

The Highland Council

**Planning Applications Committee –
15 September 2015**

Agenda Item	6.2
Report No	PLN/053/15

**15/00915/FUL : Mr Andrew Gunn
Land 55M West Of Newton House, Lybster**

Report by Area Planning Manager

Summary

Description : Erection of house with integral garage and outbuildings, formation of vehicular access

Recommendation - REFUSE

Ward : 04 – Landward Caithness

Development category : Local Development

Pre-determination hearing : n/a

Reason referred to Committee : Member Referral.

1. Proposed Development

- 1.1 The site is located immediately adjacent to the west edge of the village of Lybster, between Newton House and the minor road (C1053) junction leading towards Achavanich on the landward side of the A99(T). The land is currently agricultural in nature.

The proposal seeks to develop a 1 ½ storey truncated gable ended 'T' plan house within the site, orientated parallel to the A99(T) with the stem of the 'T' towards the village and the head of the 'T' to the west. The upper storey is contained wholly within the roof space. The house is centrally located within the eastern half of the site which abuts the curtilage of Newton House on the west outskirts of the village.

The head of the 'T' accommodates an open plan lounge/kitchen dinner at ground level with lounge area above and measures 9.8m in length with a gable of 6.8m and approximately 6m to the ridge in height. The gable of the head of the 'T' facing the A99(T) has large horizontal window openings at both ground and first floor levels which are sub-divided into vertical openings. The rest of the house is single storey with the main body of the 'T' comprising 4 bedrooms, a stairwell, utility room

with a single w.c., bathroom and an en-suite and dressing room from the master bedroom. These rooms are accessed from a central corridor. The base of the 'T' is slightly stepped in and contains a large double garage with the doors set on the far side of the building from the A99(T). The overall length of the proposed house is 26.4m and has an overall footprint of 204 square metres.

A separate single storey outbuilding measuring approximately 19.7m in length, and 6m in width is proposed parallel to the house and located adjacent to the north boundary of the site. This outbuilding also has two double width garage doors. No floorplan has been submitted to further identify the internal layout and use of this outbuilding. It has a footprint is 118 square metres.

In terms of materials the roof is to be finished in grey flat profile tile with wet dash rendered walls with Caithness stone quoin details on the outside corners. The windows and doors will be golden oak finished PVCu with brown rectilinear PVCu rainwater goods. Garage doors to be sectional roller type. Material finishes of the outbuilding are not specified although may be inferred to match the house given reference to the design of the outbuilding 'mirroring' the house within the submitted design statement(s).

- 1.2 A pre-application submission was made by the applicant. It was clearly stated in our response that there are significant policy concerns associated with the proposal relative to its design, location and setting along with issues in relation to levels, drainage and access.
- 1.3 Vehicular access is proposed from the Lybster – Achavanich road (C1053). The applicant has stressed that any potential pedestrian access from the house may be taken towards the village within the 40mph speed limited section of the A99(T). Detail of this non-vehicular access is stated in the design statement although no mapped details of such are supplied on the location/site plan N14/17/01 Rev. A.
- 1.4 Two supporting documents have been submitted titled Design Statements, one received on receipt of application on the 11th of March and another on the 26th of March. These documents attempt to provide a case for the development in the context of planning policy, design and personal circumstances of the applicant. A completed 'Access Checklist' was also received, providing consideration of the proposed access from the C1053, Lybster – Achavanich road.
- 1.5 **Variations:** Drawings amended to include metric scale bar where required.
The status of the land has been subject to clarification and has been confirmed as being subject to crofting legislation.

2. Site Description

- 2.1 This site is agricultural in character, laid to grass. Uses of the site in recent years have included grazing for horses and to accommodate a small enclosure for ducks/hens. There are also tree saplings within the site. Whilst typically grass

covered there is evidence of encroachment of soft rush particularly in the south west corner of the site formed between the A99(T) and the junction with the minor road (C1053). This suggests poor soil/sub soil drainage in this part of the site. It is also noted that a significant proportion of the site bounding the A99(T) is set below the level of the road. There is currently an agricultural access to the site from the C1053.

The proposal will be viewed in the context of the west approach to the village of Lybster on the A99(T). This entry to the village is characterised by substantial and historic traditional stone built properties adjacent to and bracketing the main road. These properties have mature gardens with stone built walls, which clearly define the entrance to the village.

3. Planning History

- 3.1 The site was subject to pre-application advice. The advice given was unfavourable based on the design and policy concerns.

4. Public Participation

- 4.1 Advertised : Unknown Neighbour

Representation deadline : 01.05.2015

Timeous representations : 1in support

Late representations : 1in support

- 4.2 Material considerations raised are summarised as follows:

- Increases local housing provision
- Visually improve the western approach to the village
- Provide local employment through construction phase
- Utilise and link to existing utilities such as electricity, telecommunications and sewage

5. Consultations

- 5.1 **Development Plans/Policy** : Objection

The development conflicts with The **Caithness Local Plan (2002)** as it fails to focus growth within the settlement boundary of Lybster. The proposed development does not recognise the character and historic importance of the village of Lybster. It fails to reflect the settlement pattern of the village and the context of the historic buildings framing the west approach to the village on the A99(T). Given the prominent location of the development, siting, layout and design of the proposed house are key issues.

Overall the site lies just outwith the Settlement Development Area of Lybster and therefore is not supported by the policy set out in the HwLDP. It also cannot be supported as it falls far short of the expectations set out in the Council's Housing in the Countryside and Siting and Design Supplementary Guidance (2013) and

national guidelines for rural house layout and design. The proposals set out in this application have a significantly negative impact on the entrance and setting of the village and is not therefore supported in terms of planning policy.

5.2 Transport Planning : No objection.

Vehicular access is to be taken directly from the C1053 public road close to its junction with the A99 trunk road. The applicant's submission seems to suggest that alternative direct pedestrian access between the site and the A99 will be available; although, this is not entirely clear and would require the agreement and consent of Transport Scotland, as Trunk Roads Authority. The proposed vehicular access 55 metres north of the C1053/A99 junction is considered acceptable pending standard road conditions for a single house development and the formation of a suitable junction with the public road.

5.3 Access Officer : No objection.

Comment is made regarding the concept of a pedestrian link between the C1053 public road and the A99(T) avoiding the road verge of the A99(T). Further detail would be required for detailed comment together with the agreement of Transport Scotland. The general concept of a pedestrian link would be supported which avoids the need to use the A99(T) verge outwith the 40mph limit to form a link between the village of Lybster and the C1053 (Lybster – Achavanich) road.

5.4 Trunk Roads Authority : No objection.

Were the application to be permitted the Trunk Roads Authority seek conditions to ensure that the site is separated from the trunk road by an unclimbable barrier, that there is no direct vehicular or non-vehicular access between the site and the trunk road and that proposed pedestrian access is fully considered to the site.

5.5 Scottish Water : No consultation response noted.

Note: The applicant notes the proximity of water supply and states that connection to the municipal sewage system serving Lybster would be sought.

5.6 Crofting Commission : No objection

Information was supplied by the applicant in the second of the two supplied design statements in support of the proposal which contradicted the first in stating that the site comprised croft land. Initial consultation with the Crofting Commission found no evidence of the site forming, or being a component part of a registered Croft. The Crofting Commission were re-consulted given the assertion in the second of the two design statements that the land was a croft holding. The Crofting Commission response received on the 29th of July clarifies the status of the land as a registered croft. They advised there was no tenant in place. They further advised the croft has

5 landlords who own specific parts of the croft individually from a total croft holding of 16.19ha. They confirmed that the applicant was the landowner/owner of this section of croft land amounting to 0.441ha.

The Crofting Commission wish to ensure that were the application to be granted that the following points are considered and secured by condition as required;

- The siting of the development does not unreasonably restrict the flexibility to cultivate and move stock on the remaining croft land.
- The siting of the development does not unreasonably restrict access to the remaining croft land and that a minimum of 4m access to all residual area is maintained.
- The siting of the development avoids the better quality soils of the croft.
- The development does not have a detrimental impact on the area of land available for agricultural activity and therefore on the agricultural potential of the croft.

6. Development Plan

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
30	Physical Constraints
34	Settlement Development Areas
36	Development in the Wider Countryside
47	Safeguarding Inbye/AppORTioned Croftland
56	Travel
57	Natural, Built and Cultural Heritage
64	Flood Risk
65	Waste Water Treatment
66	Surface Water Drainage
77	Public Access

6.2 **Caithness Local Plan 2002**

The development site is situated immediately adjacent to the western settlement boundary of Lybster as defined within the map booklet, inset 9: Lybster, which informs the Caithness Local Plan. The local plan identifies settlement boundaries to focus growth within existing settlements and to protect the settlement character. It also helps to avoid inappropriate and unplanned sprawl of built development on the fringes of settlements. This approach has been carried forward into the HwLDP under Policy 34 Settlement Development Area (SDA).

N.B. This local plan is relevant only insofar as it continues in force post-adoption of the Highland-wide Local Development Plan. More information at:

<http://www.legislation.gov.uk/ssi/2012/90/made>

7. **Other Material Considerations**

7.1 **Highland Council Supplementary Planning Policy Guidance**

Access to Single Houses and Small Housing Developments (May 2011)

Housing in the Countryside and Siting and Design (March 2013)

Physical Constraints (March 2013)

Sustainable Design Guide (Jan 2013)

7.2 **Scottish Government Planning Policy and Guidance** SPP (2014)

Scottish Planning Policy (SPP), June 2014, states, as a policy principle, that; **‘Planning should take every opportunity to create high quality places by taking a design-led approach’**. Development Management, s.56, expressly states that **‘Design is a material consideration in determining planning applications. Planning permission may be refused and the refusal defended at appeal or local review solely on design grounds’**.

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 location of the site is within an area denoted as ‘wider countryside’ as defined by Policy 36, Development in the Wider Countryside, of the HwLDP. The site is in a boundary situation as it abuts the western extent of the defined settlement boundary on the landward (north) side of A99(T) on this principal entry to the

village heading north. Given the prescriptive nature of the defined boundary between 'wider countryside' and 'settlement' it is appropriate to consider context. The house is proposed as centrally located within the east half of the plot adjacent to the existing settlement boundary of Lybster therefore the development would be viewed as an extension to the village in context rather than as a wholly rural development. As noted in section 2.1 above, the village has a well defined settlement boundary and has one of the finest local townscapes in Caithness. Policy 36 states that development proposals shall be assessed to the extent to which they are acceptable in terms **of siting and design, sympathetic to existing patterns of development, landscape character and, how they conform with existing and approved adjacent land uses and the effect on any natural, built and cultural heritage features**. Developments which are judged to be significantly detrimental in terms of the policy will not be supported unless there are clear material considerations which would justify permission being granted.

- 8.3.1 Policy 28, Sustainable Design, of the HwLDP lists general design considerations applicable to all applications stating that development has to; **'demonstrate sensitive siting and high quality design in keeping with local character and historic and natural environment and in making use of appropriate materials'**
- 8.3.2 Policy 29, Design Quality and Place-Making, states **'New development should be designed to make a positive contribution to the architectural and visual quality of the place in which it is located'** furthermore development should be judged on their contribution to place-making and have **'regard to the historic pattern of development and landscape in the locality and should, where relevant, be an integral part of the settlement'**.
- 8.3.3 Policy 34, Settlement Development Areas, states that development within defined settlement development areas will be supported if they meet all other relevant policies of the plan. Whilst the proposed location is not within the defined settlement development area of Lybster, the immediate proximity of the development site, abutting the settlement boundary, requires that this policy is considered. The context of the development is in direct association with Lybster rather than as a wholly rural plot separated from the settlement.
- 8.3.4 Policy 36, Development in the Wider Countryside requires that developments shall be assessed to the extent to which they; **'are acceptable in terms of siting and design and are sympathetic to existing patterns of development in the area'** with consideration of landscape character and capacity, loss of locally important croft land and servicing requirements. Development proposals in such areas should be compliant with the relevant sections of the Housing in the Countryside and Siting and Design: Supplementary Guidance.
- 8.3.5 Policy 47, Safeguarding Inbye/AppORTioned Croftland, states that the Council expects development to minimise the loss of inbye/appORTioned croft land and that all developments should avoid, where possible;
- Siting on the better part of the croft in terms of its agricultural value; and
 - Impeding the use of the remaining croft land by virtue of its location

- 8.3.6 Policy 56, Travel, states that the Council requires to consider any on- and off- site transport implication of the development and should:
- be well served by the most sustainable modes of travel available in the locality from the outset, providing opportunity for modal shift from private car to more sustainable transport modes wherever possible, having regard to key travel desire lines;
 - in particular, the Council will seek to ensure that opportunities for encouraging walking and cycling are maximised;
 - be designed for the safety and convenience of all potential users;
 - incorporate appropriate mitigation on site and/or off site, provided through developer contributions where necessary, which might include improvements and enhancements to the walking/cycling network and public transport services, road improvements and new roads; and
 - incorporate an appropriate level of parking provision, having regard to the travel modes and services which will be available and key travel desire lines and to the maximum parking standards laid out in Scottish Planning Policy or those set by the Council.

The above points are universal to all development under consideration, however such issues must be considered in context given the scale and nature of the development.

- 8.3.7 General Policies of the Caithness Local Plan (September 2002) state in reference to Settlement Policies that '***The Council will maintain a strong presumption against sporadic development outwith settlement boundaries in order to protect their landscape setting***'

- 8.3.8 The siting and design of the proposed house has been subject to discussion with both the agent and applicant. The key issues of unfavourable policy of development adjacent to the settlement boundary, in the context of the existing well defined entrance to the village from the west, combined with unsympathetic design, could not be successfully addressed. This is due to the size and nature of the land available combined with the applicant's reluctance to amend the design. Had the design been amended to one of exceptional architectural merit coupled with appropriate boundary and landscape detailing, that could be accommodated successfully in the context of this prominent and locally important location, the Planning Authority may have been in a position to balance design with land use policy and make a favourable recommendation. The situation presented by this application is, regrettably, one in which an inappropriate design is being proposed into an ill-suited site given the land use policy context, local settlement pattern and defined settlement edge.

- 8.3.9 The introduction of a development of such a suburban generic design as proposed on this prominent site would be to the detriment of the current context of substantial stone built, Victorian villas set in mature gardens with significant natural stone built walls. These traditional buildings act to both bracket and frame the entry to the western approach to the village. These buildings allied with attendant mature gardens and trees set within natural stone built garden walls provide a well defined, high quality sense of place on entry to the village from the west along the A99(T).

8.4 Material Considerations

Well-designed buildings and places are 'valued' within the built environment. It is appreciated that the design of the house suits the applicant's personal purpose. However, the planning assessment is focussed on how the proposal adds and delivers value in consideration of its setting and physical appearance in this location.

Planning policy at national, regional and local levels all stress the importance of securing appropriate development in the appropriate place with further

8.5 Setting and Siting

The location of the proposal, on the outside of the sweeping bend of the trunk road on entry to the village of Lybster from the west makes the site both prominent and highly visible. The location is such that there is currently a very clear distinction between the countryside and the village. Open agricultural fields to either side of the trunk road contribute to an exceptionally well defined entry into the village from the west, framed by substantial Victorian villas allied with extensive natural stone built walls and mature trees. The approach to this entry to the village is well balanced with a strong local character and sense of place.

This proposal, on the boundary of a defined settlement, is contrary to accepted planning policy and practice, of presuming in favour of development within the settlement boundary rather than unplanned development in the adjacent countryside area. Settlement boundaries are a key element in managing and promoting development in appropriate locations through by ensuring that housing proposals are both managed and plan-led in context rather than as ad hoc development when opportunity arises. The Caithness Local Plan settlement policy clearly states that in consideration of settlement boundaries ***'The Council will maintain a strong presumption against sporadic development outwith settlement boundaries in order to protect their landscape setting'*** This provides a consistent and managed approach which protects the countryside immediately adjacent to settlements from unnecessary development and prevents erosion through unsympathetic and poorly designed and sited proposals.

This proposal is considered to represent an unsympathetic 'creeping' along the A99(T) blurring the transition from countryside to village, particularly given the its proposed siting, design and appearance. The development pattern of the village, as noted in The Highland Council Policy Team response, *'Lybster has a strong north to south linear pattern it means that growth to the east and west is not typical and is more noticeable.'* The siting of development does not follow the more typical settlement pattern of the village and neither does it occupy a site which could be reasonably assessed for infill development. Therefore the development is considered as failing to reflect the local settlement pattern.

The developer has suggested that the development will maintain *'the dispersed layout of the surrounding properties'* which is true of many of the recent developments of larger houses in rural locations locally. However, this in this case, the development would critically be viewed in direct relationship with the village rather than as a 'stand-alone' development site in the countryside in a wholly rural site. This situation fails to rest comfortably with the immediate context of the village

given that the developer is attempting to rationalise and support a large plot with a centrally positioned house in the east half of the site at variance with the confined settings of the older properties adjacent and opposite.

The other factor of setting is the context of the entry to the village being framed by substantial 1 ¾ and 2 storey stone built historic properties, most likely of Victorian era. These buildings are set within mature gardens with well established trees and shrubs with natural stone walls delineating boundaries. These properties provide significant character and charm to the village on entry from the west along the A99(T). The proposal as presented fails to present a case of how the development proposed can be integrated within this context of the setting of the village entry.

8.6 Design and Materials

As noted above its setting is a key consideration in the context of the design of the historic buildings on entry to Lybster from the west. The proposed design of the house and outbuilding is a modern and bland design which is suburban in form, in this case a truncated 'T' plan, 1 1/2 storey house. It is recognised that external materials as stated do relate more to the rural than the suburban with wet dash render for walls with natural stone quoins and slate like tiles as roof finish. The material finishes will help soften the suburban form. However these finishes are insufficient to lessen the inappropriateness of this design which will not sit comfortably within the context of the existing historic properties at this entry point to the village. The developer considers that if this proposal is subject to approval the development would aid in obscuring a modern property to the north of the site as the developer considers that this is 'not in keeping with the local vernacular'. However, the basic form of this cited property is not too dissimilar from that proposed in terms of form and design. It is also of note that this property is separated from both the A99(T) and the settlement boundary which significantly alters the context of this other property from the one under consideration.

The Policy Team response notes that inappropriate design at this location would undermine the character and appeal of the village entry which is both highly regarded and recognised formally given that a significant part of the village is subject to Conservation Area status. The introduction of an uncomplimentary design of the property will serve to erode and damage the character and setting of the village.

The proposal does not meet the requirements of Scottish Planning Policy, associated Scottish Government guidance nor the Highland Wide Local Development Plan policies 28, Sustainable Design; or policy 36 Development in the Wider Countryside, and its associated Housing in the Countryside and Siting and Design Supplementary Guidance. Notwithstanding the unfavourable policy context, the poor design of this development in context would be sufficient reason to recommend that the application is refused.

8.7 Access

Vehicular road access matters appear relatively standard given that the access is proposed from the (C1053) Lybster – Achavanich road and notwithstanding further detail and securing such by condition, no insurmountable issues have been identified by consultees with no objection to such stated.

The applicant has stated his desire to form a pedestrian link from the site along the fragmented roadside footway provision adjacent to the A99(T) at the western end of the village. This would be within the confines of the A99(T) subject to the 40mph speed limit. Whilst understandable to minimise an unnecessary detour there is currently no formal roadside footway adjacent to this site, raising comment from consultees as noted in 5.2, 5.3 and 5.4 above. No detail of the proposed pedestrian link has been submitted. The Trunk Roads Authority states that no direct access, either vehicular or pedestrian, shall be made to/from the trunk road. This issue would require further discussions with the Trunk Roads Authority if approved.

The possible provision of a formalised pedestrian link along the site's frontage from the village to the C1053 Lybster - Achavanich road would be advantageous and has been raised by the Access officer. Were such a link to be secured, at the developers expense, this would be desirable for a wider community gain and as noted above, the agreement of the Trunk Roads Authority would be required.

No alternative routes for non-vehicular access have been identified by the applicant in submitted drawings nor supporting information which avoid the likely use of the A99(T) road verge.

8.8 Crofting

Following initial confusion over whether or not this is a registered croft, due consideration of the use and value of this croft is required by Policy 47, Safeguarding Inbye/AppORTioned Croftland. The Crofting Commission have confirmed that the site area is under crofting tenure and that the applicant is the landlord/owner of the identified parcel of land, which amounts to 0.441ha (1.09 acres). The extent of the application area is considered as the entirety of the croft in the applicants control as no other land has been identified in either the application nor supporting information. It is recognised that The Crofting Commission have no stated objection to this development which by its nature and extent will reduce this already very small croft significantly. It is unclear as to whether the applicant will seek a de-crofting direction in part or in whole to cover the application site.

- 8.9 The proposed house, shed, immediate domestic curtilage and access will typically occupy the better drained parts of the croft land whilst retaining a very small area of useable and accessible croft land in which the applicant intends to develop as a small holding and keeping some livestock. This has been noted and considered by The Crofting Commission. Were the application to be subject to approval, appropriate conditions would require to be applied to safeguard any residual croft land, and access thereto, if such were not subject to de-crofting direction

8.10 Other Considerations – not material

The applicant has presented a case focussed on their individual circumstance and land availability with limited awareness or wider community and place-making attributes of the proposal at hand such as the aesthetic quality, form, visual appropriateness or quality of finish materials to be employed.

8.11 Matters to be secured by Section 75 Agreement

Not applicable

9. Conclusion

9.1 All relevant matters have been taken into account when appraising this application. It is considered that the proposal does not accord with the principles and policies contained within the Development Plan and is unacceptable in terms of applicable material considerations.

It is recommended that permission be refused as it will lead to sporadic development and expansion of the village of Lybster to the west contrary to the presumption against such proposals outwith settlement boundaries as stated in the Caithness Local Plan (As Continued in Force) (April 2012). The proposal fails to demonstrate high quality siting and design given the prominence of the location and its context in immediate proximity to the high quality, characterful entry to Lybster from the west. The need for quality of design and the context of development are consistent throughout planning policy from SPP to local development policy and guidance with the proposed development considered as inappropriate and to the potential detriment of the setting and character of this entry to the village of Lybster.

Had the design presented been one of exceptional architectural merit coupled with appropriate boundary and landscape detail, the Planning Authority may have been in a position to balance design with land use policy and make a favourable recommendation.

10. Recommendation

Action required before decision issued **N**

Subject to the above, it is recommended the application be **REFUSED** for the following reasons:

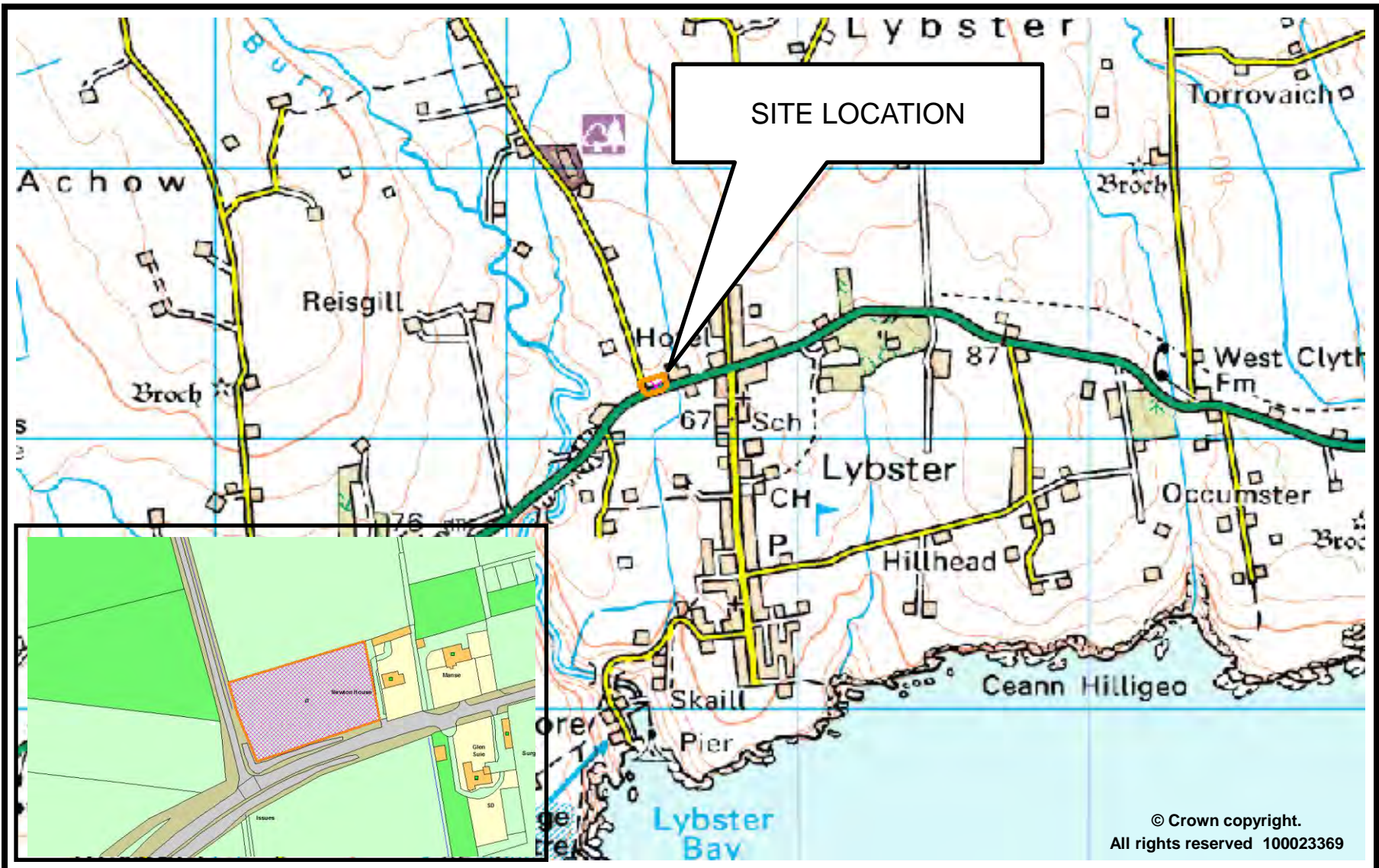
1. The development is contrary to Scottish Planning Policy (June 2014), Policy 28; Sustainable Design of the HwLDP and associated Housing in the Countryside and Siting and Design guidance. The proposed development, by reason of its prominent location and unsympathetic design would be visually intrusive and detrimental to the character of the existing entrance to Lybster when approaching on the A99(T) from the west. The proposal is unsympathetic to its setting with a proposed design that detracts from the character and appearance of existing buildings on the western entry to the village of Lybster.
2. The development is contrary to settlement policies of the Caithness Local Plan which maintain a strong presumption against sporadic development outwith settlement boundaries in order to protect their landscape setting.

3. The proposal is contrary to Policy 29; Design Quality and Place-Making, of the Highland-wide Local Development Plan as it is unsympathetic to its surroundings and at odds with its general character. The proposal is therefore detrimental to the visual amenity of the area and harmful to the attractive character of the entry to the village from the west by virtue of its inappropriate scale and massing and inconsistent architectural detailing. The proposal fails to demonstrate design which would make a positive contribution to the architectural and visual quality of the place it is to be located, given that the proposed site is in a very prominent position immediately to the north of the A99 trunk road and at the entrance into the village of Lybster.
4. The proposal is contrary to Policy 36; Development in the Wider Countryside, of the Highland-wide Local Development Plan as it is not acceptable in terms of siting and design and is not sympathetic to existing patterns of development in the area.
5. The proposed development, by reasons of its location adjacent to, but outwith, the boundary of the defined settlement of Lybster, according to the Caithness Local Plan 2002, would undermine the development of identified housing locations within the village and be at variance with established settlement pattern of either the village of Lybster or the wider countryside given its boundary situation.
6. The proposal is contrary to Policy 56, Travel, as the development fails to clearly define, demonstrate or facilitate pedestrian or other forms of non-vehicular access from the site to the immediately adjacent village of Lybster.

Signature: Dafydd Jones
Designation: Area Planning Manager North
Author: David Barclay
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – N14/17/01 Rev.A Location Plan
Plan 2 – N14/17/02 Rev.A Floor Plan
Plan 3 – N14/17/03 Rev.A First Floor Plan
Plan 4 – N14/17/04 Rev.A Elevations
Plan 5 – N14/17/05 Rev.A Outbuilding Elevation Plan

Appendix – Letters of Representation

Name	Address	Date Received	For/Against
Eric Larnach (secretary)	Latheron, Lybster and Clyth Community Development Company, Seaview House, Lybster	15.04.2015	For
Joanne Smith (secretary)	Latheron, Lybster and Clyth Community Association, Skail Cottage, Main Street Lybster	12.05.2015	For



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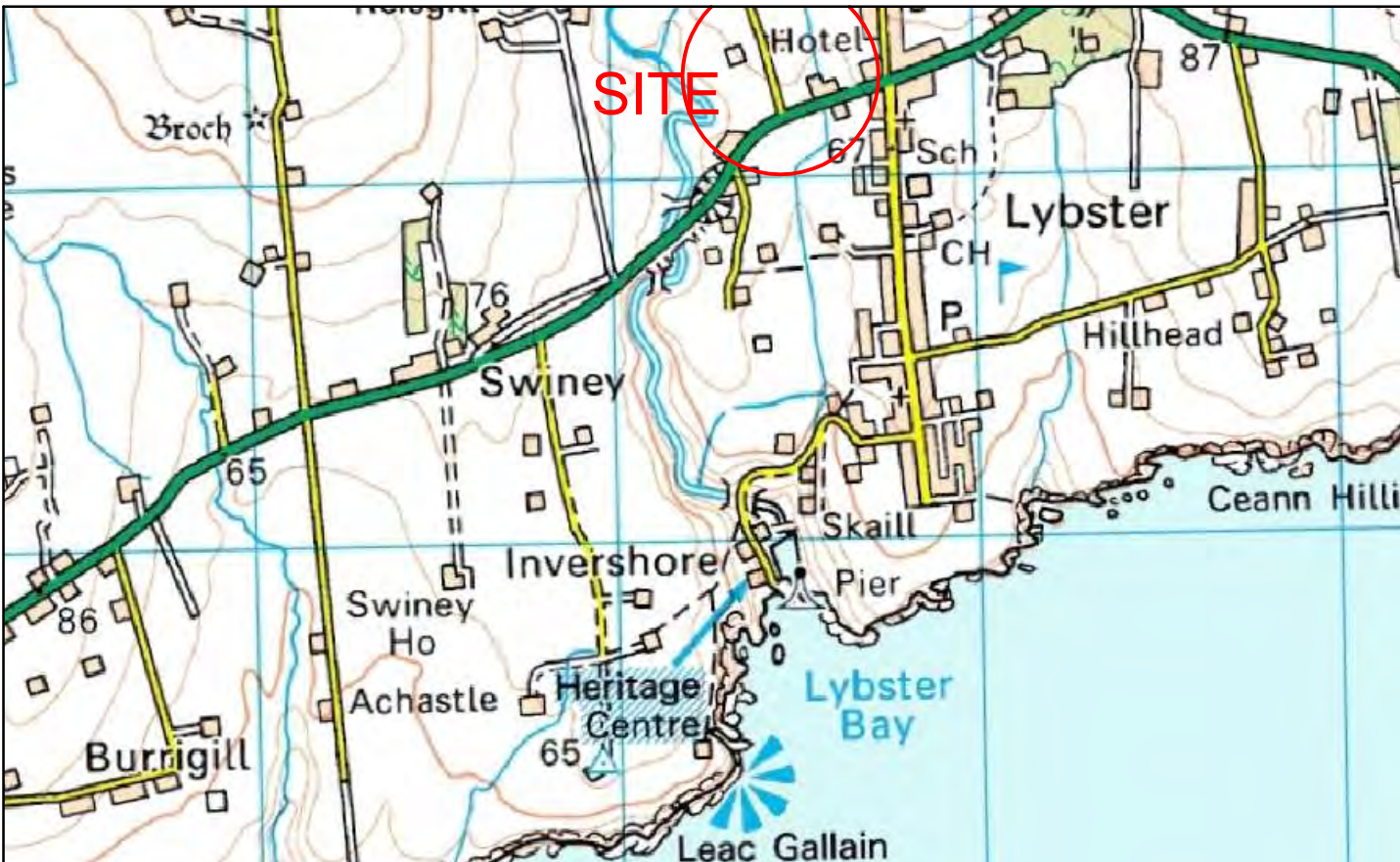


Planning and
Development Service

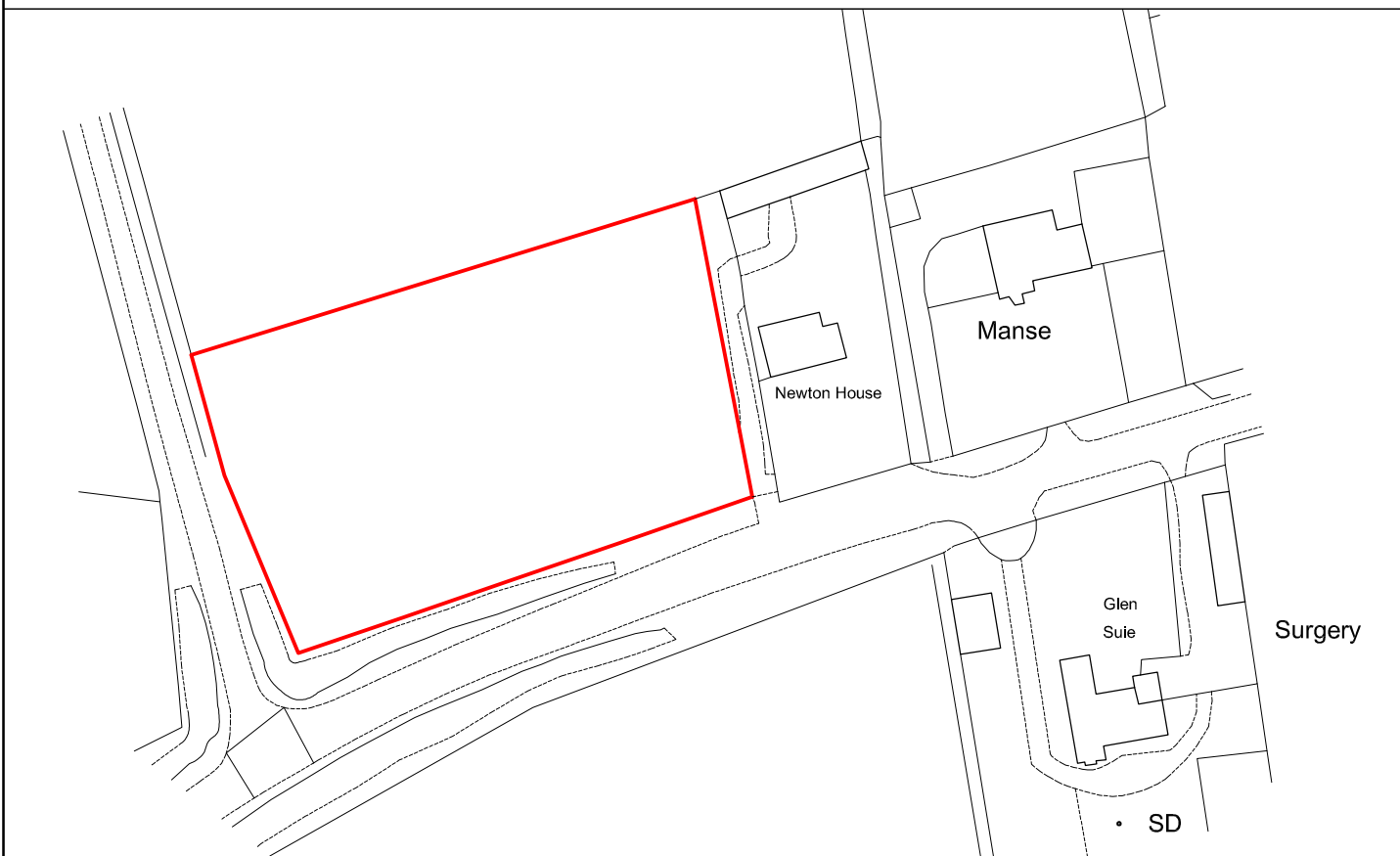
Case No:15/00915/FUL
Description:Erection of house with integral garage and outbuildings, formation of
vehicular access
Date:15 September 2015



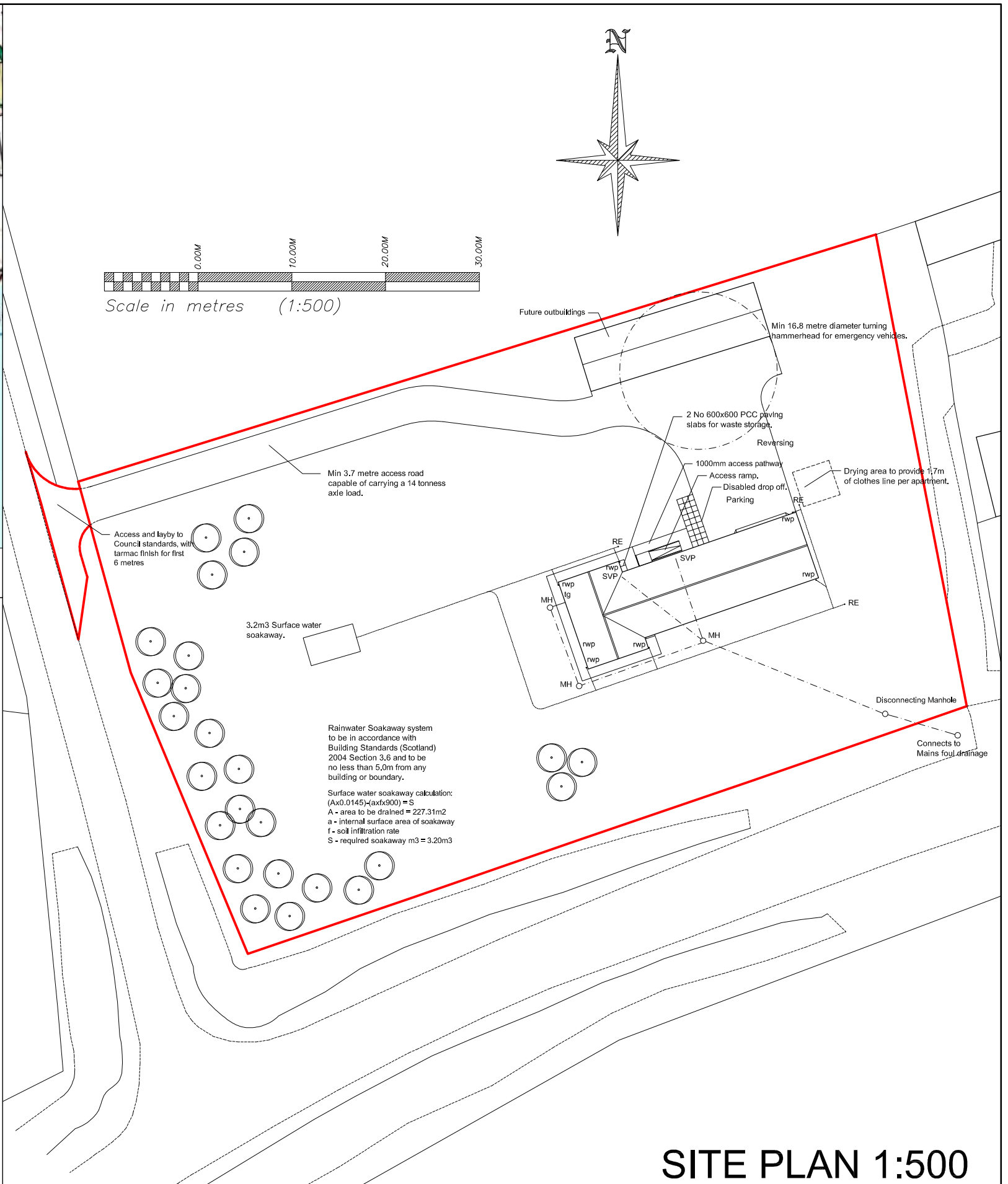
Scale:



MAP



LOCATION PLAN



SITE PLAN 1:500

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Customer:
Mr Andrew Gunn,

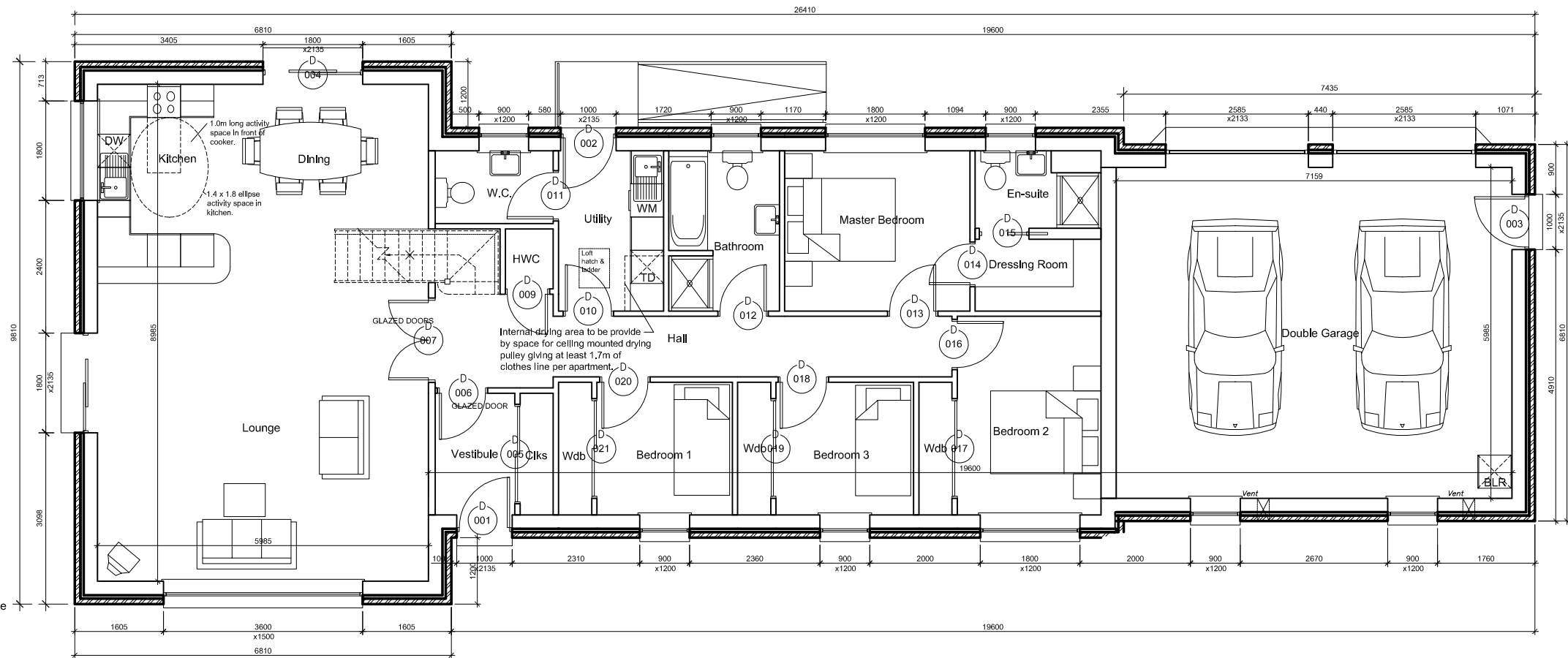
Location:
Proposed new house,
Newton of Swiney,
Lybster,
Caithness.

Drawn By: PW
Checked By:
Customer Approval:

Scale: 1:500
Date: 29/07/14

Drawing No: N14/17/01
Revision: A
Rev'A: Added scale & North point JAF 18/03/15

Norscot Joinery Limited
Bower Workshops, Caithness, KW1 4TL
Telephone: 01955 641303
Fax: 01955 641207
Web site: www.norscot.co.uk
E-mail: info@norscot.co.uk



General Notes:

Entrance door to have a clear opening of 800mm and threshold to permit unassisted wheelchair access in accordance with clause 4.1.9 of the Building (Scotland) Regulations 2007.

Internal doors to be as per schedule.

Disabled access ramp to be constructed from insitu concrete with non-slip finish, and 100mm upstand kerbs.

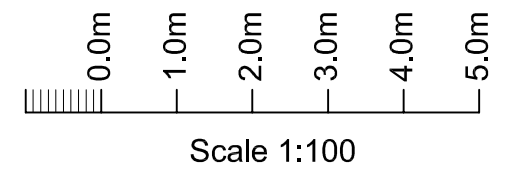
Partition around bathrooms and apartments to be filled with 60mm insulation, as denoted by hatching.

All glazing to bathrooms, en-suites and external doors to be 'Winter' pattern obscure glazing, unless otherwise stated.

Thermostatic valves to be fitted to hot water supply. (TMV)

FS - Denotes 38x50mm treated fire stop.
EJ - Denotes expansion joint.

Door Schedule					
Number	Type	Size	Handing	Furniture	Position
001	GoldenOak 'Tay' PVCu with double vent bottom panel	1000 x 2135	Right	Lock	Vestibule
002	GoldenOak 'Shin' PVCu with vertically lined bottom panel (low threshold) letter plate	1000 x 2135	Right	Lock	Utility
003	GoldenOak 'Shin' PVCu with vertically lined bottom panel	1000 x 2135	Right	Lock	Garage
004	GoldenOak PVCu In-line patio door	1800 x 2135	Right	lock	Dining
005	Sliding mirror doors, with gold coloured framing	1800 x 2100	Right	Pass	Cloaks
006	4 panel oak with safety glass	910 x 2100	Right	Pass	Hall
007	Double 15 pane oak doors, with safety glass	1530 x 2135	Right	Pass with floor bolt	Lounge
009	15 panel oak	800 x 2100	Left	Pass	HWC
010	15 panel oak	910 x 2100	Left	Pass	Utility
011	15 panel oak	910 x 2100	Left	Privy	WC
012	15 panel oak	910 x 2100	Right	Privy	Bathroom
013	15 panel oak	910 x 2100	Right	Pass	Master bedroom
014	15 panel oak	810 x 2100	Left	Pass	Dressing room
015	15 pane oak 'Coburn' pocket door	900 x 2040	Right	Privy	Master bedroom ensuite
016	15 panel oak	910 x 2100	Left	Pass	Bedroom 2
017	Sliding mirror doors, with gold coloured framing	1800 x 2100	Right	Pass	Bedroom 2 wardrobe
018	15 panel oak	910 x 2100	Right	Pass	Bedroom 3
019	Sliding mirror doors, with gold coloured framing	1800 x 2100	Right	Pass	Bedroom 3 wardrobe
020	4 panel pine	910 x 2100	Right	Pass	Bedroom 1
021	Sliding mirror doors, with gold coloured framing	1800 x 2100	Right	Pass	Bedroom 1 wardrobe
022	GoldenOak 'Watten' PVCu French doors	1800 x 2135	Right	Lock	Upper lounge
433	GoldenOak PVCu on-line patio door	1800 x 2135	Right	lock	Dining



GENERAL FLOOR PLAN



Customer:
Mr Andrew Gunn,

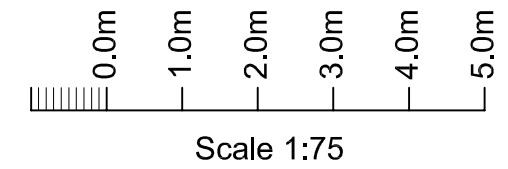
Location:
Proposed new house,
Newtown of Swiney,
Lybster,
Caithness.

Drawn By: PW
Checked By:
Customer Approval:

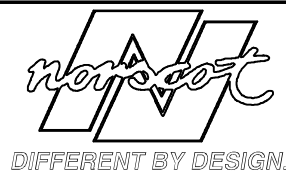
Scale: 1:100
Date: 04/03/14

Drawing No: N14/17/02
Revision: A
Rev'A: Added scale bar JAF 18/03/15

Norscot Joinery Limited
Bower Workshops, Caithness, KW1 4TL
Telephone: 01955 641303
Fax: 01955 641207
Web site: www.norscot.co.uk
E-mail: info@norscot.co.uk



GENERAL FIRST FLOOR PLAN



Customer:
Mr Andrew Gunn,

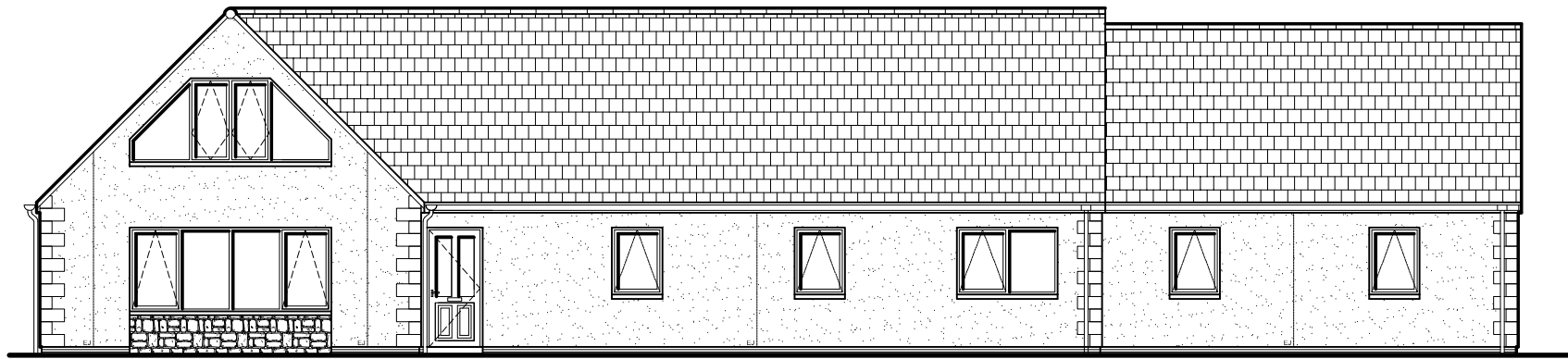
Location:
Proposed new house,
Newtown of Swiney,
Lybster,
Caithness.

Drawn By: PW
Checked By:

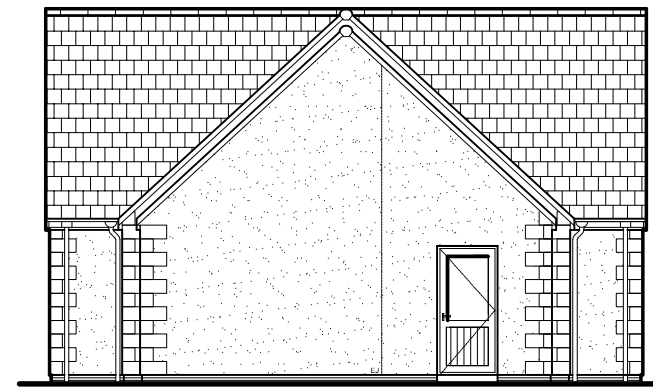
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Date: 04/03/14
Customer Approval:

Drawing No: N14/17/03
Revision: A
Rev'A': Added scale bar JAF 18/03/15

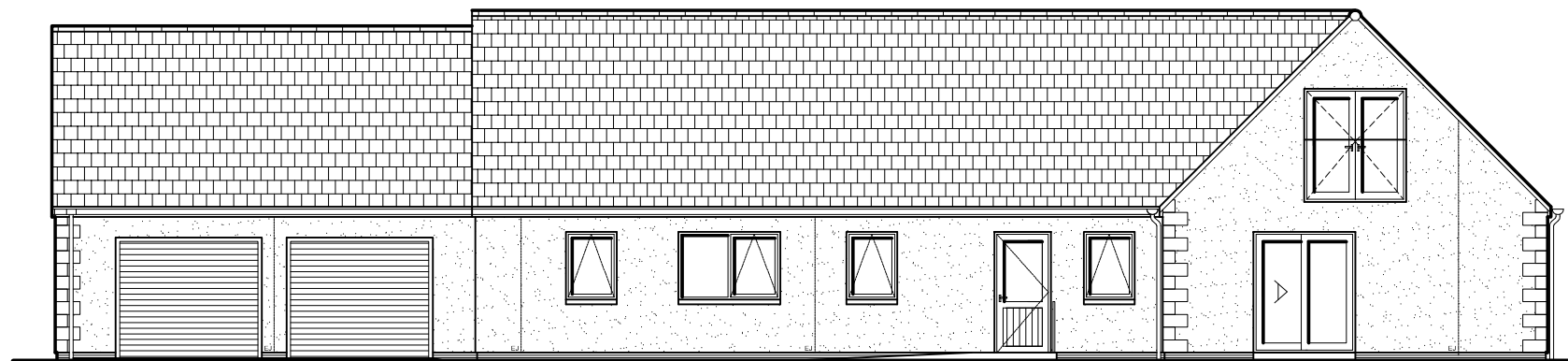
Norscot Joinery Limited
Bower Workshops, Caithness, KW1 4TL
Telephone: 01955 641303
Fax: 01955 641207
Web site: www.norscot.co.uk
E-mail: info@norscot.co.uk



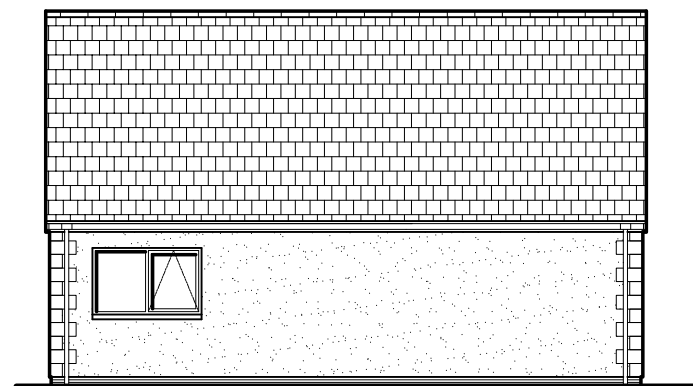
FRONT ELEVATION



SIDE ELEVATION



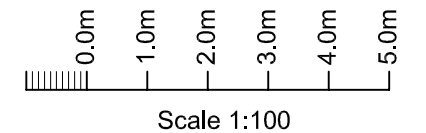
REAR ELEVATION



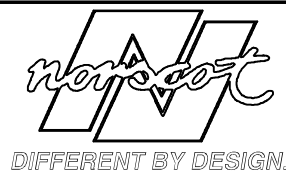
SIDE ELEVATION

External Finishes:

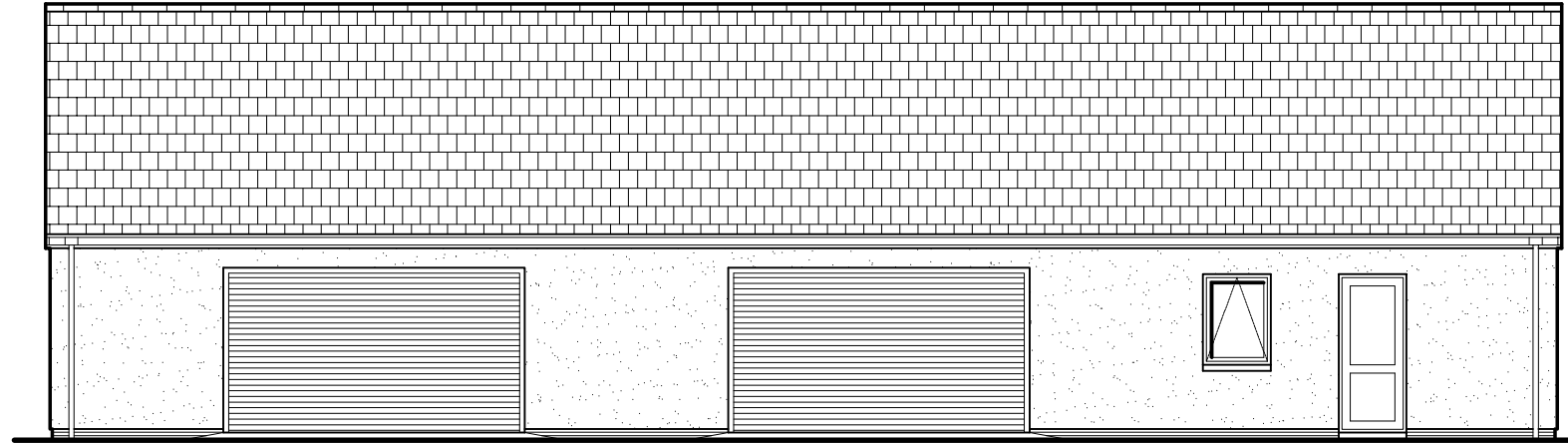
Roof covering: - 45° Redland Richmond 10 slate grey
 30 interlocking tiles with matching dry ridge and verge.
 Finish to walls: - Wet dash with Caithness stone
 quoins.
 Fascia and Soffit: - Golden Oak PVCu finish with over
 fascia vent.
 Rainwater Goods: - Brown Marley Rectilinear or
 similar.
 Windows: - Golden Oak PVCu & factory double
 glazing.
 Entrance Doors: - Golden Oak PVCu & factory double
 glazing.
 Precast concrete cills and stops to be standard units.
 S.W.V.P. to be taken to Marley ridge terminal.
 Garage Door: - Hormann sectional roller , Golden Oak.



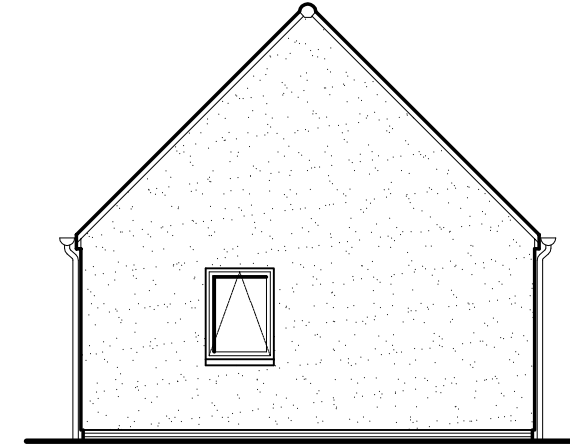
ELEVATIONS



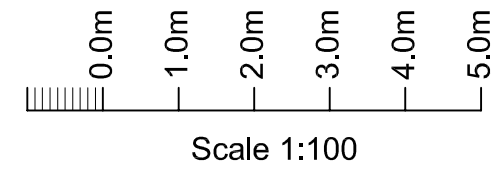
Customer: Mr Andrew Gunn,	Location: Proposed new house, Newtown of Swiney, Lybster, Caithness.	Drawn By: PW	Scale: 1:125	Drawing No: N14/17/04	Norscot Joinery Limited Bower Workshops, Caithness, KW1 4TL Telephone: 01955 641303 Fax: 01955 641207 Web site: www.norscot.co.uk E-mail: info@norscot.co.uk
		Checked By:	Date: 09/07/14	Revision: A	
		Customer Approval:		Rev'A': Added scale bar JAF 18/03/15	



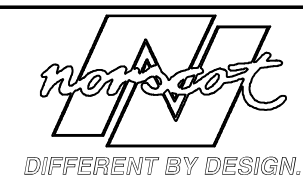
FRONT ELEVATION



SIDE ELEVATION



Proposed Outbuilding Elevations



Customer:
Mr Andrew Gunn,

Location:
Proposed new house,
Newtown of Swiney,
Lybster,
Caithness.

Drawn By: JAF

Scale: 1:100

Drawing No: N14/17/05

Checked By:

Date: 05/03/15

Revision

A

Customer Approval:

Rev'A': Added scale bar JAF 18/03/15

Norscot Joinery Limited
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