

Agenda Item	5.10
Report No	PLS/035/18

HIGHLAND COUNCIL

Committee: South Planning Applications Committee
Date: 24 April 2018
Report Title: 18/00947/FUL: Mr J Gray
Pembroke, 18 Beaufort Road, Inverness, IV2 3NP
Report By: Area Planning Manager – South/Major Developments

Purpose/Executive Summary

Description: Extension to house
Ward: 16 – Inverness Millburn
Development category: Local Development

Reason referred to Committee: Applicant is an Elected Member of Highland Council

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.

Recommendation

Members are asked to agree the recommendation to **Grant** planning permission as set out in section 11 of the report.

1. PROPOSED DEVELOPMENT

- 1.1 The proposal is to erect an extension to the rear south western elevation and do minor internal alterations to an existing house within a residential street. The extension will have stonework to match the existing house, vertical larch cladding and black uPVC rainwater goods.
- 1.2 The site has existing services.
- 1.3 Pre Application Consultation: None
- 1.4 Supporting Information: None
- 1.5 Variations: None

2. SITE DESCRIPTION

- 2.1 The site is a traditional sandstone two storey semi-detached residential property with a substantial rear garden, located within the Crown area of Inverness. It sits within Inverness (Crown) Conservation Area, but is not a Listed Building.

3. PLANNING HISTORY

- 3.1 N/A

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Inverness Courier
Date Advertised: 23.03.2018
Representation deadline: 13.04.2018

Timeous representations: 0

Late representations: 0
- 4.2 Material considerations raised are summarised as follows:
 - a) N/A
- 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.

5. CONSULTATIONS

- 5.1 The Highland Council's Historic Environment Team raised no objection.

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
34 - Settlement Development Areas
57 - Natural, Built and Cultural Heritage

6.2 Inner Moray Firth Local Plan 2015

No specific policies apply.

7. OTHER MATERIAL CONSIDERATIONS

7.1 Highland Council Supplementary Planning Policy Guidance

Planning Guidance: House Extensions and Other Residential Alterations (May 2011)

7.2 Scottish Government Planning Policy and Guidance

Scottish Planning Policy (2014)

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.

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 places a duty on the Planning Authority, when considering development proposals with a conservation area, to have regard to the desirability of preserving and enhancing the character or appearance of that area.

Determining Issues

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.

Planning Considerations

8.3 The key considerations in this case are:

- a) compliance with the development plan and other planning policy
- b) design and layout
- c) impact on individual and community residential amenity
- d) any other material considerations.

Development plan/other planning policy

- 8.4 Highland-wide Local Development Plan Policies 28 and 29 look for new development to make a positive contribution to the architectural and visual quality of the local areas. Providing that a proposed development can demonstrate high quality design that is in keeping with the character of the area and would not be significantly detrimental to individual or community residential amenity, then a proposal would accord with policy.
- 8.5 Policy 34 supports proposals within Settlement Development Areas if they meet the requirements of Policy 28 and all other relevant policies. This proposal sits within the Settlement Development Area for Inverness. Policy 57 is supportive of proposals which can demonstrate that they will not have an unacceptable impact on the heritage resource which in this case is the Inverness (Crown) Conservation Area. The extension is to the rear of the property, which is not a Listed Building, so it is considered that it would not have an unacceptable impact on the Conservation Area.
- 8.6 The principle of an extension in this area complies with the Development Plan.

Design and Layout

- 8.7 The Highland Council's House Extensions and Other Residential Alterations Guidance states that extensions should complement the existing house, be subordinate in scale and character, be compatible with the character of the surrounding area and respect the privacy and amenity of neighbours. It is considered that the proposed extension is acceptable.

Impact on individual and community residential amenity

- 8.8 The existing house is a traditional sandstone building sitting within a Conservation Area. The house sits within a streetscape of predominantly traditional sandstone properties. The extension is to the rear of the property. The materials proposed for the extension are stonework to match the existing house, vertical larch cladding and natural slate. There are no issues with privacy or overlooking and materials are considered acceptable.

Other material considerations

- 8.9 There are no other material considerations.

Non-material considerations

- 8.10 None

Matters to be secured by Section 75 Agreement

- 8.11 None

9. CONCLUSION

- 9.1 The proposal is considered to be acceptable as it is subordinate in scale and character to the original house, is compatible with the character of the surrounding area and respects the privacy and amenity of neighbours.
- 9.2 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. IMPLICATIONS

- 10.1 Resource: Not applicable
- 10.2 Legal: Not applicable
- 10.3 Community (Equality, Poverty and Rural): Not applicable
- 10.4 Climate Change/Carbon Clever: Not applicable
- 10.5 Risk: Not applicable
- 10.6 Gaelic: Not applicable

11. RECOMMENDATION

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

Subject to the above, it is recommended that planning permission be **GRANTED**, with no conditions.

REASON FOR DECISION

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.

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

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 (paragraph 259), planning permission does not remove the liability position of developers or owners in relation to flood risk.

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.

Septic Tanks & Soakaways

Where a private foul drainage solution is proposed, you will require separate consent from the Scottish Environment Protection Agency (SEPA). Planning permission does not guarantee that approval will be given by SEPA and as such you are advised to contact them direct to discuss the matter (01349 862021).

Local Roads Authority Consent

In addition to planning permission, you may require one or more separate consents (such as road construction consent, dropped kerb consent, a road openings permit, occupation of the road permit etc.) from the Area Roads Team prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local Area Roads office for further guidance at the earliest opportunity.

Failure to comply with access, parking and drainage infrastructure requirements may endanger road users, affect the safety and free-flow of traffic and is likely to result in enforcement action being taken against you under both the Town and Country Planning (Scotland) Act 1997 and the Roads (Scotland) Act 1984.

Further information on the Council's roads standards can be found at: <http://www.highland.gov.uk/yourenvironment/roadsandtransport>

Application forms and guidance notes for access-related consents can be downloaded from:

http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_for_working_on_public_roads/2

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.

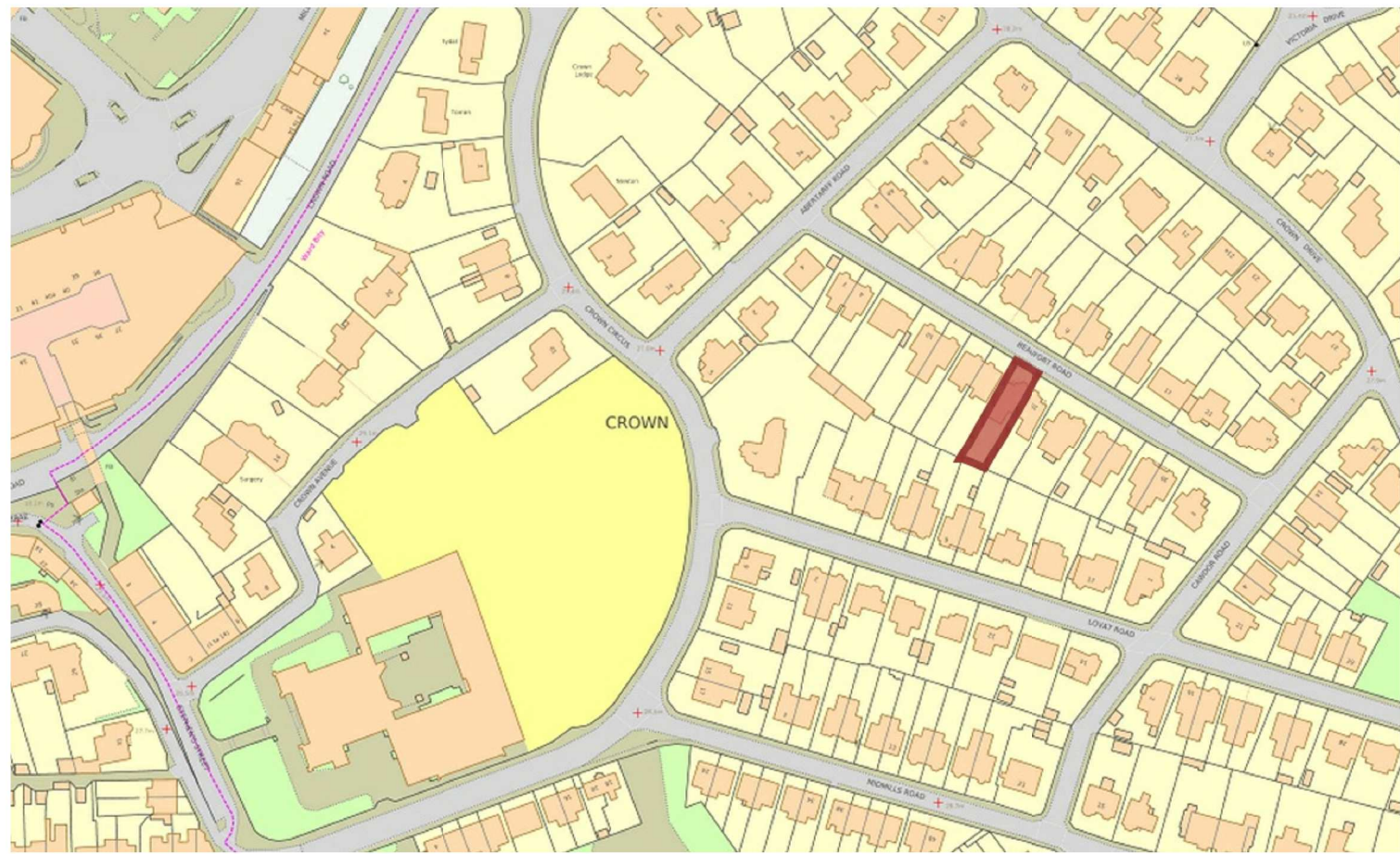
Protected Species – Halting of Work

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

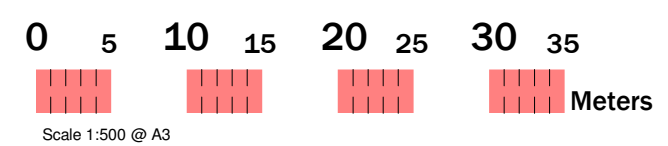
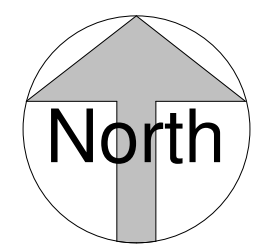
Signature: Nicola Drummond
Designation: Area Planning Manager – South/Major Developments
Author: Julie-Ann Bain
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - 2017 048 – 000 Location Plan
Plan 2 - 2017 048 – 020 Floor/elevation Plan
Plan 3 - 2017 048 – 002 Existing Elevation Plan



Site
1 : 500



Location
1 : 1500



For Planning & Warrant

reynolds architecture ltd.
 1 tulloch street, dingwall. IV15 9JY
 tel. 01349 867766 fax. 01349 867769
 www.reynolds-architecture.com

No.	Description	Date

Mr & Mrs J. Gray
 Alterations & Extension to 18
 Beaufort Road, Inverness

Site & Location plan	
Date	05/09/2017
Drawn by	MB
Scale	As indicated
2017 048 - 000	

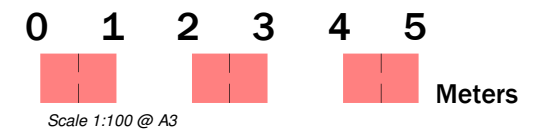
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 2. Contractor is responsible for checking all dimensions prior to construction.
 3. Discrepancies to be referred to architect for decision.
 4. Must be read in conjunction with written specification and engineers/sub contractors construction information.



Side
1 : 100



Side 2
1 : 100



Front
1 : 100



Rear
1 : 100

For Information



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No.	Description	Date

Mr Jimmy Gray
Alterations & Extension to 18
Beaufort Road, Inverness

(existing) Elevations

Date	05/09/2017
Drawn by	MB
Scale	1 : 100

2017 048 - 002

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2. Contractor is responsible for checking all dimensions prior to construction.
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Note:- Site is in a low radon probability area (Less than 1%) from indicative atlas of radon. In accordance with BRE report 211 - Radon Guidance to Achieve Basic Radon Protection - All joints & penetrations to be sealed & edges lapped with DPC (Minimum 1200g DPM)

Note:- ALL WINDOWS AND DOORS INSTALLED WITHIN EXTENSION TO HAVE A MAXIMUM U-VALUE OF 1.2W/m²K.

Note:- Demolition works in relation to the extension and internal alterations should be carried out in accordance with BS 6187:2011

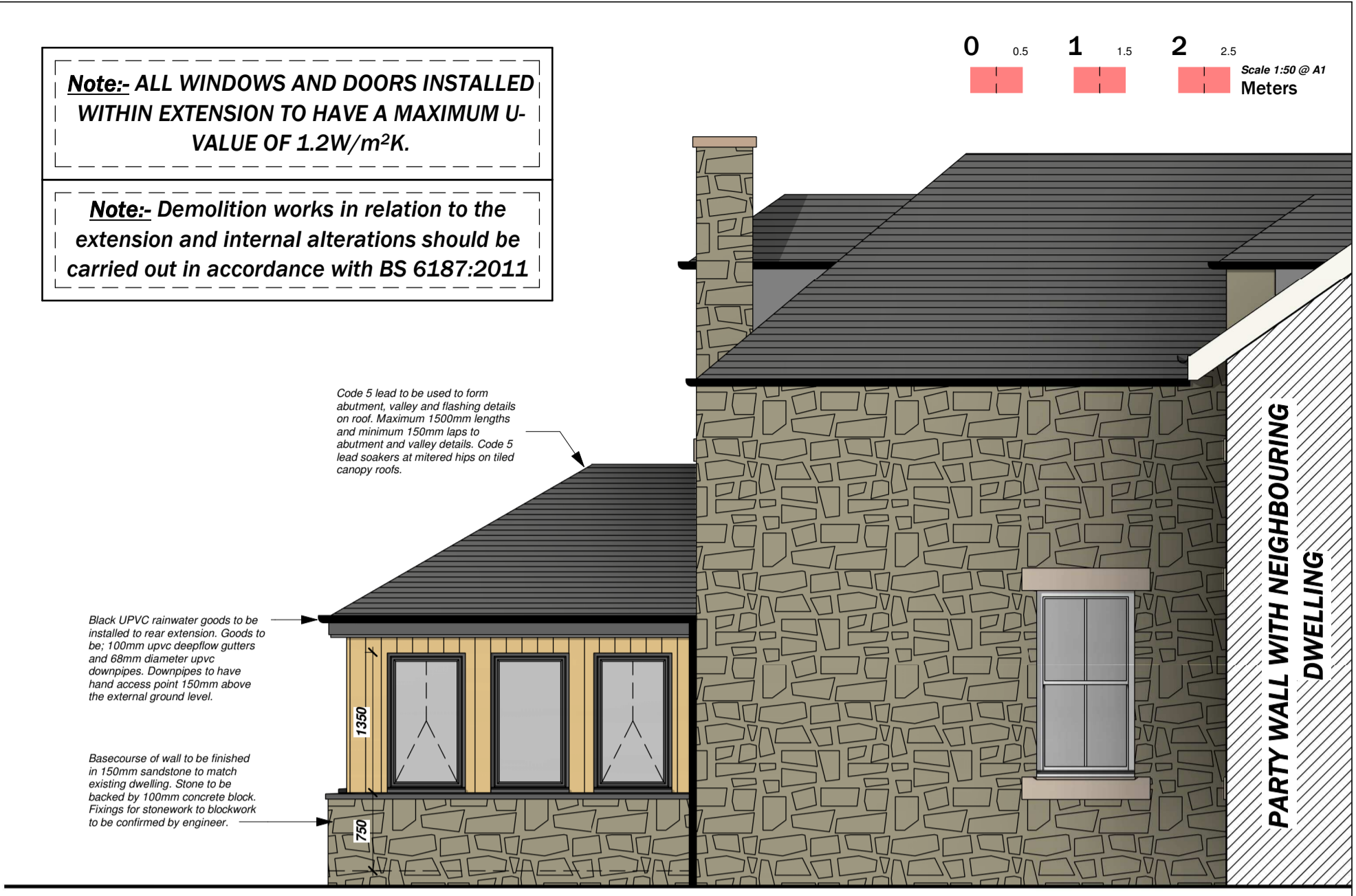
0 0.5 1 1.5 2 2.5
Meters
Scale 1:50 @ A1



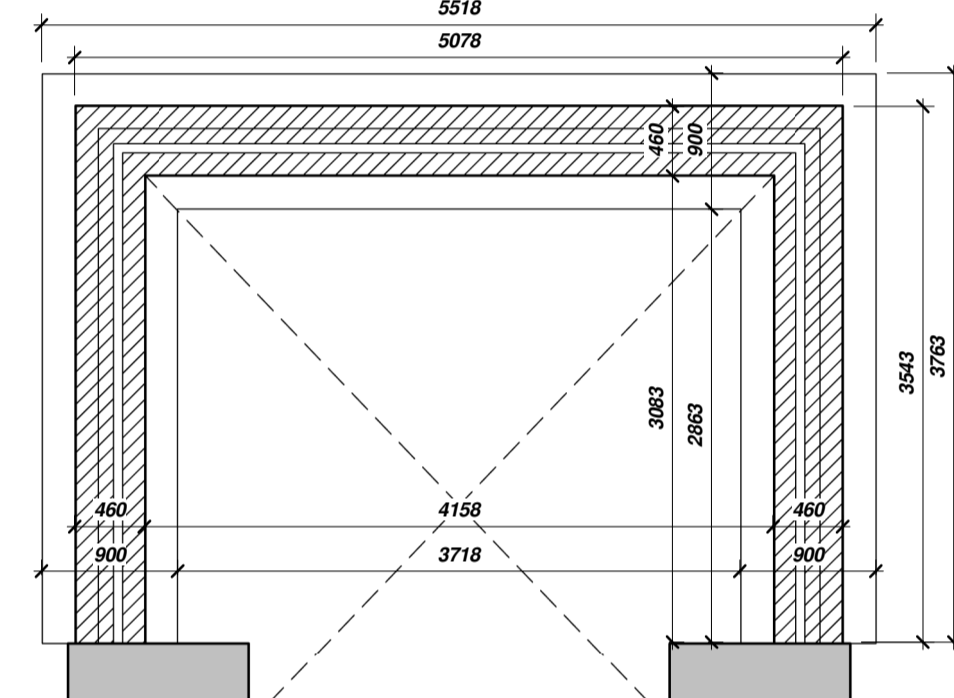
(working) Side
1 : 50



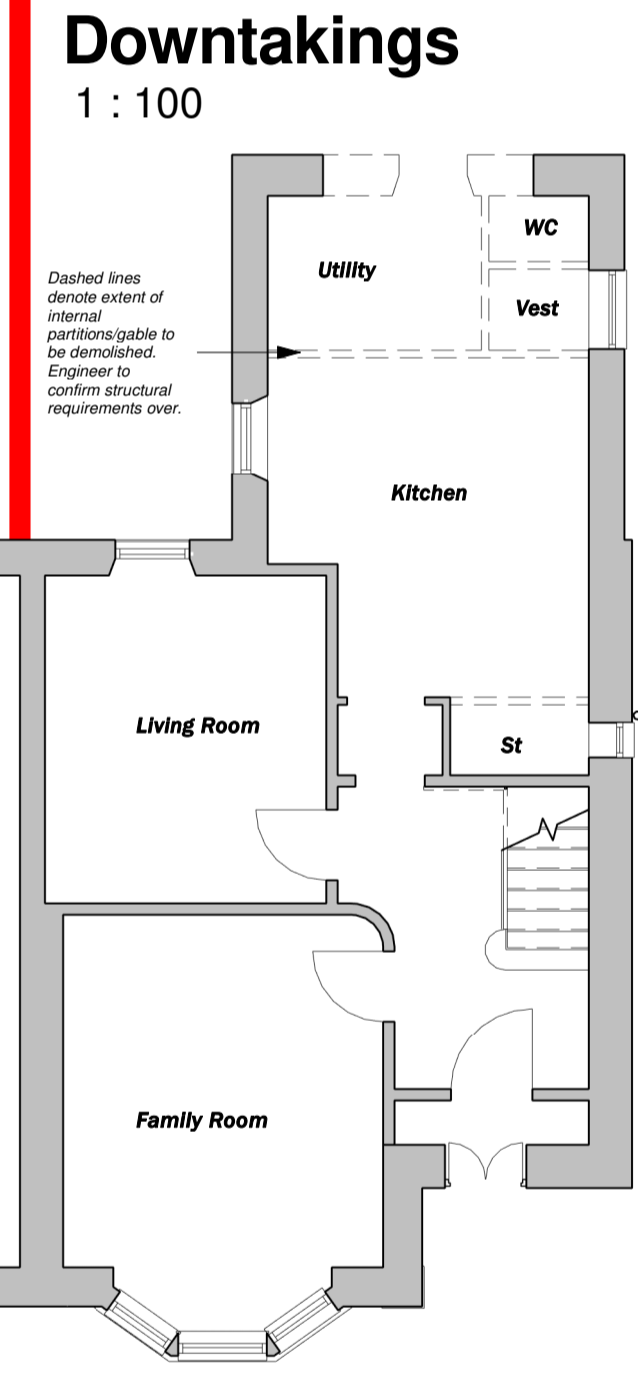
(working) Rear
1 : 50



(working) Side 2
1 : 50



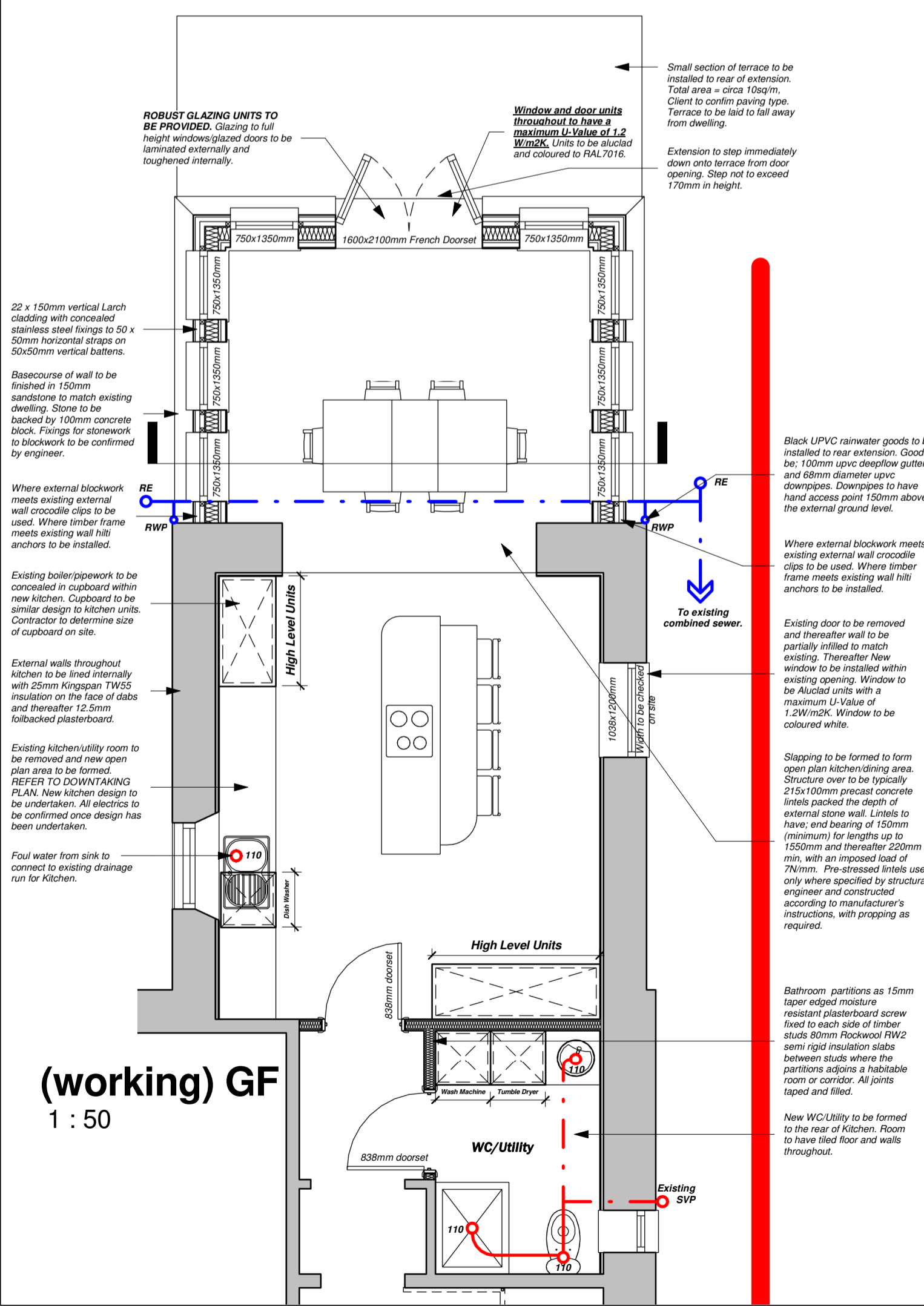
Foundation
1 : 50



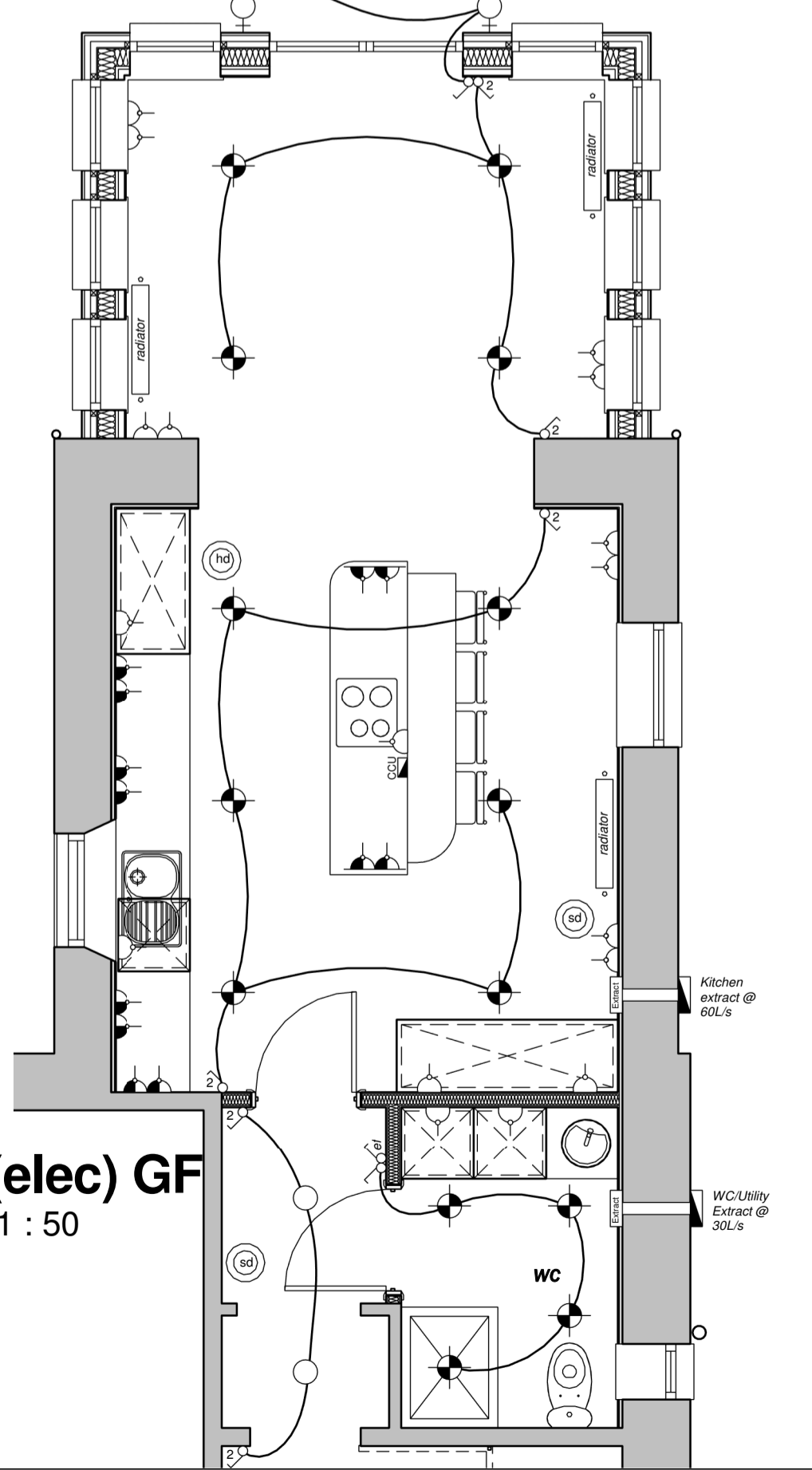
Legend

- two way light switch
- double switched socket outlet (450mm above fill)
- heat detector
- double switched socket outlet (at high level)
- ceiling pendant light fitting
- smoke detector, mains wired with battery back up, 300mm min from lights
- spur outlet for appliances
- one way light switch
- mechanical extract fan wall mounted.
- wall mounted light
- cooker control unit
- downtlighter
- electric shaver outlet

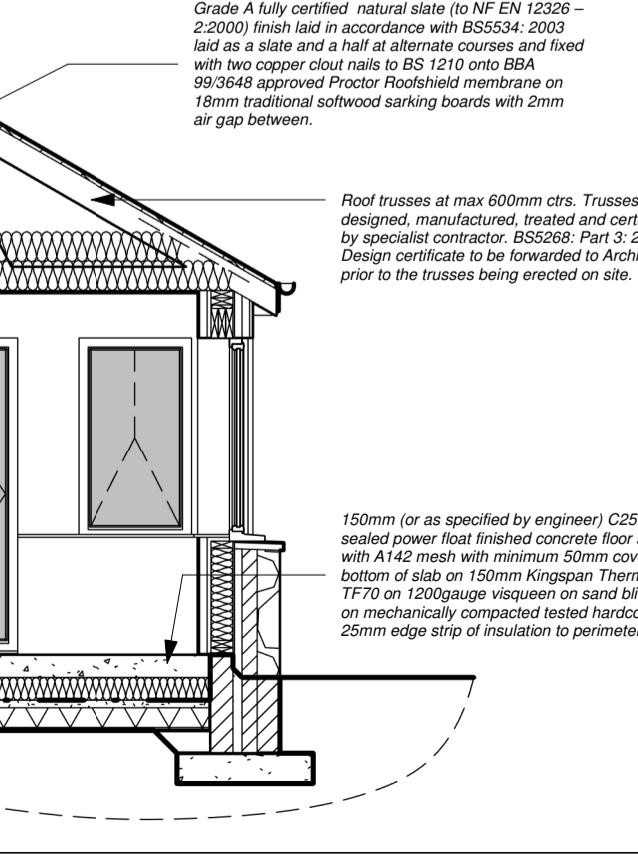
(working) Section
1 : 50



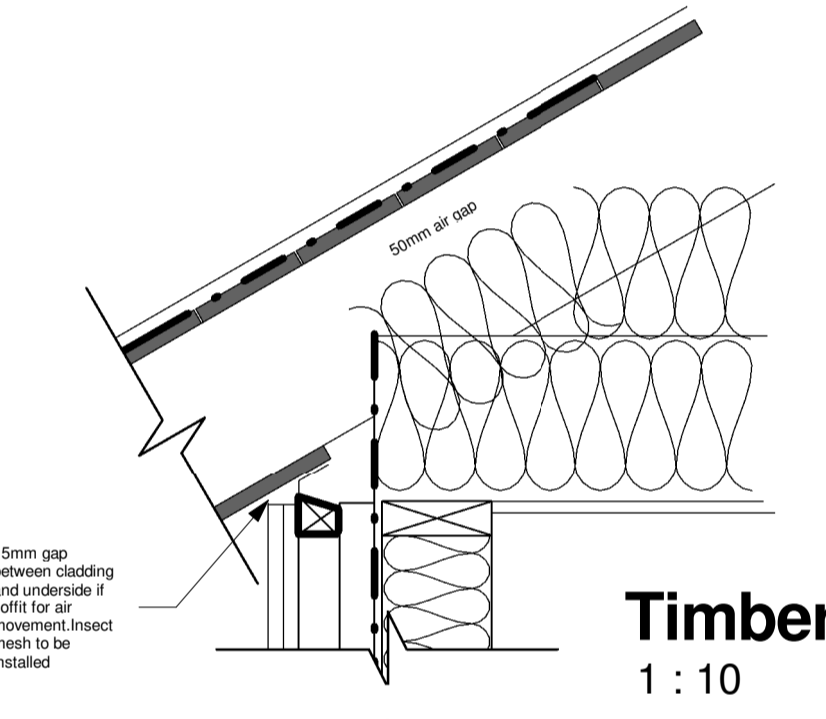
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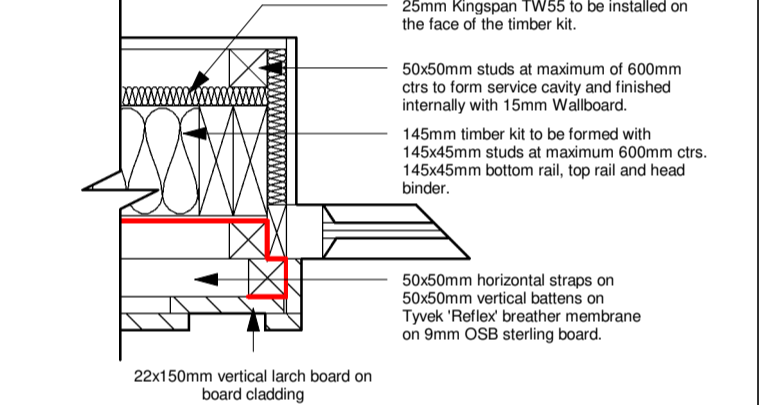
(elec) GF
1 : 50



(working) Section 2
1 : 50



Timber
1 : 10



Section Thru Cladding

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No.	Description	Date

Mr & Mrs J. Gray
Alterations & Extension to 18 Beauport Road, Inverness

(working) GA's

Date 05/09/2017
Drawn by MB
2017 048 - 020
Scale As indicated

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