALE 1:100
DRAWN	SY	DATE 21/07/14

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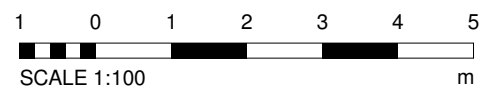
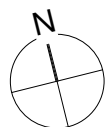
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REV	DATE	BY	DESCRIPTION
A	27.10.2014		Client comments



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PROJECT	ECB	ERRACHT COTTAGE, BANAVIE		
CLIENT	BEN + FIONA THOMPSON			
DRAWING	First Floor Plan Proposed			
DWG. NO.	ECB_P(PL)006	REV.	A	SCALE
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				15/12/14

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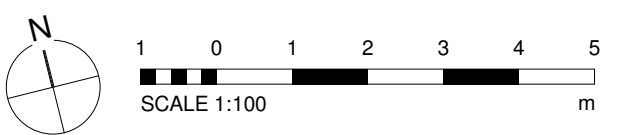
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REV	DATE	BY	DESCRIPTION



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PROJECT	ECB	ERRACHT COTTAGE, BANAVIE		
CLIENT	BEN + FIONA THOMPSON			
DRAWING	Roof Plan - Proposed			
DWG. NO.	ECB_P(PL)007	REV.	SCALE	1 : 100
		DRAWN	SY	DATE
				11/19/14



SITE SECTION : WEST



SITE SECTION : EAST



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	Site Sections - East + West			SY			PLANNING				
DWG TITLE					SCALE		1 : 500		DATE	23/12/2014	
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PROJECT

ERRACHT COTTAGE, BANAVIE

CLIENT
 BEN + FIONA THOMPSON
 Erracht Cottage
 Banavie
 Fort William
 PH33 7PD

DWG. NO.
ECB_V(PL)002
 SCALE

REV.
 DATE
18/12/14

DRAWN
SY
 PURPOSE
PLANNING

DWG TITLE
3D Entrance Approach

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