

Agenda item	7.8
Report no	PLN/077/18

THE HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 27 November 2018

Report Title: 18/02975/FUL: Land 45M West of Ocala, Oldwick, Wick.

Report By: Area Planning Manager – North

1. Purpose/Executive Summary

1.1 Applicant: Mr James Coghill –

Description of development: Erection of single storey dwelling, creation of new private access and installation of private drainage system.

Ward: 03 - Wick And East Caithness

Category: Local

Reasons Referred to Committee: Local Member referral

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.

2. Recommendation

2.2 Members are asked to agree the recommendation to refuse as set out in section 11 of the report.

3. PROPOSED DEVELOPMENT

- 3.1 The application seeks permission to erect a single-storey house with integral double garage, along with the formation of an access drive and installation of private foul drainage arrangements.
- 3.2 The proposed house has a footprint of approximately 245m² with a protruding lounge area at an angle of 225° (clockwise) from the plane of the main house. The external walls would be finished in off-white dry dash render and some Caithness stone quoining and facing to the garage and front porch. The house would be roofed in natural slate while the windows and doors would be of grey uPVC.
- 3.3 Pre Application Consultation: advice was sought for an adjacent site of the same field, south of the current application site. No design details of the house were included with the request. Ref. 17/03646/PREAPP.
- 3.4 Supporting Information: Percolation Test Results and a Private Access Checklist were submitted along with the application.
- 3.5 Variations: none.

4. SITE DESCRIPTION

- 4.1 The site, which is outwith the Wick Settlement Development Area (SDA) boundary, as identified by the newly adopted Caithness and Sutherland Local Development Plan, occupies an open agricultural field on the west side of the unadopted Carnaby Road with an existing field access. The site is flat and is bounded by a dry stone wall to the road. The proposal site is located 45m to the north of an agricultural shed and houses. There is a house and steading on the opposite side of the road, in line with this agricultural building. There is then a sizable field between these and the houses to the north, Ocala and Farrby, located on the opposite side of the road from the proposal site. In total and including the overgrown access of Harden Farm, three of the houses currently take their access from Carnaby Road; Ocala, Dillon Lea and Harden Farm. Both Earrbay and Seven Oaks have accesses just along from the junction with Carnaby Road, Seven Oaks' being on March Road. The development would be accessible via the unadopted March Road, which has deteriorated to a very poor state over the years due to its intensified usage because of the housing developments along parts of its length.
- 4.2 50m to the north of the proposal site is the phased Oldwick residential development currently under construction on land allocated for housing in the Local Development Plan (WK02). The allocated land here represents the current extent of the Wick SDA. Construction at the Oldwick residential development is being undertaken in accordance with the approved masterplans, ref. 98/00349/FULCA and 03/00054/FULCA. This has allowed the Council to retain effective control over the development in order to ensure that infrastructure is delivered to Council standards and that Council services may be delivered to residents with expediency.

5. PLANNING HISTORY

- 5.1 None on site.

16/03571/FUL: An application for a house 170m southeast of this application site was refused under the scheme of delegation. The subsequent appeal to the Planning Review Body was dismissed on 20.03.2018.

17/03646/PREAPP: A pre application enquiry was made for a house. The applicant was advised that the proposal raises concerns in terms of its siting, located in what appeared to be a random location in an open field detached from existing development and the settlement of Wick, and also in terms of its access and the need for road upgrading works. The applicant was advised that the Planning Service would not encourage them to pursue this site but if they chose to do so a future application would need to contain a robust justification in terms of its siting, address issues regarding access and include a Flood Risk Assessment. Although the application is for an area immediately to the north of the Pre-Application site, the siting, access and flood issues raised remain the same.

6. PUBLIC PARTICIPATION

6.1 Advertised: Unknown Neighbour

Date Advertised: 13th July 2018

Representation deadline: 27th July 2018

Timeous representations: 0

Late representations: 0

7. CONSULTATIONS

7.1 **Transport Planning: Object** due to the following issues:

1. The substandard junction of March Road (U2465) with the A9 Trunk Road (for journeys south) which would become a safety concern as traffic volumes increase

2. The lack of maintenance arrangements for the access routes to the development. The routes are not adopted roads and there is no maintenance arrangement in place for them and they are not in good condition. This causes problems for servicing access to housing (e.g. carer's vehicles or deliveries), refuse collection and eventually even for emergency access if the condition deteriorates.

3. The lack of passing places on the routes to the development.

7.2 **Flood Risk Management Team (FRM): Objection** on the grounds that it has not been satisfactorily established whether a connection to the public sewer is feasible or not, given that there is a large scale housing development to the north of the application site at Oldwick, which will be connected to the public sewer (para. 2.1).

7.3 Development Plans: Objection, for the following reasons:

POLICY BACKGROUND

7.3.1.1. This application should be considered against the following Development Plan documents:

- **Highland-wide Local Development Plan (HwLDP) 2012** and associated Supplementary Guidance; and
- **Caithness and Sutherland Local Development Plan (CaSPlan)** which was adopted by the Council on 31 August 2018 and replaced the previous Caithness Local Plan (2002).

7.3.1.2. This advice does not detail all policies in the Development Plan that may apply to this proposal but is instead limited to those most likely to be relevant and important to the assessment the planning application.

7.3.1 POLICY APPRAISAL

7.3.2.1. Principle of development

The application site is not allocated for development and lies just outwith the Wick Settlement Development Area (SDA) as identified in CaSPlan. Therefore, the principle of development has not been established for this site and the suitability of the proposal will be determined against the Council's general planning policies.

7.3.2.2. Settlement development area

Policy 34 Settlement Development Areas (SDAs) supports development proposals within SDAs if they meet the requirements set out in Policy 28 and other relevant policies. As outlined above, the proposed site lies approximately 45 metres outwith the Wick SDA boundary, which was set to reflect the extent to which the town should expand and to prevent incremental and uncoordinated growth. The first Placemaking Priority for Wick identified in CaSPlan also highlights the Council's aim of consolidating the town by rounding off and infilling existing sites rather than expanding in any one direction. The proposed development therefore does not align with Policy 34 or the Placemaking Priority shown in CaSPlan.

7.3.2.3. Sustainable Design

Policy 28 Sustainable Design aims to ensure that development is sustainable and lists the criterion against which proposals shall be assessed. Of particular note to this proposal are the requirements to, amongst other factors, demonstrate sensitive siting and high quality design in-keeping with the local character and the compatibility with public services (water, sewerage, roads etc). The proposal is located along an unadopted single track gravel road which currently serves a number of existing houses. The junction of March Road and the A9(T) is substandard and with no commitment to upgrade the road the condition is expected to decline further. The applicant also proposes to have a private waste water/sewerage system despite it being 50 metres from the Wick settlement boundary. These arrangements are not considered to align with the Council's Sustainable Design policy.

7.3.2.4. Placemaking and Development in the Wider Countryside

Policy 29, Design Quality and Placemaking, requires new development to be designed to make a positive contribution to the architectural and visual quality of the place in which it is located. Policy 36 Development in the Wider Countryside applies to development proposals outwith Hinterland areas and that are not located within main settlements. It sets out a series of criteria which a proposal will be assessed

against, including whether it is acceptable in terms of siting and design, sympathetic to the settlement pattern, and supports the viability of a rural community. The siting, layout and design of the house should also be considered against the Council's Housing in the Countryside and Siting and Design Supplementary Guidance (2013) which provides more detail on the appropriateness of housing development in countryside environments. It sets guidelines of what is acceptable in terms of how development sits within the landscape, whether it reflects the local settlement pattern, design and material traditions. It also sets out an approach for applicants to follow in regard to assessing the site and developing siting proposals.

7.3.2.5. The proposal is considered to be contrary to these policies and the associated supplementary guidance as it would lead to linear development extending out into open fields around Wick. Whilst historically some housing development has been permitted along the back roads around Old Wick, this is not a pattern of development should be perpetuated. It would set a precedent for infilling the clusters of housing which exist in the areas around Wick, exacerbating the pressure on the limited infrastructure which exists at present.

7.3.2.6. Allocated housing land

CaSPlan allocates more than sufficient land to satisfy the demand for housing development in Wick and the surrounding area over the coming years. The total indicative housing capacity from all allocations in Wick is 260, with extant planning consent for around 165 housing units.

7.3.2.7. The Council is required to identify enough housing land to meet the housing supply target (including an additional 10% to allow for choice and flexibility) which is based on the Housing Need and Demand Assessment (HNDA). The latest HNDA shows that there are relatively low levels of demand for more housing in Caithness. The amount of housing land allocated in CaSPlan for Wick is generous and exceeds the housing supply target.

7.3.2.8. The site was allocated as an Expansion area in the previous local plan, forming part of a strategic expansion of the town to the south east. It was not taken forward in CaSPlan due to a combination of: the relatively low levels of demand for new housing in Wick; the objective of focusing growth towards both sites which already have planning permission and brownfield sites; and, the objective identified in CaSPlan to consolidate the town.

7.3.2.9. It should also be noted that, as part of the allocation in the previous local plan, any development of the allocations at Old Wick were required to deliver early infrastructure including substantial tree planting to help integrate development into the landscape together with greenspace provision and a circulation network. Not only would the proposed development fail to contribute towards any of these, it may also obstruct the strategic development of the site as part of potential settlement growth in the future.

7.3.2.10. Ensuring that the expansion of the town is properly planned and managed is essential as it ensures that suitable infrastructure is in place at the right time. For example, developers may be required to provide street lighting, pavements, turning circles, play space, water connections and sewerage systems. This also ensures that the financial burden on the Council for services arising from housing development, such as school buses and refuse collection, is reduced.

7.3.2.11. Due to the low levels of housing demand in the area, the granting of consents for single housing developments on the outskirts of Wick may also undermine the larger scale consented housing developments. The developers of these schemes have typically invested significantly in the necessary infrastructure to access and service the site.

7.3.3. CONCLUSION

7.3.3.1. This proposal is not considered to accord with the general policies set out in HwLDP relating to Design Quality and Placemaking, Development in the Wider Countryside and Sustainable Design. The proposal will not only perpetuate a settlement pattern which is at odds with the planning policies listed above, but it will undermine the coordinated approach to the strategic expansion of the settlement.

7.4 **Scottish Environmental Protection Agency (SEPA):** No objection. The site is likely to lay outwith the extent of the medium fluvial flood risk area however they would recommend that the building avoids low lying areas within the site.

Furthermore, SEPA also offered an advisory note regarding the possibility of a public sewer close by to the site, although they could not establish whether or not it was adopted by Scottish Water. SEPA as a statutory organisation have a principal to oppose all unnecessary usage of private drainage arrangements where a public one is available.

7.5 **Scottish Water:** No objection. Advised that there is no adopted public infrastructure in the area.

8. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

8.1 Highland Wide Local Development Plan 2012

Policy 28 - Sustainable Design

Policy 29 - Design Quality and Place-making

Policy 34 - Settlement Development Areas

Policy 36 - Development in the Wider Countryside

Policy 56 - Travel

Policy 64 - Flood Risk

Policy 65 - Waste Water Treatment

Policy 66 - Surface Water Drainage

8.2 Caithness and Sutherland Local Development Plan (August 2018)

The site is located 50m outwith the Wick Settlement Development Area and is not allocated for specific usage in policy. The application therefore requires to be assessed against the general policies of the Highland wide Local Development Plan.

8.4. OTHER MATERIAL CONSIDERATIONS

8.4.1 Highland Council Supplementary Planning Policy Guidance

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

Flood Risk and Drainage Impact Assessment (Jan 2013)

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

Sustainable Design Guide (Jan 2013)

8.4.2 Scottish Government Planning Policy and Guidance

Scottish Planning Policy (The Scottish Government, June 2014)

9. PLANNING APPRAISAL

9.1 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.

Determining Issues

9.2 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

9.3 The key considerations in this case are:

- a) compliance with the development plan and other planning policy
- b) any other material considerations.

Development plan/other planning policy

9.4 While the site is located in an area identified as Wider Countryside by the Development Plan, it is located close to the southern boundary of the Wick Settlement Development Area (approximately 50m). Due to the site's proximity to the SDA, Development Plan Policy 34 (Settlement Development Areas) is relevant to the application. This states that the Council supports development within Settlement Development Areas which are identified as being the most appropriate location for development, including housing developments, because of their existing and planned infrastructure and ease of Council service provision. SDAs are defined to reflect the extent to which the town should expand in order to prevent incremental and uncoordinated growth and protect the surrounding countryside. Within SDAs, developments will be supported providing they satisfy the Design for Sustainability requirements of Policy 28 and are compatible with the existing pattern of development, the surrounding landscape and local character, as well as approved adjacent land-uses.

8.5 Development Plan Policy 36 (Development in the Wider Countryside) recognises that there remains a need for development in the Wider Countryside and similarly requires proposals to be assessed against the extent to which they are acceptable in terms of siting and design, are sympathetic to existing patterns of development in

the area, and are compatible with landscape character and, importantly, capacity. The policy goes on to further require that developments should avoid, where possible, not only the loss of locally important croft land, but also the incremental expansion of one particular development type into a landscape, particularly a landscape whose distinct character relies on an intrinsic mix/distribution of a range of characteristics. Due to the recognised lack of infrastructure in the Wider Countryside, new developments must address drainage constraints and demonstrate that they can be adequately serviced, particularly in terms of foul drainage and water supply. It should also be demonstrated that any additional infrastructures and requirement for Council services as a result of the development, may be provided without involving undue public expenditure. Infrastructure should not be out of keeping with the rural character of the area.

- 9.6 Development Plan Policy 28 (Sustainable Design) sets out sustainability criteria for the assessment of all applications. Of particular relevance to this application are criteria relating to a development's compatibility with public service provision such as water, sewerage, drainage, roads, schools and electricity. The accessibility of the development should also be assessed according to the provisions of the policy. Developments are also expected to maximise energy efficiency and reduce waste. The proposal's impact on community and residential amenity, on any natural and built heritage resources and landscape must also be given due consideration. Finally, developments should demonstrate sensitive and appropriate siting as well as high quality design in keeping with the local character and historic and natural environment.
- 9.7 Development Plan Policy 29 (Design Quality and Place-Making) reinforces the emphasis on good design in terms of compatibility with the local settlement pattern. Under the terms of this policy, developments should be judged according to their contribution to place-making, with the objective of creating quality living environments. Specifically, and where relevant, developments should be integral to the settlement they are located by, while housing developments that are related to settlements should focus on pedestrian movements.
- 9.8 Development Plan Policy 56 (Travel) states that proposals for developments that are likely to generate increased travel activity should be assessed according to both the on- and off- site impact of the development. Key considerations in the assessment include the safety and convenience of potential users of both the development and the local road and transport network.
- 9.9 Development Plan Policy 64 (Flood Risk) seeks to ensure that sites are not at risk of flooding by avoiding susceptible areas to promote sustainable flood management. Development Plan Policies 65 (Waste Water Treatment) and 66 (Surface Water Drainage) require foul and surface water drainage infrastructure to meet standards that minimise the risk of pollution and flooding. Developments should ordinarily connect to the public sewer unless it can be demonstrated that there are technical or economic constraints to being connected (assessed in para. 8.15).
- 9.10 Development proposals may be supported if they are judged not to be significantly detrimental under the terms of the above policies. Unfortunately, the proposal is considered to not accord with the provisions of Policy 34 because, as mentioned,

the site occupies an area of land close to but outwith the Wick Settlement Development Area (SDA) (paras. 2.2 and 8.4). To reiterate, the purpose of the SDA is to direct development, with a presumption in favour of development within the SDA boundary. This is because SDAs are identified as being the most appropriate location for development, including housing developments, because of their existing and planned infrastructure and better access to Council service provision. SDAs are drawn to reflect the extent to which the town should expand in order to prevent incremental and uncoordinated growth and protect the surrounding countryside.

- 9.11 Moreover, there are three significant outstanding issues with this application: 1/ siting relative to the policy allocation; 2/ failure to connect to the public sewer; and, 3/ access, as evidenced by the technical objections from Transport Planning. These are set out more fully below.
- 9.12 **Siting and policy allocation.** A major Placemaking Priority for Wick, in accordance with the CaSPlan, is to consolidate the existing town of Wick. This is to be achieved through appropriate land-use allocations which help to round off or infill the town rather than allowing Wick to expand unplanned in any one direction. The proposed site forms part of land which was submitted to the Council for consideration during the Call for Sites stage of the recently adopted CaSPlan. As a result it was assessed as part of the Strategic Environmental Assessment. This led to it subsequently being shown as a 'none preferred' site in the Main Issues Report because the site was not considered as rounding off, or infill, and as having a potentially negative visual impact on the visual amenity of the area. The site, therefore, has no allocation in the now adopted CaSPlan and remains outwith the Wick SDA and therefore does not accord with Development Plan Policy 29 in relation to Place-Making, or Policy 34 in relation to consolidating the SDA.
- 9.13 Furthermore, the existing incremental and unplanned growth along the March Road and into Carnaby Street has had a detrimental effect on the local road infrastructure and the provision of Council services in precisely the manner that the Local Development Plan has sought to avoid. Further incremental and unplanned development along the unadopted sections of both March and Carnaby Roads would lead to unforeseen and unplanned public service expenditure contrary to the road servicing requirements of Development Plan Policy 28. Therefore, the proposal does not accord with the road servicing requirements of Development Plan Policies 28 and 36.
- 9.14 The above considerations override any accord that the proposal may superficially have in terms of conforming to the local settlement pattern (Policy 29) that has developed most notably along the March Road. Indeed, Policy 29 of the HwLDP expresses the Council's intention to improve the quality of places and living environments by ensuring that developments in such locations are integral to settlements and that housing developments are focused on pedestrian movements (para 8.7). This can only be achieved through coordinated and planned development that delivers the required infrastructure such as roads and pavements. Developments that are designed for the Wider Countryside are not considered appropriate or acceptable on the boundary of settlements because they

impede the strategic future growth of the settlement and provision of appropriate infrastructure. Such developments are therefore contrary to the Design Quality and Place-Making provisions of Policy 29.

- 9.15 **Connection to the public sewer.** There is the additional complication of private drainage arrangements being proposed on land in close proximity to an existing or a proposed public sewer system, as per SEPA's advisory and FRM's objection (paras 5.4 and 5.2). Currently Scottish Water have a proposed sewer system as part of the coordinated delivery of public infrastructure at the Oldwick residential development (para 2.1). It remains for the applicant to demonstrate that a connection to the existing public sewer is technically or economically unfeasible; nevertheless, while the proposed sewer remains unadopted, it may be the case that private drainage arrangements would need to be installed on the proposed development site outwith the SDA and dismantled as soon as the public system becomes available. The issue becomes more acute in locations outwith, but close to, the SDA boundaries as they have the most potential to intensify with uncoordinated housing development and private drainage arrangements. The proliferation of private drainage systems on the boundary of a major settlement is considered unacceptable for environmental, public health and amenity reasons and is contrary to Development Plan Policy 65 (para. 8.9).
- 9.16 **Access.** National and local planning policies require developments to demonstrate safe access and transport. Transport Planning object to this application on the basis that March Road and its junction with the A99 trunk road are not sufficient to accommodate any new development until such times as upgrading works are undertaken to the road junction. The refusal of a previous application to erect a house on March Road, ref. 16/03571/FUL, was upheld by the Public Review Body for the same reasons.
- 9.17 As a result of this decision the Council's Roads approach has been updated in the intervening period since the initial pre-application advice was requested. Transport Planning's position for new development on March Road is that without substantial upgrading works, they maintain their objection. The current planning application must be assessed against current policy and guidance and accordingly the Planning Service is not in a position to support the application.
- 9.18 Finally, it is important to note that the house is not being recommended for refusal on design grounds. This is because the proposal is considered to meet the criteria set out in Council Guidance for Housing in the Countryside, Siting and Design (2013), being, amongst other things, finished in suitable materials, of a predominantly rectangular shape and with traditional gable ends. It is acknowledged that the house design is appropriate for the context of a site within the wider countryside; however, it is considered that the site's location so close to the boundary of the Wick settlement is not suitable for further piecemeal, unplanned and uncoordinated developments of a rural nature.

Other material considerations

- 9.19 There are no other material considerations.

Non-material considerations

9.20 None.

10. CONCLUSION

10.1 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.

11. IMPLICATIONS

11.1 Resource: Not applicable

11.2 Legal: Not applicable

11.3 Community (Equality, Poverty and Rural): Not applicable

11.4 Climate Change/Carbon Clever: Not applicable

11.5 Risk: Not applicable

11.6 Gaelic: Not applicable

12. RECOMMENDATION

The application is recommended for refusal for the reasons set out below.

Reasons for Refusal

1. The proposal is considered to be contrary to Policy 36 (Development in the Wider Countryside) of the Highland Wide Local Development Plan as it is not sympathetic in terms of its siting and design to the pattern of development in the area due to its unplanned and incremental expansion into the open countryside around the Wick Settlement Development Area.
2. The proposal is is contrary to Policy 34 (Settlement Development Areas) and Policy 29 (Design Quality and Place-Making) of the Highland Wide Local Development Plan as its location close to but outwith the Wick Settlement Development Area boundary is not considered to be appropriate as it will not consolidate, nor is it integral to, the existing urban form and allocated housing sites within the Wick SDA, and would lead to incremental and uncoordinated growth of the town southwards without the appropriate infrastructure and to the detriment of the surrounding countryside, obstructing strategic planned settlement development in the future. Accordingly, it is considered that the proposal would not only perpetuate a settlement pattern which is at odds with Development Plan Policy 34, but it will undermine the coordinated approach to the strategic expansion of Wick.
3. The proposal is contrary to Policy 28 (Sustainable Design) of the Highland Wide Local Development Plan as it does not demonstrate that it is compatible with public road access servicing provision, as the access roads for journeys to and from the

south, Carnaby Road and March Road (U2465), at its junction with the A9 (T) is substandard and is insufficient in its current form to accommodate any additional development without significant upgrading, all to the detriment of public road safety. Furthermore, there are no passing places on March Road; the Council's Roads Guidelines for New Development state that passing places should be inter-visible and at a maximum distance of 150m apart

4 The proposal is considered to be contrary to Policies 28 (Sustainable Design), 36 (Development in the Wider Countryside), and 65 (Waste Water Treatment), of the Highland Wide Local Development Plan as:

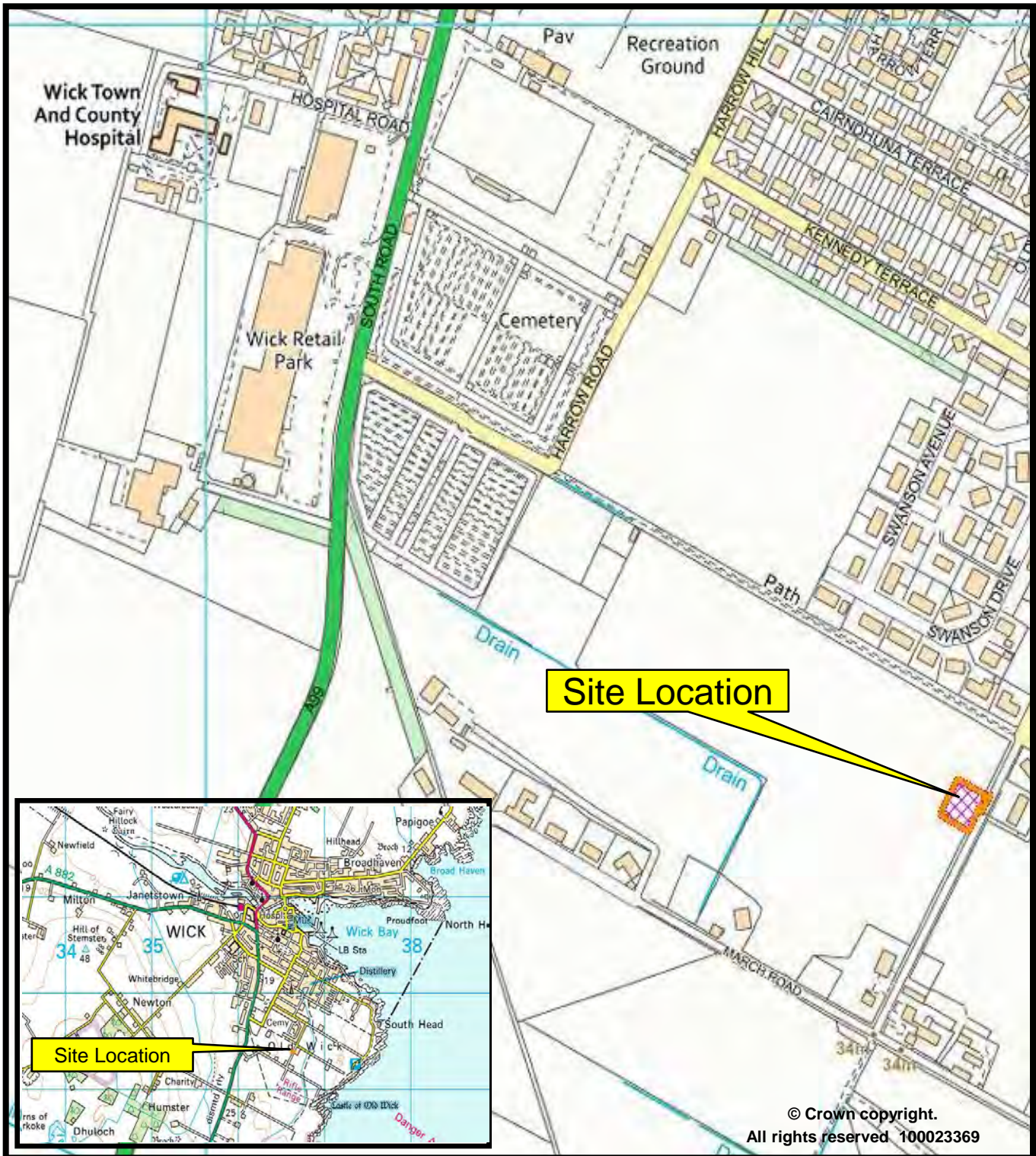
- the applicant has not demonstrated that a connection to the public sewer is uneconomic; and would not likely result in or add to significant environmental or health problems;

it would introduce a private foul drainage system to the site which lies proximate to the Wick Settlement Area, and where the provision of a connection to the public system would be expected so as to avoid a significant and detrimental impact on individual and community residential amenity


Signature: Dafydd Jones
Designation: Acting Head of Development Management – Highland
Author: Mark Fitzpatrick
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1AA - Site layout plan
Plan 2 - Floor Plan
Plan 3 - Elevations
Plan 4 - Section Plan – cross section

Appendix – Letters of Representation

None



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The Highland Council
Comhairle na Gàidhealtachd

Development & Infrastructure
Service

18/02975/FUL

N



Erection of single storey house, creation of new private access & installation of private drainage system

November 2018

Accessible Threshold & Access Ramp Notes:-

1. Entrance door to have clear opening of 800mm in accordance with Part 4.1.9 of the Building Standards (Scotland) regulations 2007. Door to be filled with an accessible threshold.
2. 1.2 x 1.5m Plat at any change of direction & at top of ramp.
3. Protective barrier must be small enough to prevent the passage of a 100mm diameter sphere and a minimum of 900mm high at any change of direction in ramp.
4. Kerbed upstand of 100mm to either side of ramp in accordance with Part 4.4.3 of the Building Standards (Scotland) regulations 2009.
5. Disabled access ramp (1.0m wide) with level concrete plat (1.2x1.5m). Gradient to be no more than 1:20 and length to be no more than 10m.

All external steps to property to have a min. going of 250mm and a maximum rise of 170mm.

Soakaway system installed in accordance with Building Standards (Scotland) 2004 Section 3.9 and to be no less than 5.0m from any building or boundary and 10.0m from any road or watercourse.

Soakaway system constructed rigid using perforated pipe with a smooth internal surface.

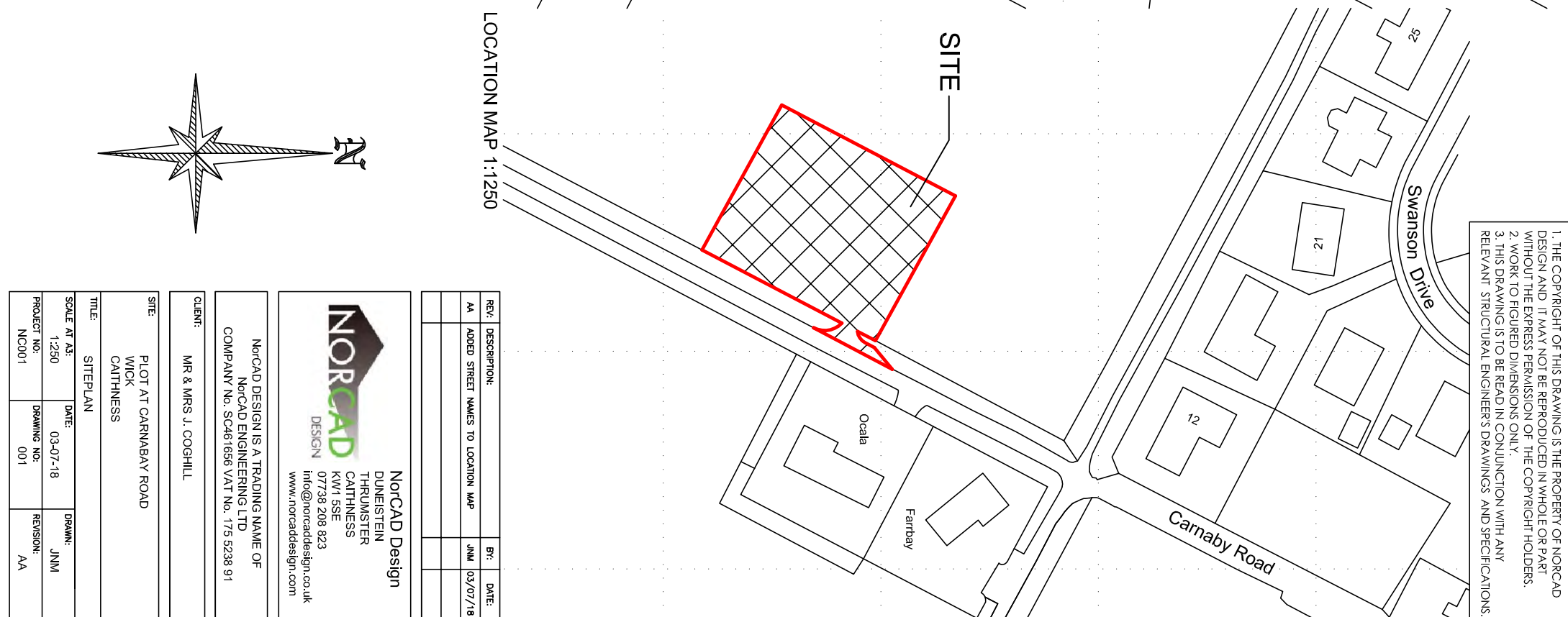
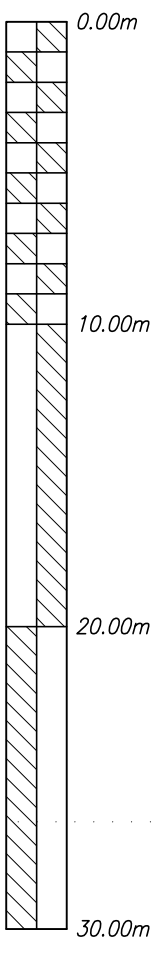
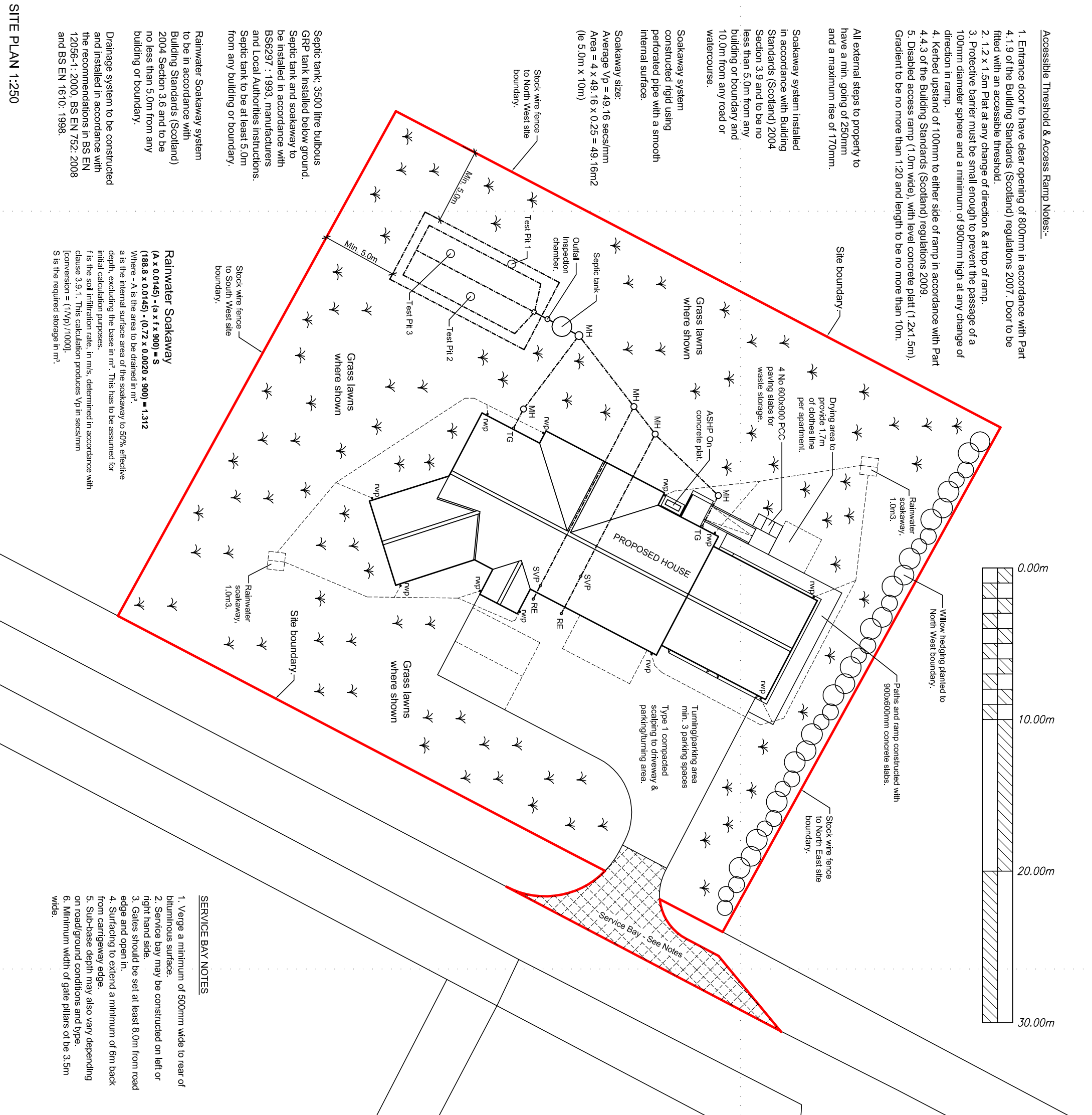
Soakaway size:
Average Vp = 49.16 secs/mm
Area = 4 x 49.16 x 0.25 = 49.16m²
(ie 5.0m x 10m)

Septic tank: 3500 litre bulbous GRP tank installed below ground. Septic tank and soakaway to be installed in accordance with BS6297 : 1993, manufacturers and Local Authorities instructions. Septic tank to be at least 5.0m from any building or boundary.

Rainwater Soakaway system to be in accordance with Building Standards (Scotland) 2004 Section 3.6 and to be no less than 5.0m from any building or boundary.

Drainage system to be constructed and installed in accordance with the recommendations in BS EN 12056-1: 2000, BS EN 752: 2008 and BS EN 1610: 1998.

SITE PLAN 1:250



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CLIENT: MRS & MRS J. COGHILL

SITE: PLOT AT CARNABAY ROAD
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CATHNESS

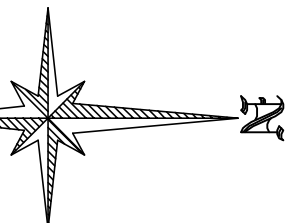
TITLE: SITEPLAN

SCALE AT A3: 1:250
PROJECT NO.: NC001

REV.	DESCRIPTION:	BY:	DATE:
AA	ADDED STREET NAMES TO LOCATION MAP	JNM	03/07/18

SERVICE BAY NOTES

1. Verge a minimum of 500mm wide to rear of bituminous surface.
2. Service bay may be constructed on left or right hand side.
3. Gates should be set at least 8.0m from road edge and open in.
4. Surfacing to extend a minimum of 6m back from carriage way edge.
5. Sub-base depth may also vary depending on road/ground conditions and type.
6. Minimum width of gate pillars of be 3.5m wide.



DATE: 03-07-18
DRAWN: JNM
REVISION: AA

General Notes:

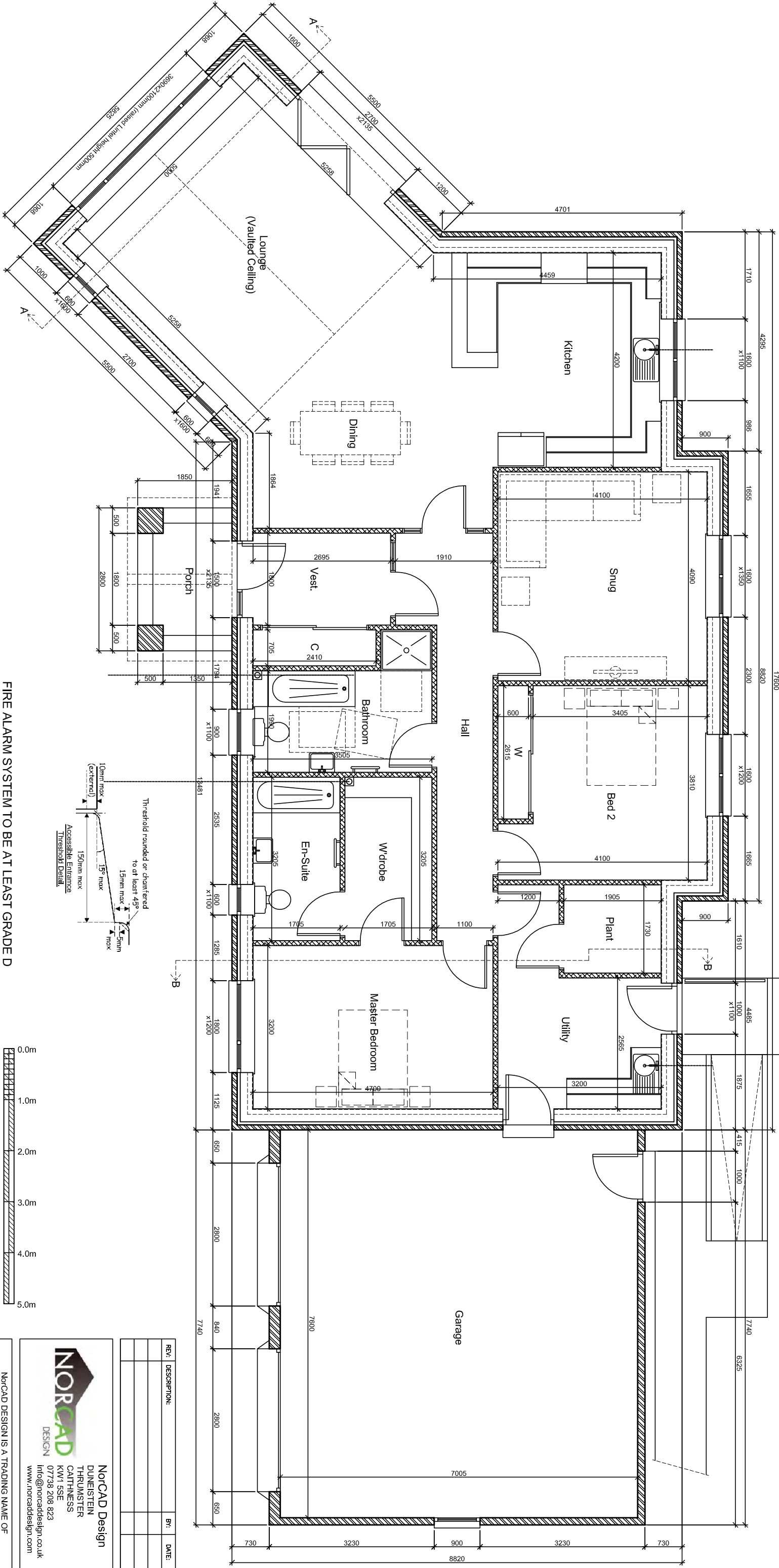
Rear Kitchen entrance door to have a clear opening of 800mm and threshold to permit unassisted wheelchair access in accordance with clause 4.1.9 of the Building (Scotland) Regulations 2007.

All internal partitions to be filled with 60mm insulation, for sound insulation purposes.
All glazing to bathrooms, en-suites and external doors to be pattern obscure glazing, unless otherwise stated.
Thermostatic valves to be fitted to hot water supply. (TMV)

Any external flue terminals to be a minimum distance of 600mm from any opening (including tumble dryer outlet) and 300mm from any corner.
FS - Denotes 38x50mm treated fire stop.
EJ - Denotes expansion joint.

Only windows & doors which have 'Secured by Design' accreditation are to be used in the construction. As per Building Regulations Scotland 4.13.

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Electrical symbols:

All electrical fittings to be installed in accordance with Building Standard 4.8.5 & BS7671:2008.

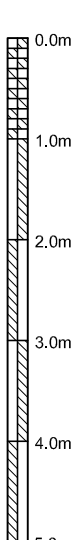
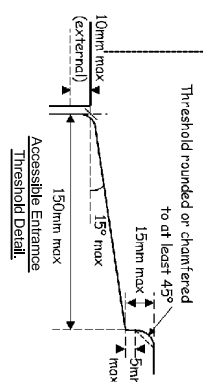
- One way switch
- Intermediate switch
- Pull cord switch
- Wall light

- Pendant light
- Chrome LED Downlights
- Light & switch in attic
- External light with PIR sensor
- Single socket
- Double socket
- Appliance D/P switch
- work top with socket below
- Shaver socket
- Cooker control unit

- Telephone point
- T.V. point
- 10.5Kw electric shower
- Thermostatically controlled mixer shower
- Demotes 15,000mm² vent to supply air for flue, vented into floor space
- Optical type detector.
- Ionisation type detector.
- Heat detector.
- Mains powered smoke detector with battery back up and interlinked to all other detectors

- Carbon Monoxide detector
- Carbon Dioxide detector
- Extract fan to vent tile (15l/s)
- Extract fan to vent tile (15l/s)
- Extract fan to wall (15l/s)
- Extract fan to wall (30l/s)
- Extractor fan to wall (30l/s)
- Extractor hood (30l/sec) to outside wall
- Hot water cylinder and immersion heater
- Outside tap

FIRE ALARM SYSTEM TO BE AT LEAST GRADE D



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TITLE: FLOORPLAN

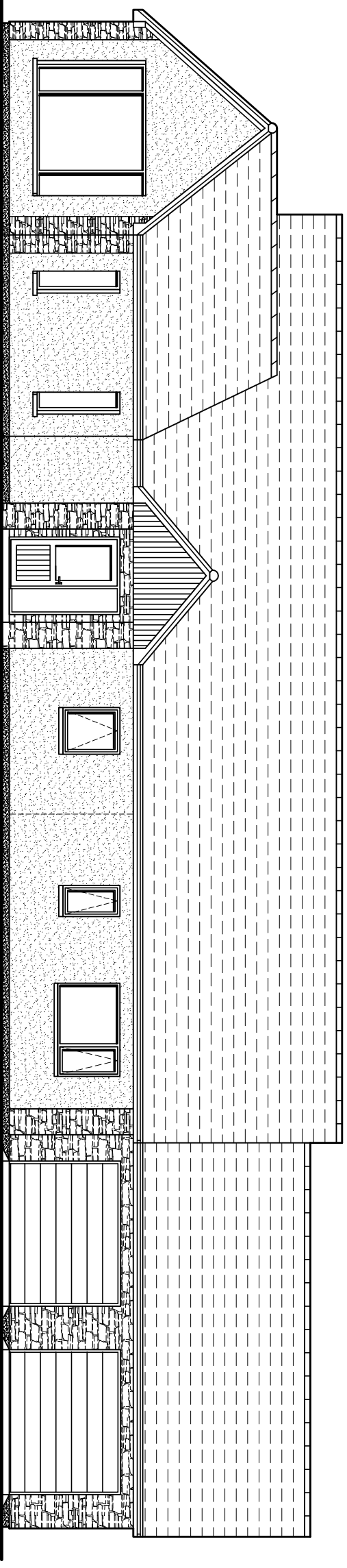
SCALE AT A3: 1:75
 DATE: 15-05-18
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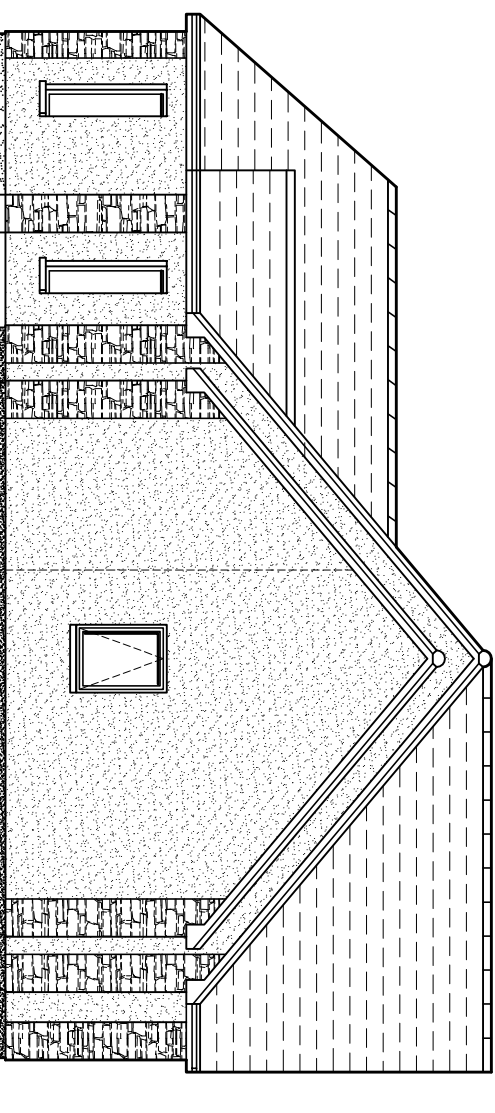
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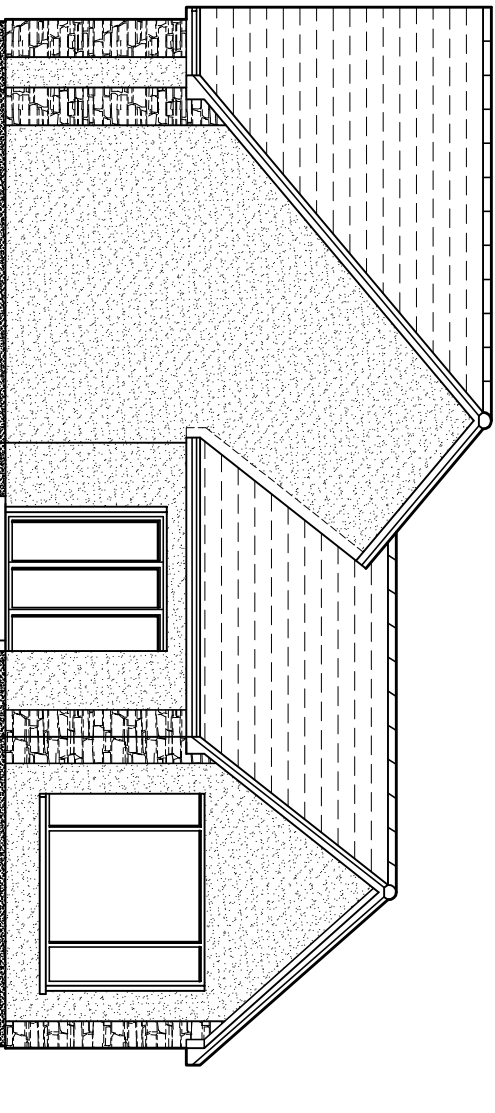
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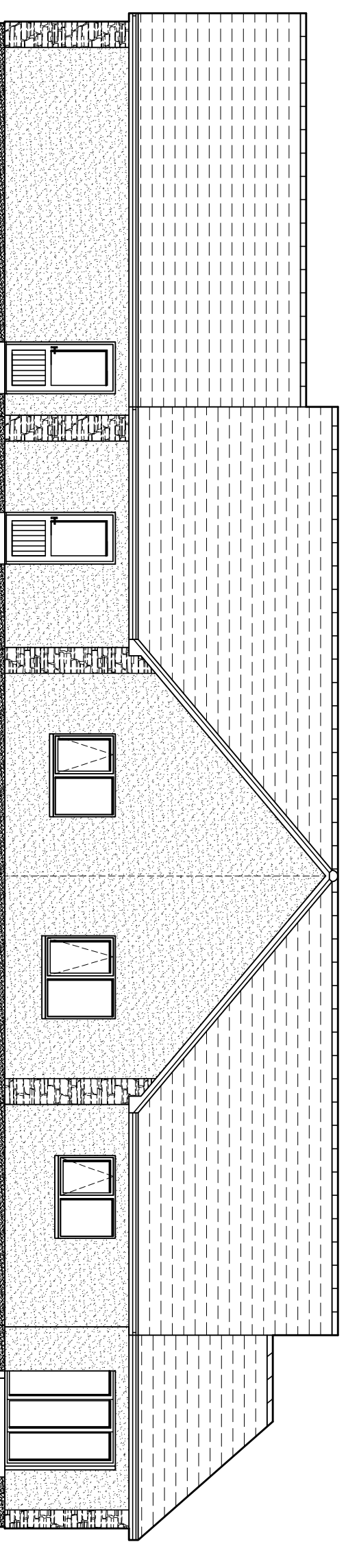
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

External Finishes:-

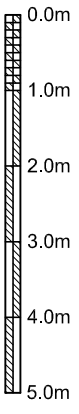
Roof Covering:- Natural slates with matching dry verge & ridge.
 External Walls:- Off-White dry dash render to walls, with contrasting basecourse. Locally sourced natural stone cladding to entrance porch area, supporting pillars, Garage front elevation & 500mm in from each external corner.
 Grey PVC Cladding to front of entrance canopy.

Rainwater goods:- Lindab galvanised half round gutters with matching downpipes & fittings.

Windows:- Grey PVC, factory double glazed, Argon filled low 'e' high efficiency units.

Doors:- Grey PVC, factory double glazed, Argon filled low 'e' high efficiency units.

Facia & Soffit:- Grey PVC fascia, barge & soffit boarding to match windows.



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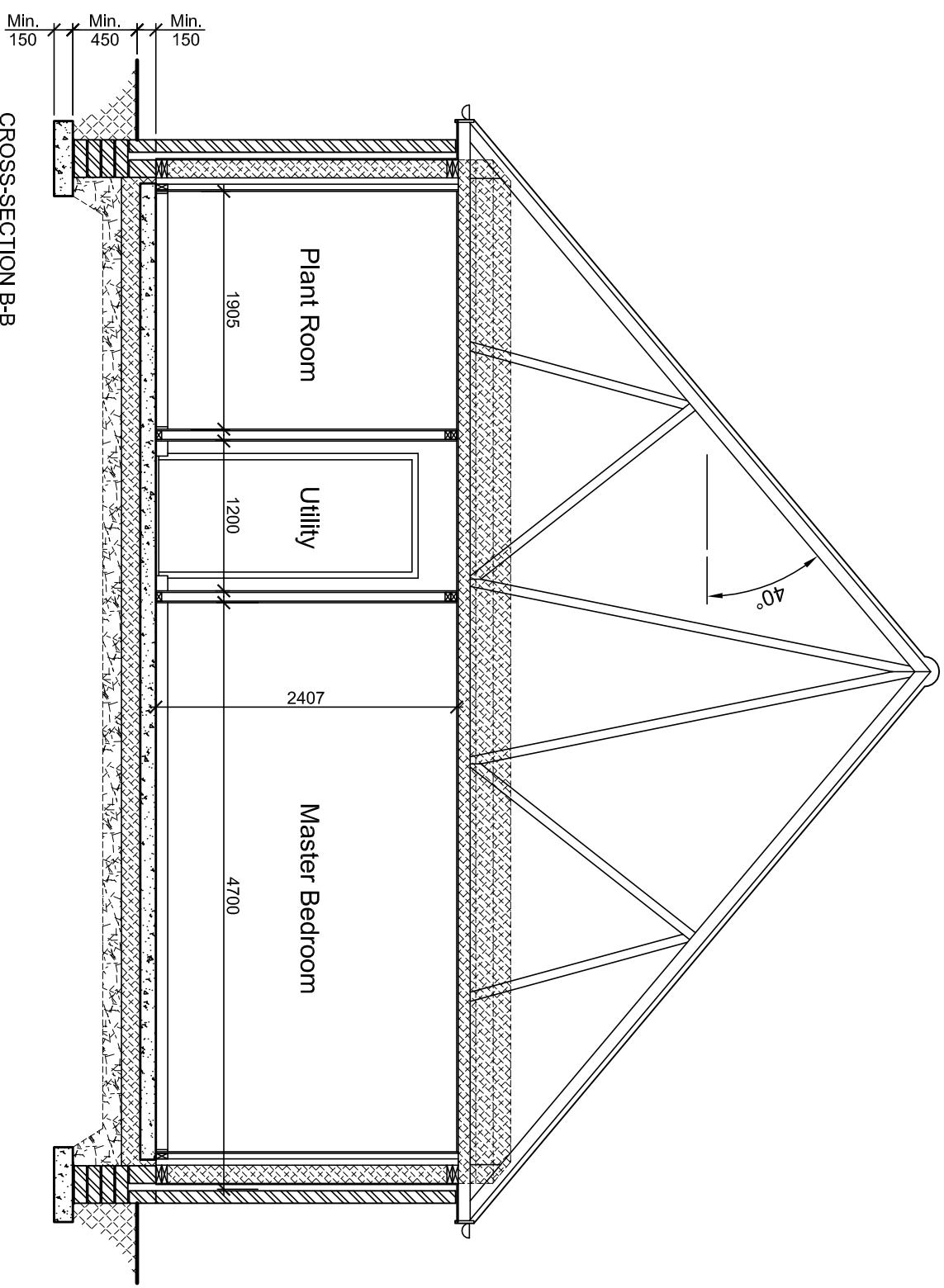
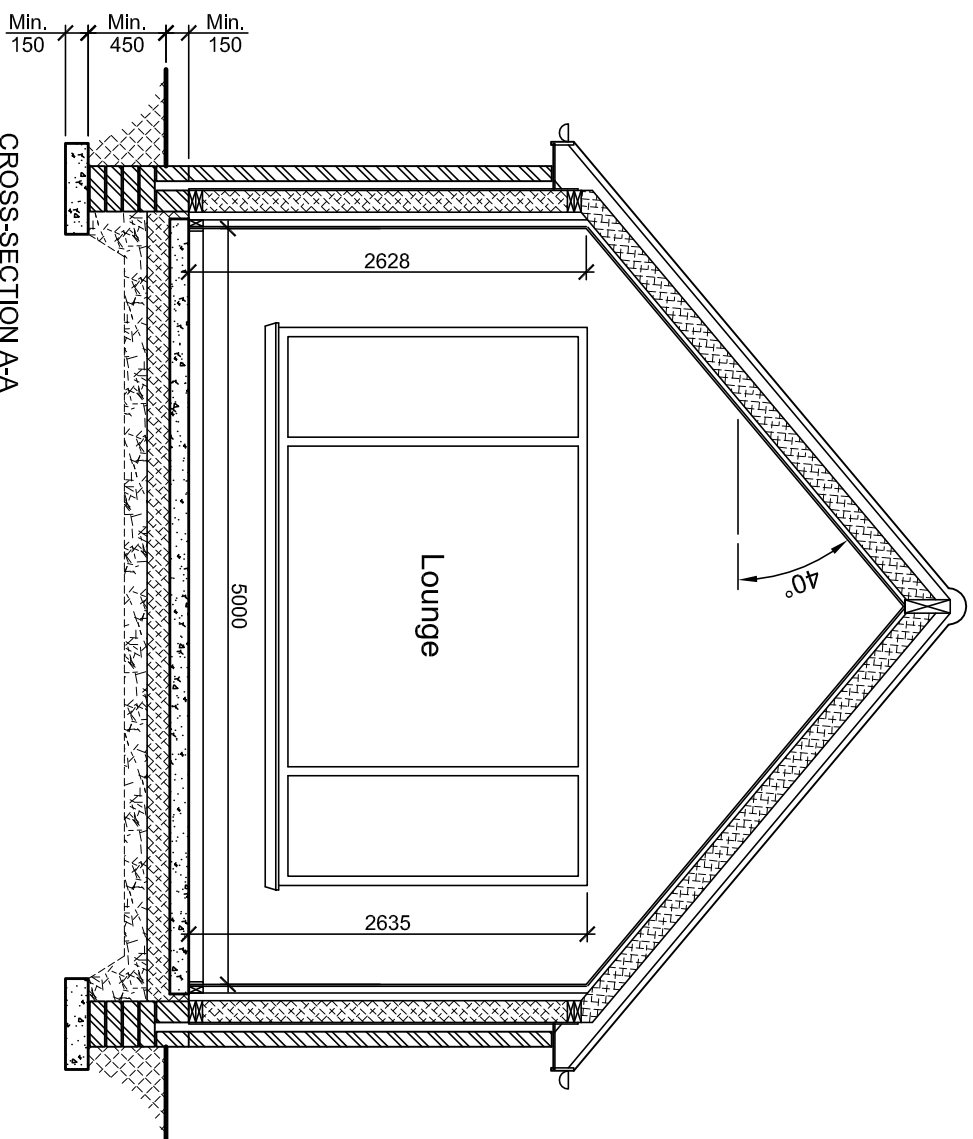
CLIENT: MR & MRS J. COGHILL

SITE: PLOT AT CARNABAY ROAD
 WICK
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TITLE: ELEVATIONS
 SCALE AT A3: 1:75
 DATE: 15-05-18
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External Finishes:-

Roof Covering:- Natural slates with matching dry verge & ridge.

External Walls:- Off-White dry dash render to walls, with contrasting basecourse. Locally sourced natural stone cladding to entrance porch area, supporting pillars, Garage front elevation & 500mm in from each external corner, Grey PVC Cladding to front of entrance canopy.

Rainwater goods:- Lindab galvanised half round gutters with matching downpipes & fittings.

Windows:- Grey PVC, factory double glazed, Argon filled low 'e' high efficiency units.

Doors:- Grey PVC, factory double glazed, Argon filled low 'e' high efficiency units.

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SITE: PLOT AT CARNABAY ROAD
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TITLE: CROSS SECTIONS

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PROJECT NO: NC001 DRAWING NO: 004 REVISION: FIRST ISSUE

