

Agenda Item	
Report No	PLN/067/19

THE HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 10 September 2019

Report Title: 18/01184/FUL: Mr Stuart Reddie

Land adjacent to former stable building, Robertson House, Greenhill Street, Dingwall

Report By: Acting Head of Development Management – Highland

1. Purpose/Executive Summary

1.1 Description: Erection of 3 no dwellings

Ward: 08, Dingwall and Seaforth

Development category: Local

Reason referred to Committee: Objections received from 5 households

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

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

3. PROPOSED DEVELOPMENT

- 3.1 The proposal is to erect a row of 3 houses, with principle elevation towards Robertson House, and blank rear elevation adjacent to Park Street. There will be windows in both gables, and an entrance door in one gable. A timber cycle store will be located between the entrance door and window in the gable looking towards the former stable building.
- 3.2 The proposed houses will be 2 storeys in height with shallow roof pitch and hipped gables to reflect Robertson House.
- 3.3 A sitting out area will be formed opposite the house frontages, adjacent to the gable of Robertson House.
- 3.4 The existing access off Greenhill Street to Robertson House will be utilised with 4 parking spaces formed on the existing tarmac area between the Park St turning head and Greenhill St, and one space adjacent to Robertson House parking spaces.
- 3.5 The existing turning head for Park Street, which lies within the application site boundary, will be modified as part of these proposals.
- 3.6 Pre Application Consultation: Informal discussions took place following the refusal of 16/04340/FUL.
- 3.7 Supporting Information: statement of amendments to design; window specification; statement of revisions and proposed operation of the site;
- 3.8 Variations: revised elevations; revised turning head; revised parking arrangements; amended cycle storage provision; boundary wall returned to tie in with the building; gravel strip between rear of building and pavement; wheelie bin storage detailed.

4. SITE DESCRIPTION

- 4.1 The area between the gable of Robertson House and Park Street is currently disused and overgrown. The former stable building lies between the site and the houses on Park St. Further houses front the opposite side of Park St. This space will be used to accommodate the proposed row of 3 houses.
- 4.2 The turning head for Park St projects into the application site, and will be modified as part of these proposals. The area between this turning head and Greenhill St is currently tarmac and available for parking in connection with Robertson House (office building). Further car parking in connection with Robertson House is available within its forecourt, and lies outwith the application site boundary.

5. PLANNING HISTORY

- | | | | |
|-----|----------------|-------------------------|------------------------------------|
| 5.1 | 16/04340/FUL | Erection of 3 flats | Delegated
Refusal
30/03/2017 |
| 5.2 | 17/00033/RBREF | Reviewed by Review Body | Dismissed
09/08/2017 |

5.3	08/00598/FULRC	Conversion and erection of extension to building to form 3 flats and erection of 2 flats (planning permission)	Granted Committee 20/08/2012	by
5.4	08/00599/LBCRC	Conversion and erection of extension to building to form 3 flats and erection of 2 flats (listed building consent)	Granted Committee 17/08/2012	by

6. PUBLIC PARTICIPATION

6.1 Advertised: affecting the setting of a Listed Building; neighbour

Date Advertised: 04/04/18

Representation deadline: 13/04/18 and 08/07/18 and 15/05/19

Representations: Representations received from 5 different households

6.2 Material considerations raised are summarised as follows:

- a) Turning head inaccurately drawn and inadequately proportioned for use by large vehicles (eg bin lorry)
- b) Will result in large vehicles reversing down Park St - increase risk of accidents
- c) Park St pavement frequently blocked by parked cars forcing pedestrians and mobility scooters into the road
- d) Noise disturbance from reversing alarms and reversing gear
- e) Emissions from high revving reversing gears leading to pollution
- f) Gate required across end of turning head to prevent through traffic between Greenhill St and Park St.
- g) Robertson House car park used as a dropping off/ pick up point by commuters
- h) Wider public consultation should have been carried out
- i) Overdevelopment
- j) Bats seen in the site
- k) Seagulls nest in the site
- l) Construction works will adversely impact upon the footway alongside Park St due to proximity
- m) Design and siting fails to respect Robertson House (B listed building)
- n) Glazing pattern should reflect that of Robertson House
- o) Should utilise sandstone to compliment Robertson House; proposed harl finish competes with it
- p) Aversely impacts upon the setting of Robertson House
- q) Blank wall inappropriate and unsightly treatment to Park St elevation
- r) Ridge should not be higher than ridge of Robertson House or the adjacent outbuilding
- s) Proposed houses should comply with Building Regulations space standards
- t) Park St sewer repeatedly floods, which has led to intervention works by Scottish Water. Has inadequate capacity to accommodate additional development.
- u) Park St flooded on 5 Aug 2019 for the second time in the course of a month.
- v) Plans are unclear and misleading
- w) Existing self seeded tree on site will need to be felled
- x) Loss of daylight to houses opposite from close proximity of rear boundary
- y) Bins left on Park St pavement will obstruct pavement; should be collected from Greenhill St.

- z) Derelict former stable building omitted from proposals; should be improved as part of this proposal.
- aa) Proposed pedestrian gates onto Park St - one exits onto the turning head and the other adjacent to the jutting out corner of the former stable building which blocks the pavement and creates a blind spot. These are both dangerous locations.

6.3 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.

7. CONSULTATIONS

7.1 **Contaminated Land** – The site includes part of a former petrol station and vehicle repairs area. Site investigation for contamination and remediation have previously been undertaken; the site is suitable for communal soft landscaping and residential units. In order to protect future residents, water supply pipes must be barrier pipes designed to mitigate against permeation of residual hydrocarbons in the soil.

7.2 **Transport Planning** – The turning head is now acceptable. A minimum of 1 cycle parking space per unit is required, plus one visitor space.

7.3 **Flood Risk Management Team** – Reply awaited – to be reported verbally to Committee

8. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

8.1 **Highland Wide Local Development Plan 2012**

- 28 - Sustainable Design
- 29 - Design Quality and Place-making
- 31 - Developer Contributions
- 34 - Settlement Development Areas
- 42 - Previously used land
- 57 - Natural, Built and Cultural Heritage
- 58 - Protected Species
- 64 - Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage

8.2 **Inner Moray Firth Local Development Plan 2015**

Within Dingwall town centre; no site specific policies apply.

8.5 **Highland Council Supplementary Planning Policy Guidance**

- Access to Single Houses and Small Housing Developments (May 2011)
- Developer Contributions (Nov 2018)
- Highland Historic Environment Strategy (Jan 2013)

9. OTHER MATERIAL POLICY CONSIDERATIONS

9.1 **Scottish Government Planning Policy and Guidance**

Historic Environment Policy for Scotland (May 2019)

10. PLANNING APPRAISAL

- 10.1 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

- 10.2 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

- 10.3 The key considerations in this case are:
- a) compliance with the development plan and other planning policy
 - b) road safety
 - c) design
 - d) historic environment
 - e) residential amenity
 - f) drainage
 - g) contamination
 - h) any other material considerations.

Development plan/other planning policy

- 10.4 Policy 28 of the Highland-wide Local Development Plan assesses proposals on the extent to which they meet a number of factors, including being compatible with public service provision (water, sewerage, drainage, roads); being accessible by public transport, cycling, walking as well as car; their impact on individual and community residential amenity; impact on cultural heritage; and demonstrating sensitive siting and high quality design in keeping with local character and historic and natural environment.
- 10.5 Similarly, Policy 29 requires new development to make a positive contribution to the architectural and visual quality of the place in which it is located. Proposals should demonstrate sensitivity and respect towards the local distinctiveness of the architecture, design and layout, and ensure that people of all abilities can move safely and conveniently within the development and, where appropriate, to facilities in other parts of the settlement.
- 10.6 The site lies within Dingwall town centre, and thus also within the wider Dingwall Settlement Development Area. Policy 34 affords support to development within settlement development areas as long as it meets the requirements of Policy 28 and other relevant policies. It also needs to be compatible with the existing pattern of development and conform with the existing and approved adjacent land uses.
- 10.7 Since the site lies within the curtilage of Robertson House, a 'B' Listed Building, the proposal also stands to be assessed in relation to its impact on the Historic Environment. Policy 57 and the Historic Environment Policy for Scotland therefore also apply.

Road Safety

- 10.8 The proposal will utilise the existing access off Greenhill St for vehicles, and an existing area of hardstanding along the east boundary (Park St) to provide 4 parking spaces. An additional space will be provided adjacent to the Robertson House parking spaces within the forecourt of Robertson House and in close proximity to the turning area.
- 10.9 Transport Planning are content with the access arrangements and the number of parking spaces proposed. These are appropriate given the town centre location and the small size of the proposed houses.
- 10.10 A gate is proposed across the end of the turning head, and this will prevent vehicular traffic from cutting through to Park St from Greenhill St (and vice versa). Emergency access will still be possible by opening the gate which will otherwise be kept locked. It should therefore not impact upon the volume of traffic using Park St.
- 10.11 The existing turning head on Park St lies within the applicant's ownership and within the application site boundary. Historically, the access gates into the site from Park St were recessed from the road edge which provided an informal turning area for a number of years. This arrangement was formalised and a standard turning head formed as a condition of the consent for the conversion of Robertson House to offices (06/00242/FULRC). Its retention was subsequently negotiated as part of the previous (not implemented) scheme for the extension and conversion of the former stable block to residential units and the erection of two flats on this site (08/00598/FULRC and 08/00599/LBCRC). One of the reasons for refusal of 16/04340/FUL (for 3 flats) was the removal of this turning head.
- 10.12 It is important that any proposal on this site includes adequate provision for the turning of vehicles on Park St. Any loss of the facility to turn would force vehicles to reverse along the entire length of Park St. This is some distance, and there is extensive on street parking, adding to the hazard which would result.
- 10.13 This current application proposes to retain, but amend, the existing turning head. The existing wall separating the south side of the turning head from the parking area at Robertson House will remain unaltered. The northern side of the turning head will be amended, with a new stone wall erected to match the existing one on the south. The resulting turning head will be 6.5m wide (between the stone walls to either side), with a total length of 15.5m from the centre line of Park St to the gates at the end. The gates will be kept locked, to provide an emergency access only between Greenhill St and Park St and prevent this becoming a through route.
- 10.14 There are concerns from residents that the amended turning head will be insufficiently dimensioned to enable large vehicles, eg the bin lorry, to turn. The turning head has been revised on several occasions to try to address this issue. The proposed turning head now takes account of the on street parking along Park St which restricts manoeuvring. Transport Planning are content that the turning head now shown is adequately proportioned to enable the bin lorry, and other large vehicles, to turn, even when cars are parked opposite.
- 10.15 Pedestrian access gates are shown in the existing boundary wall to the south side of the turning head, and also between the proposed row of houses and the existing outbuilding (former stable building). This makes provision for the likely pedestrian desire routes between the proposed houses and facilities in Dingwall town centre

(via Park St), and the principle is therefore welcomed. It also links to the bus stop and railway station, and thus could help encourage the use of modes of transport other than the private car.

- 10.16 The proposed pedestrian gate in the boundary wall between the proposed building and former stable block will, however, result in persons exiting adjacent to the area where the former stable block projects over the pavement, obstructing the pavement and blocking visibility. Any users would therefore need to either step into the road carriageway to walk around the corner of the former stable block and back onto the pavement, or cross the road at this point. The pavement along the opposite side of Park St, however, only extends along the frontage of the houses and not its entire length, so it is unlikely that pedestrians will cross only to cross back immediately due to the pavement on this side being discontinued.
- 10.17 The nature of Park St (no through road and extensive on street parking) is such that any vehicles are forced to travel at very low speed. The obstruction of the pavement by the former stable building is also a current situation and this will be unaffected by the proposal. The creation of a pedestrian access at this point was accepted previously for the 5 flats approved under 08/00598/FULRC. The current proposal for 3 small houses is not expected to materially impact upon pedestrian safety over and above that previously accepted.
- 10.18 The other proposed pedestrian gate is in the wall on the south side of the turning head, and will result in pedestrians stepping into the turning area. There is an existing pedestrian access from Robertson House to the turning head at this point, so the 'status quo' will be maintained. Furthermore, drivers usually swing forwards into a turning head, and reverse out, in order to complete the turning manoeuvre. Any pedestrians will therefore be in direct line of sight. Again, the small scale of the proposed development is not expected to result in a significant volume of pedestrian traffic or materially impact upon pedestrian safety.
- 10.19 The proposed access and parking arrangements are assessed as compatible with existing roads provision, and have been designed to facilitate and encourage walking and cycling and use of existing public transport links. The proposal takes sufficient account of road safety for existing and proposed users, and complies with this aspect of Policy 28.

Design

- 10.20 The previously approved building on this site (08/00598/FULRC) had a footprint of 12m x 6.7m wide, and was 6.8m high to ridge. The building now proposed has a footprint of 13m x 6.5m wide, and remains 6.8m high to ridge. This is a similar scale and massing to that previously approved. It continues to be stepped back from the front of Robertson house (a 'B' category Listed Building), helping to emphasise the importance of the Listed Building and denoting the role of this proposed structure as subservient to the principle building. Furthermore, its height reflects that of the former stable block, and is stepped down from Robertson House, again reflecting its subservient nature.
- 10.21 Park St. is visually split into two sections. The northern section is primarily Victorian villas fronting the west side, with the rear gardens of houses on Station Road opposite. The southern section is that of houses fronting the east side of Park St, with the high boundary wall of Robertson House (in excess of 2m high) along the west side, and a low boundary wall between the turning head and Greenhill St alongside the Robertson House forecourt. The houses all have their principle

elevations towards Park St. The former stable building projects forward of the row of houses fronting the west side of Park St, and forms a visual 'stop' to this row of houses, after which it transitions to houses fronting the east side of Park St, with the boundary enclosure relating to Robertson House along the west side. Robertson House itself has its principle elevation towards Greenhill St.

- 10.22 There is an existing high boundary wall alongside Park St which will be replaced by the blank wall of the proposed residential units. This will be located 0.3m from the rear of the footpath, and reflect the visual relationship presented by the existing boundary wall. This existing sense of enclosure and relationship with Robertson House will therefore be continued by the proposed blank rear elevation. Furthermore, it relates to the break in the pattern of development along Park St and the transition from a visual relationship with Park St to a visual relationship with Robertson House. In this context, the absence of a principle elevation towards Park St is acceptable, and reinforces the relationship of the proposed building to Robertson House.
- 10.23 The building has been designed to give the illusion of a converted non-domestic outbuilding, with a utilitarian design and feel. It is commonplace to find non-domestic outbuildings associated with a substantial villa, such as Robertson House, and this design helps to present this illusion. The absence of ornamentation not only reflects this, but also enables Robertson House to remain the dominant structure, and avoids introducing visual competition.
- 10.24 The use of wet dash harl and slate roof is appropriate, since it again helps the building to integrate with Robertson House. An increased use of stone and additional detailing would be inappropriate since it would add to the sense of competing visually with Robertson House.
- 10.25 The proposal includes timber sliding sash and case windows, and tongue and groove timber entrance doors with glazed upper sections, again to reflect that commonly found in outbuildings and to reinforce its role as subservient to Robertson House.
- 10.26 The design is appropriate in this context, since it maintains the setting of the Listed Building (Robertson House). This complies with Policy 57 (natural, built and cultural heritage) and with Policy 28, which require that new buildings are appropriately designed and sited to be in keeping with the historic environment.
- 10.27 Policy 29 requires new development to create a distinct sense of place, and to make a positive contribution to the architectural and visual quality of the place in which it is located. It also requires new development to facilitate the safe and convenient movement of people both within the development, and to local facilities.
- 10.28 The proposal meets this requirement, since it both contributes to place-making, in particular through the visual relationship which is established with Robertson House, and includes pedestrian and cycle facilities to enable the movement of people both within the site and to local facilities.

Amenity

- 10.29 The increase in building length by 1m over and above that previously approved (08/00598/FULRC) extends the building opposite the boundary between No 8 Park St and Deveron, and not directly in front of the existing houses. This increased length will therefore not impact upon the daylight and sunlight enjoyed by the residents of Park St over and above that which was previously approved.
- 10.30 The additional 1m in length could increase the massing of the building, especially since it is located along the boundary with the pavement so there is no curtilage to 'absorb' it into its setting. The change from 12m to 13m will not significantly increase the massing of the building, since its height remains unchanged. The use of a blank rear elevation (towards Park St) also ensures that there is no overlooking of these existing houses.
- 10.31 Although no private garden grounds are provided, a sitting out area is proposed alongside the gable of Robertson House, and opposite the frontage of the proposed houses. This provides a level of amenity for the proposed residents, through providing a useable outdoor space and a pleasant outlook from the houses. There is, however, no outdoor drying area proposed for these units, and it would be difficult for this to be provided without washing being on display from Park St or from Greenhill St. The applicant has agreed to provide internal drying cupboards within the units similar to those provided in affordable housing units. Given the town centre location, the redevelopment of disused land, and the small size of the proposed units which is more akin to flats, this high density proposal can be accepted.
- 10.32 The front of the houses will look directly onto this sitting out area, with a backdrop of the gable of Robertson House. There are large windows in this gable, looking onto the proposed houses which are in the region of 11m – 12.3m away. Since these windows are for offices, and not for residential rooms, a reduced privacy distance (18m is usually required between opposite windows for habitable rooms) is considered acceptable. Since Robertson House is located to the west of the proposed houses, its proximity will not materially impact upon the amount of daylight and sunlight enjoyed by these houses.
- 10.33 Adequate provision is therefore made to protect the amenity of the existing residents on Park St, and to provide sufficient standards of amenity for the future residents of the proposed houses. This too complies with this requirement of Policy 28.

Cycle provision

- 10.34 A cycle route passes the site. The proposal will not impact upon this route. The site is readily accessible for bicycles, and the proposal includes a visitor cycle parking stand and a secure bike shed for residents. This will help facilitate and encourage cycling.

Protected Species

- 10.35 The former stable building does not form part of this proposal. Therefore, its potential use as a roost for bats and birds does not fall to be assessed as part of this proposal.

- 10.36 Seagulls are reported to nest within the site. It is illegal to intentionally or recklessly injure or kill any gull or damage or destroy an active nest or its contents. It would therefore be sensible, should consent be forthcoming, to check the site for the presence of nesting birds prior to commencing any works, or to otherwise undertake all works outwith the breeding bird season. A condition is recommended.

Trees

- 10.37 The site is overgrown, and includes small self seeded trees which add some greenery, but are otherwise of little individual amenity value.

Contaminated Land

- 10.38 Policy 42 supports development that brings previously used land back into beneficial use provided site investigation demonstrates that the site is in, or capable of being brought into, a condition suitable for the development, and the development accords with all other relevant policies of the plan. The former use of the site as part of a petrol filling station and vehicle repairs could have resulted in contamination. Investigations and remediation have previously been carried out. Contaminated Land is content that the site is suitable for residential development and a communal soft landscaped sitting out area provided that barrier water supply pipes are used. An informative relating to the provision of barrier water supply pipes is attached. It is understood that Scottish Water generally addresses such issues.

Noise

- 10.39 The increased noise created by the additional activity associated with the proposal will not be significant, given the small scale of the proposal in relation to the surrounding area.
- 10.40 Concerns regarding noise disturbance arising from reversing alarms and reversing gear, and emissions from high revving reversing gears leading to pollution, should not be over and above those currently experienced as long as the turning head is sufficiently proportioned to facilitate its proper use. Transport Planning are content that the turning head is adequately proportioned to facilitate the turning of vehicles, including lorries, and that vehicles will therefore not be forced to reverse along Park St.

Bin Storage

- 10.41 Bin storage facilities are proposed adjacent to the gable of Robertson House either side of the office window. The bin collection point is indicated on Park St. The bin collection point is a matter to be agreed with Community Services. Since the bin lorry already travels along Park St, bins from an additional 3 houses are not expected to have any significant impact.

Drainage

- 10.42 Scottish Water has not provided any comments in relation to this application. However, comments were received from them in 2017 in relation to the previous application for 3 residential units on this site, which was refused. It is reasonable to carry their comments from this previous application over to this one, since they both relate to the same site and both propose 3 residential units.

- 10.43 No objections were received from Scottish Water in relation to 3 residential units on this site. They advised that there was capacity at that time in both the water and waste water treatment works, but that capacity can not be reserved. There are also Scottish Water surface water sewers within the site boundary and combined pipework very close to the site boundary. Surface water connections will not normally be accepted into their combined sewer system.
- 10.44 Rainwater will therefore need to be dealt with within the site and not add to any existing drainage issues in the area. The access will be via Greenhill St, which is not known to flood.
- 10.45 It is noted that Park St residents report that Park St has recently flooded. However, the access will be via Greenhill St which is not known to flood. Furthermore, surface water will need to be drained according to the principles of SuDS (Sustainable Drainage Systems). This will ensure that rainwater will be dealt with within the site and will not add to any existing drainage issues in the area. This can be achieved through a suitably worded condition.

Former Stable Building

- 10.46 The derelict former stable building which is curtilage listed previously formed part of the proposals for flats on this site (08/00598/FULRC), and was to be altered and extended to provide 3 flats. It is regrettable that this building has been omitted from the current proposals. It is curtilage listed as part of Robertson House, and its being brought back into beneficial use is important to help secure its retention. It is therefore important that the current proposal does not prejudice its future use.
- 10.47 The building can still be accessed on foot if this proposal is implemented, by walking along the currently proposed access route between the sitting out area and the house frontages. There is also pedestrian access from Park St via the proposed pedestrian access gate. Vehicular access is also possible along the west boundary of Robertson House, and past the rear of Robertson House.
- 10.48 Regrettably, there is currently no proposal for the conversion or restoration of this building, and it is therefore not possible to assess its access and parking requirements.

Other material considerations

- 10.49 Concerns have been raised by neighbouring residents that the construction works will adversely impact upon the footway alongside Park St. The proposed building will be set 0.3m from the back edge of the footway, and it is therefore probable that construction works will impact upon this section of footway. However, this will be a temporary inconvenience during construction works. It will be the responsibility of the developer to ensure that safe provision is made for pedestrians whilst construction works are ongoing.

There are no other material considerations.

Non-material considerations

- 10.50 The issues below are not a material planning considerations:
- Extent of public consultation
 - Use of Robertson House car park for dropping off / picking up commuters

- Compliance with Building Standards requirements.

Matters to be secured by Section 75 Agreement

10.51 The application was received prior to the current developer contributions supplementary guidance being adopted in November 2018. It therefore stands to be assessed against the previous guidance, and as such no contributions are required. A Section 75 Agreement is therefore not required.

11. CONCLUSION

11.1 The principle of erecting a block of 3 residential units in this location is compatible with the surrounding land uses, and thus judged as acceptable. The design and relationship with neighbouring property also comply with Policy requirements. The amended turning head for Park Street is now sufficiently dimensioned to accommodate the bin lorry and other large vehicles, and this no longer raises road safety concerns.

11.2 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.

12. IMPLICATIONS

12.1 Resource: Not applicable

12.2 Legal: Not applicable

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

12.4 Climate Change/Carbon Clever: Not applicable

12.5 Risk: Not applicable

12.6 Gaelic: Not applicable

13. RECOMMENDATION

Action required before decision issued	N
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Notification to Scottish Ministers	N
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Conclusion of Section 75 Obligation	N
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Revocation of previous permission	N
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Subject to the above, it is recommended that planning permission be **GRANTED**, subject to the following:

Conditions and Reasons

1. The external finishes shall comprise natural stone/wet dash harling tinted to complement the natural stone with natural slate on the roof, all to match the existing former stable building and Robertson House. Samples of the colour of the wet dash harl shall be submitted to the Planning Authority for approval prior to the application of any wet dash finish. Thereafter the development shall be completed in accordance with the approved details.

Reason: In the interests of visual amenity, given the location within the curtilage of a Category 'B' Listed Building.

2. The windows shall be timber framed sliding sash and case windows and the doors shall be half glazed timber 'tongue and groove' style, in accordance with the details on the submitted plans. Any variation to these details shall be subject to the prior approval of the Planning Authority.

Reason: In the interests of visual amenity, given the location within the curtilage of a Category 'B' Listed Building

3. Prior to the commencement of development, details of a paint finish to be applied to the timber of the bin store and bike shed shall be submitted to and approved in writing by the Planning Authority. Thereafter, the bin store and bike shed shall be painted in the approved colour before the residential units are first occupied, and thereafter maintained in that colour.

Reason: In the interests of visual amenity, given the location within the curtilage of a Category 'B' Listed Building

4. All construction traffic shall access the site via Greenhill Street.

Reason: In the interests of road safety, and in order to reduce the noise and disturbance to neighbouring residents, in the interests of residential amenity.

5. The public turning head on Park Street illustrated on the plans hereby approved shall be provided in full before any of the residential units are first occupied and shall thereafter be retained for this purpose.

Reason: In the interests of road safety.

6. None of the residential units hereby approved shall be occupied until such time as the car parking and cycle parking has been provided in full and is available for use, in full accordance with the approved plans. The cycle and car parking areas shall thereafter remain available for this use.

Reason: In order to ensure that the level of off-street parking is adequate, and order to facilitate the use of a variety of modes of transport.

7. The gate adjacent to the turning head on Park Street shall open into the site, and shall be provided before any of the residential units hereby approved are first occupied. The gate shall thereafter be kept locked except for such time as emergency access is required between Greenhill Street and Park Street.

Reason: In the interests of road safety.

8. No development shall commence until such time as a planting and maintenance scheme have been submitted to and approved in writing by the Planning Authority. The scheme thereby approved shall be implemented in full during the first planting season following the completion of development, and shall thereafter be maintained in accordance with the approved scheme. Any shrubs or trees which die or become seriously damaged or diseased within 5 years of the date of planting shall be replaced with a similar species and size during the next available planting season.

Reason: In the interests of visual and residential amenity.

9. No development shall commence until details of the new/amended boundary walls, including their height, finish, and a scheme for the making good of any altered wall, have been submitted to and approved in writing by the Planning Authority. These details shall thereafter be implemented in full before any of the residential units are first occupied. For the avoidance of doubt, the walls shall be designed to complement the existing walls on the site.

Reason: In the interests of visual and residential amenity, and in the interests of road safety.

10. None of the residential units hereby approved shall be occupied until such time as the soft landscaped sitting out area has been provided and is available for use. This area shall thereafter be maintained and remain available for use for this purpose.

Reason: In the interests of residential amenity.

11. Notwithstanding the provisions of Part 1, Class 2B, of the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011, or any Order revoking and re-enacting that Order, with or without modification, the express approval of the Planning authority shall be required for the installation of any additional windows or other openings, or any other changes to the external appearance of the residential units.

Reason: In order to allow the Planning Authority to retain effective control over the development of the site, and in the interests of visual amenity.

12. Notwithstanding the provisions of Part 1, Class 2B, of the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011, or any Order revoking and re-enacting that Order, with or without modification, the express approval of the Planning authority shall be required for the installation of any satellite dish on any of the residential units hereby approved. For the avoidance of doubt, any satellite dish should take the form of a communal dish, and there should be not more than one dish on the building hereby permitted.

Reason: In order to allow the Planning Authority to retain effective control over the development of the site, and in the interests of visual amenity.

13. All site clearance works shall take place outwith the breeding birds season (April - August), unless a survey of breeding birds has first been carried out and approved in writing by the Planning Authority. Any mitigation measures contained therein shall thereafter be carried out in full.

Reason: To ensure that the development does not have an adverse impact on breeding birds

14. No development shall commence until full details of all surface water drainage provision within the application site (which shall accord with the principles of Sustainable Urban Drainage Systems (SUDS) and be designed to the standards outlined in Sewers for Scotland Fourth Edition, or any superseding guidance prevailing at the time) have been submitted to, and approved in writing by, the Planning Authority. Thereafter, only the approved details shall be implemented and all surface water drainage provision shall be completed prior to the first occupation of any of the development.

Reason: To ensure that surface water drainage is provided timeously and complies with the principles of SUDS; in order to protect the water environment and reduce the risk of flooding occurring outwith the application site.

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 and 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

Barrier Water Supply Pipes

The site includes part of a former petrol station and vehicle repairs area. Site investigation for contamination, and remediation of hydrocarbon contaminated soils have previously been undertaken. In order to protect the future residents of the site, water supply pipes must be barrier pipes designed to mitigate against permeation of residual hydrocarbons in the soil, such as polyethylene-aluminium-polyethylene pipes.

Permitted Development Rights

Please note that certain permitted development rights have been removed from the land covered by the permission, as explained in the conditions above. This means that certain developments, for which an application for planning permission is not ordinarily required, will now require planning permission. You are therefore advised to contact your local planning office prior to commencing any future developments.

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.

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 and 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

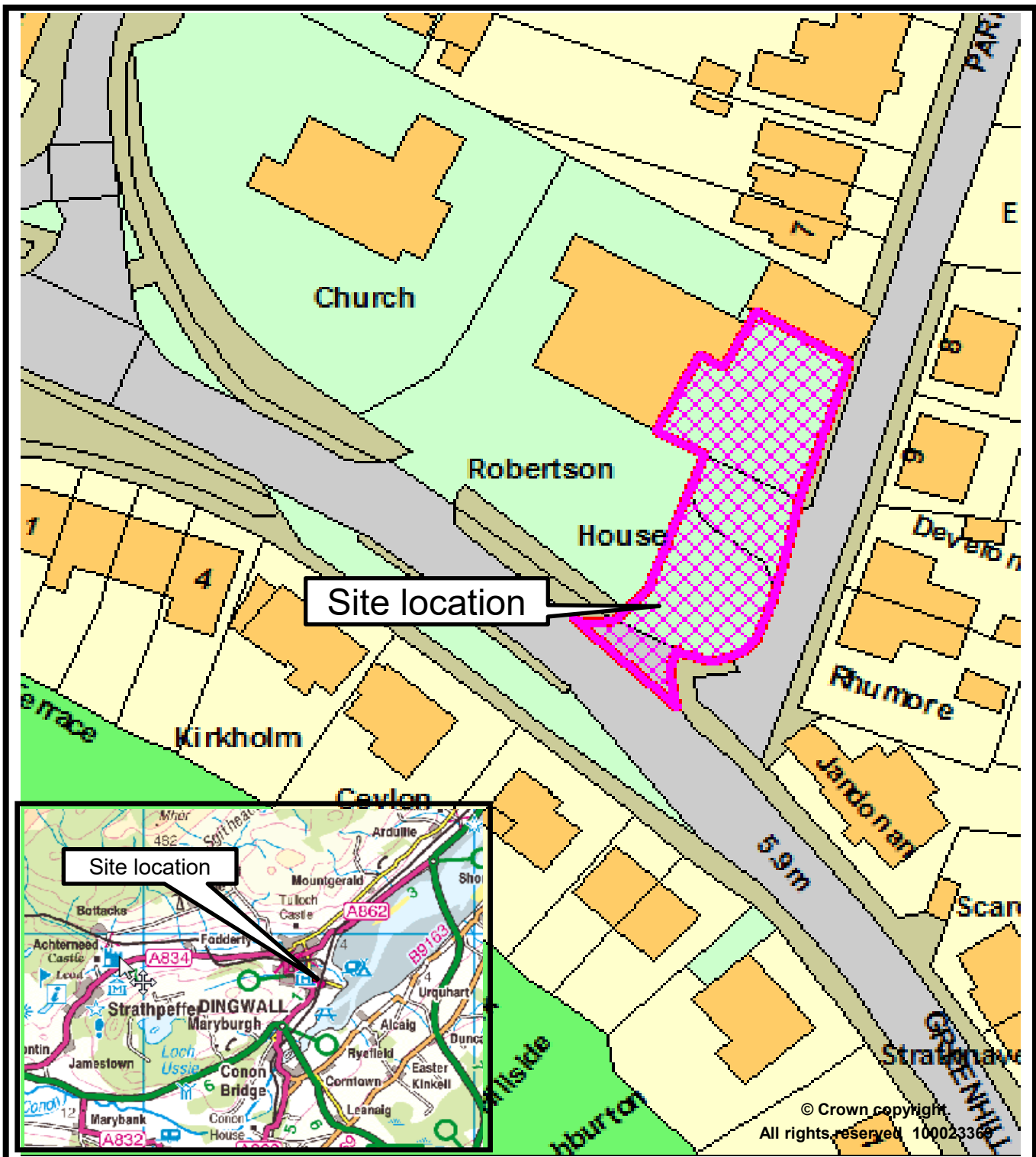
Designation: Acting Head of Development Management – Highland

Author: Susan Hadfield

Background Papers: Documents referred to in report and in case file.

Relevant Plans:

- Plan 1 - P365.16.01 rev B - Location Plan
- Plan 2 - P365.16.50 rev G - Site Layout Plan
- Plan 3 - P365.16.04 rev N - Elevation Plan
- Plan 4 - P365.16.02 rev K – Ground Floor Plan
- Plan 5 - P365.16.03 rev H – First Floor Plan
- Plan 6 - P365.16.06 rev G – Section Plan
- Plan 7 - P365.16.07 rev G – Section Plan
- Plan 8 - P365.16.08 rev B – Greenhill St Elevation
- Plan 9 - P365.16.10 rev D - Bicycle Store
- Plan 10 - P365.16.11 rev A - Bin Store

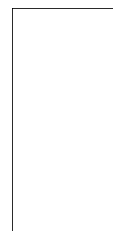


Planning & Development
Service

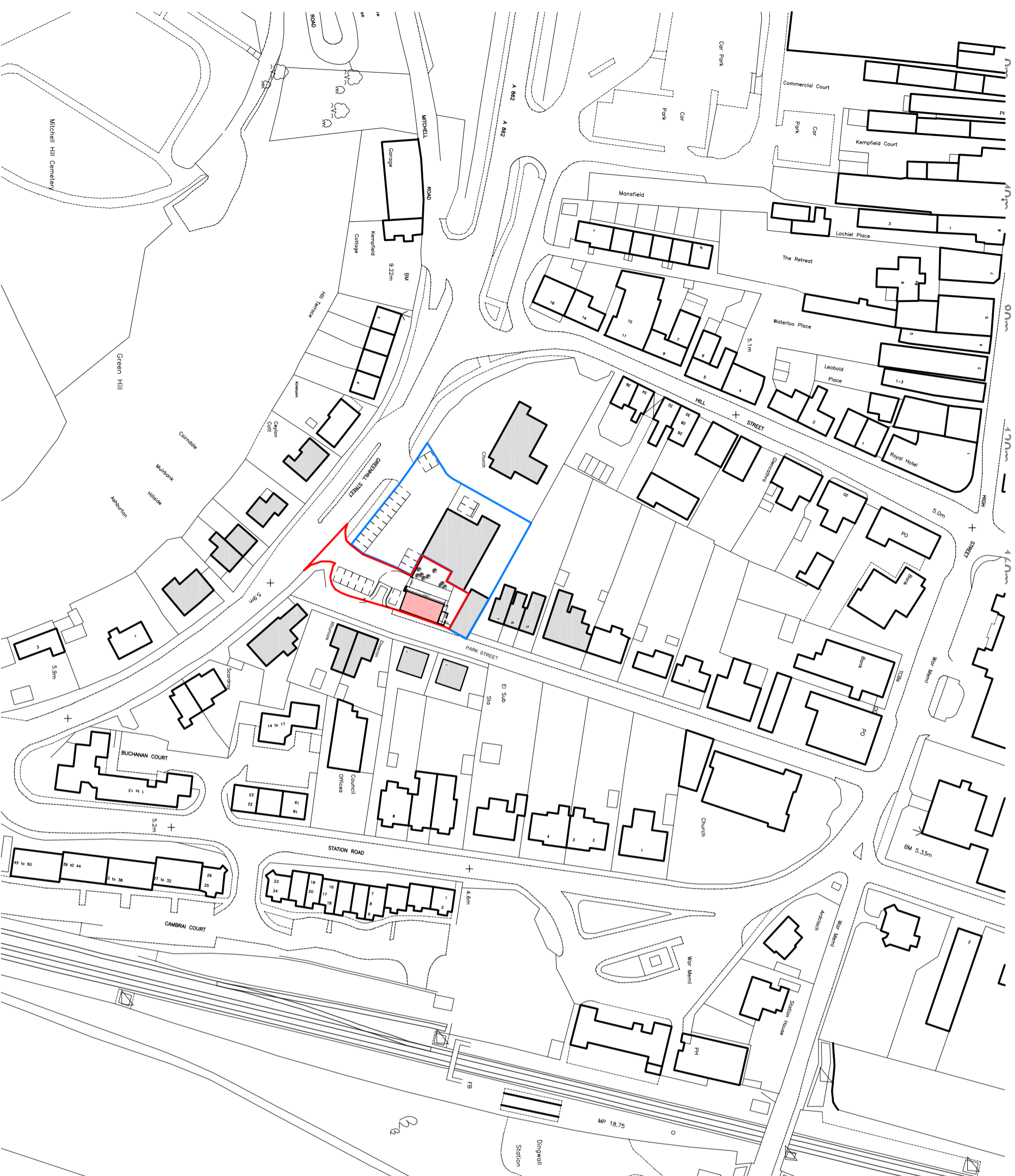
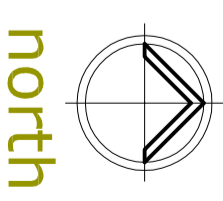
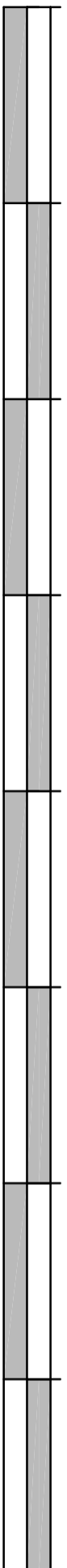
18/01184/FUL

Erection of 3 houses at
Land adjacent to Former Stable Building,
Robertson House, Greenhill Street, Dingwall

September 2019



0m 80m 160m 240m 320m



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Caledonian House, High Street, Dingwall, IV15 9RY
T: 01349 866999 M: 07526 127468 lennox.boydd@mac.com

project

Proposed Residential Development
Robertson House Greenhill Street Dingwall,
Ross-shire

drawing Location Plan

drawn L Boyd

scale 1:1250 - A3 date March 2018 dng no P365.16.01B

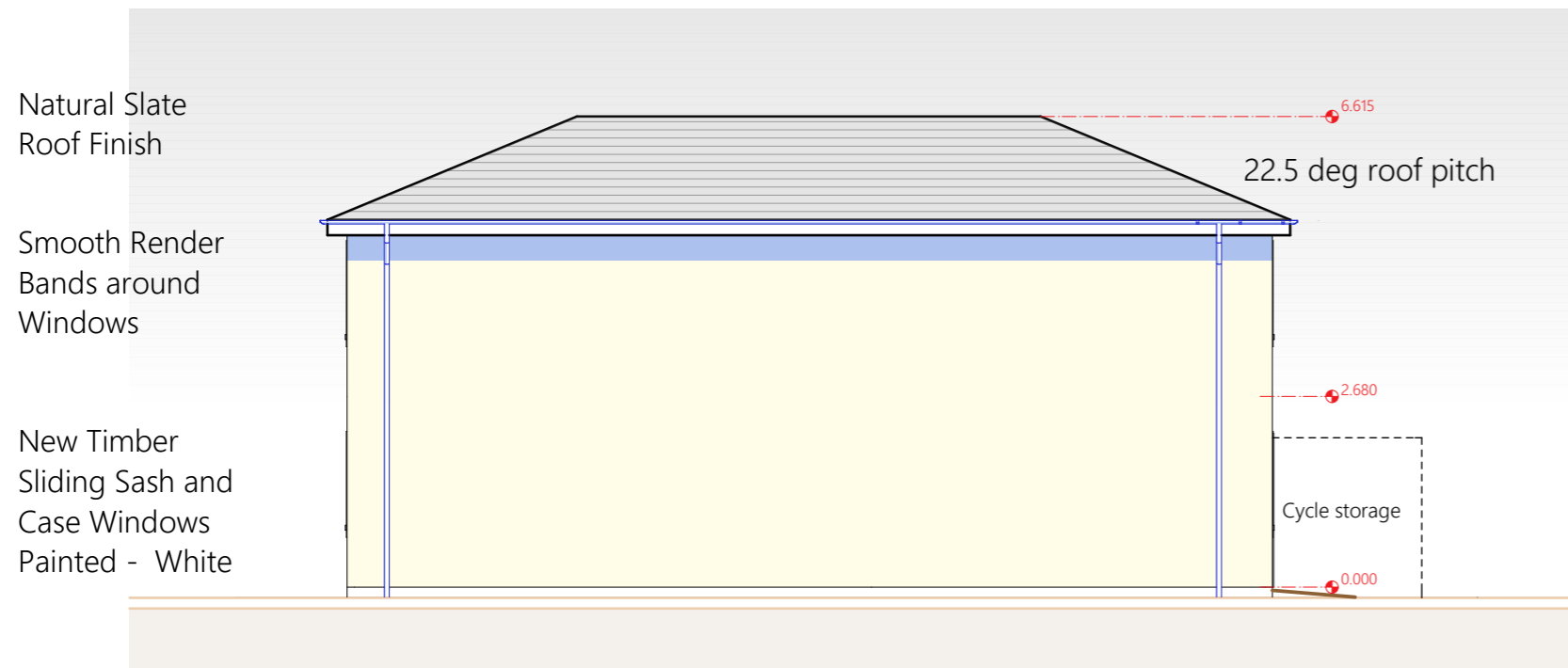
status PLANNING APPLICATION rev B-12/3/18

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Chartered Institute of
Architectural Technologists



Natural Slate Roof Finish

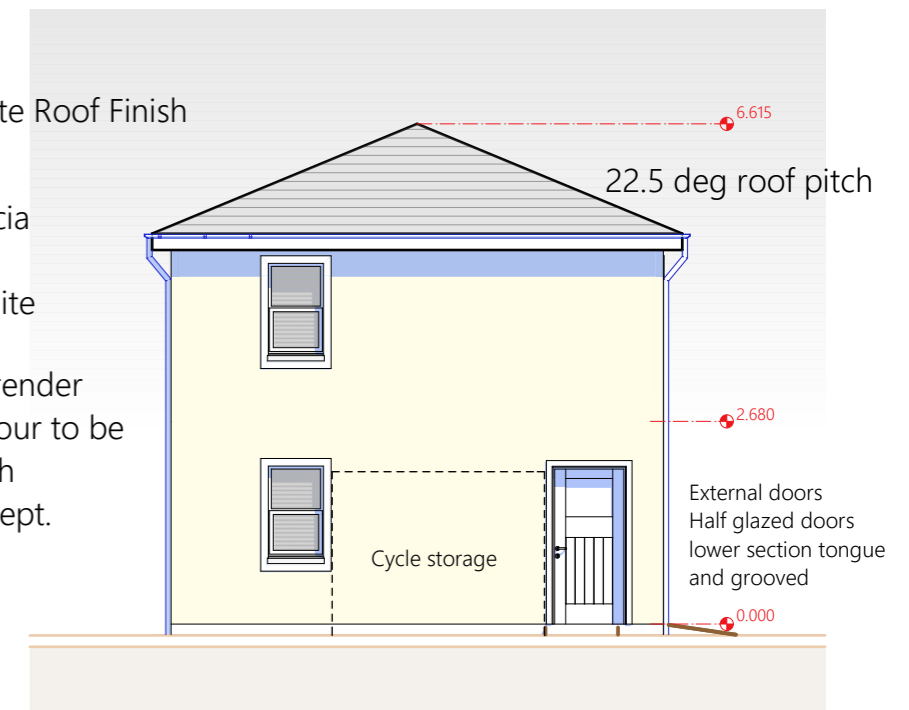
Smooth Render Bands around Windows

New Timber Sliding Sash and Case Windows Painted - White

22.5 deg roof pitch

Cycle storage

East Elevation (Park Street)
Scale 1:100



Natural Slate Roof Finish

Timber fascia and soffit painted white

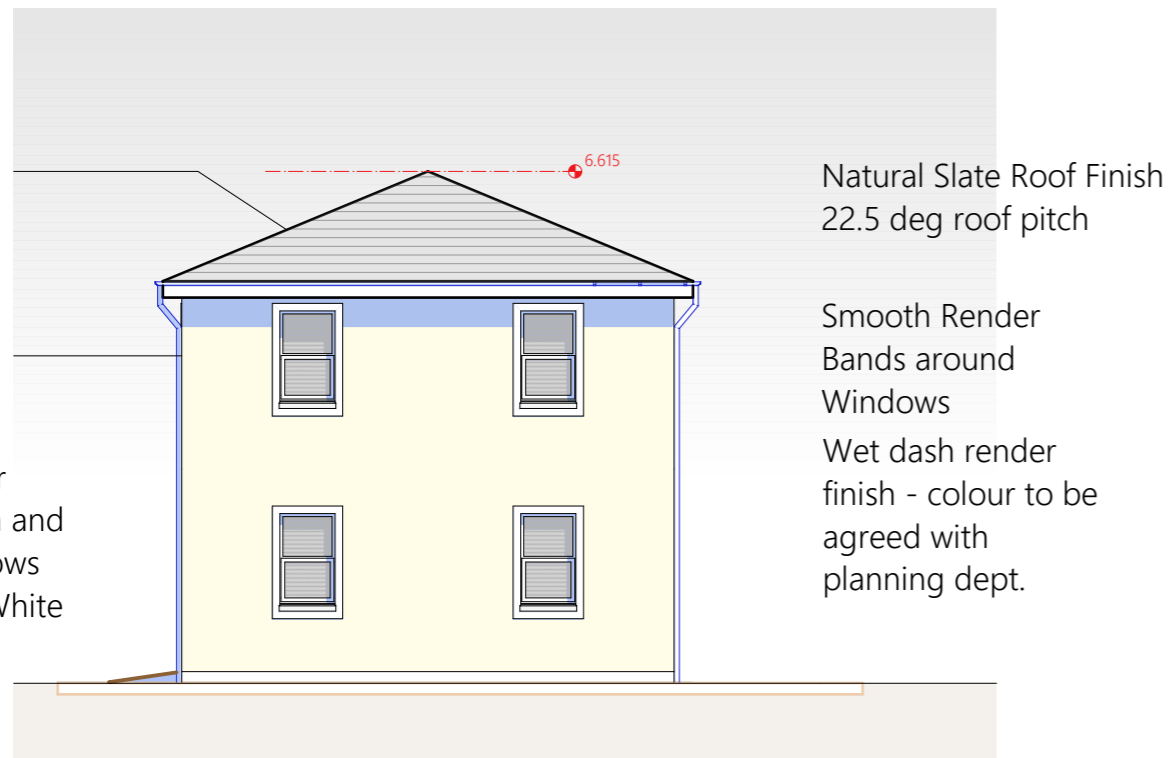
Wet dash render finish - colour to be agreed with planning dept.

22.5 deg roof pitch

Cycle storage

External doors Half glazed doors lower section tongue and grooved

North Elevation
Scale 1:100



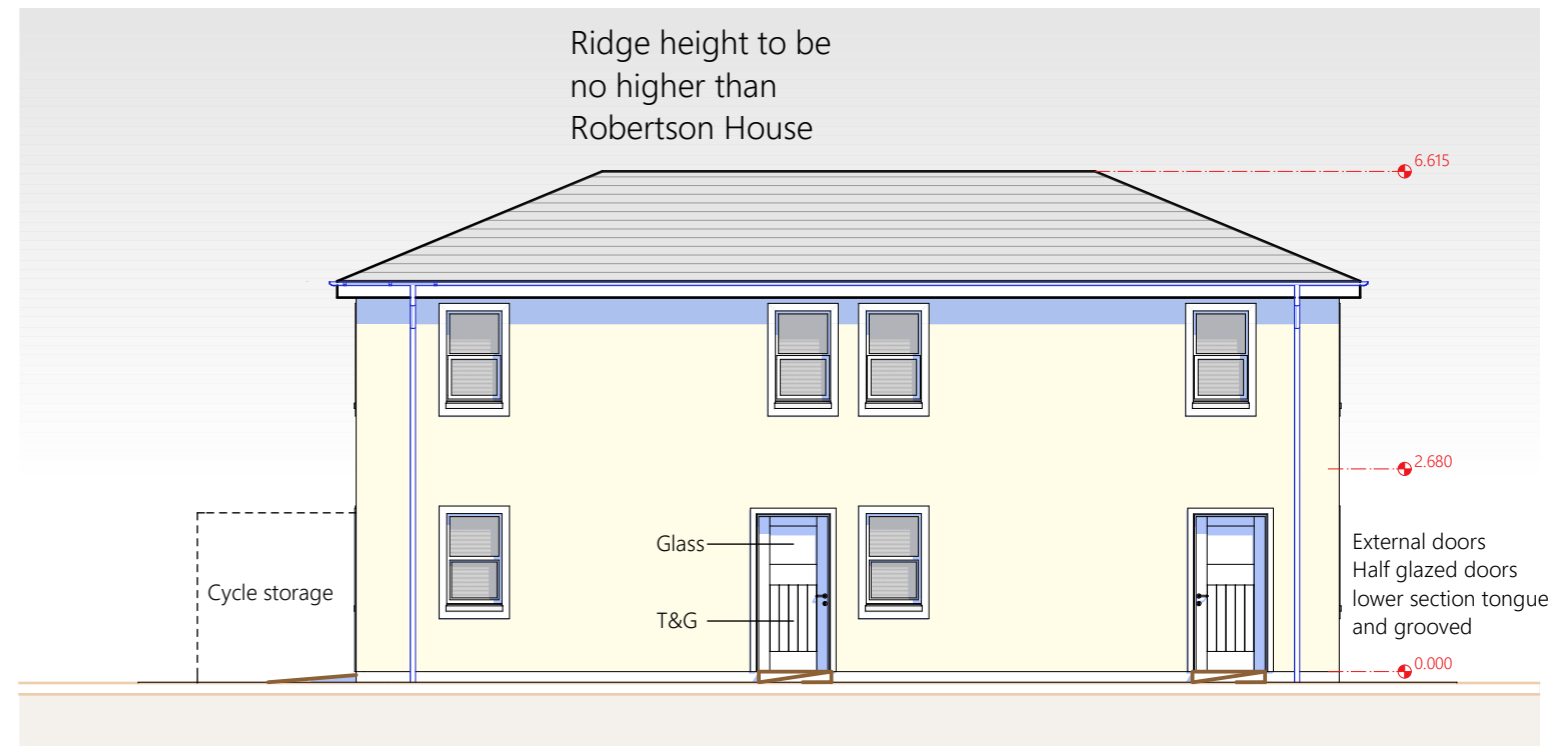
New Timber Sliding Sash and Case Windows Painted - White

Natural Slate Roof Finish
22.5 deg roof pitch

Smooth Render Bands around Windows

Wet dash render finish - colour to be agreed with planning dept.

South Elevation
Scale 1:100



Ridge height to be no higher than Robertson House

Cycle storage

Glass
T&G

External doors Half glazed doors lower section tongue and grooved

West Elevation
Scale 1:100

External doors Half glazed doors lower section tongue and grooved

Highland ARCHITECTURE

Project
Proposed Housing Development
Robertson House
Greenhill Street
Dingwall Ross-shire

Caledonian House, High Street, Dingwall Ross-shire
IV15 9RY T: 01349 866999 M: 07526 127468

Drawing Proposed Elevations
Scale 1:100 Date 06/03/2019
Status PLANNING APPLICATION

Drawn Lennox Boyd
Drwg No P365.16 .04N
Revision N-6/3/2018

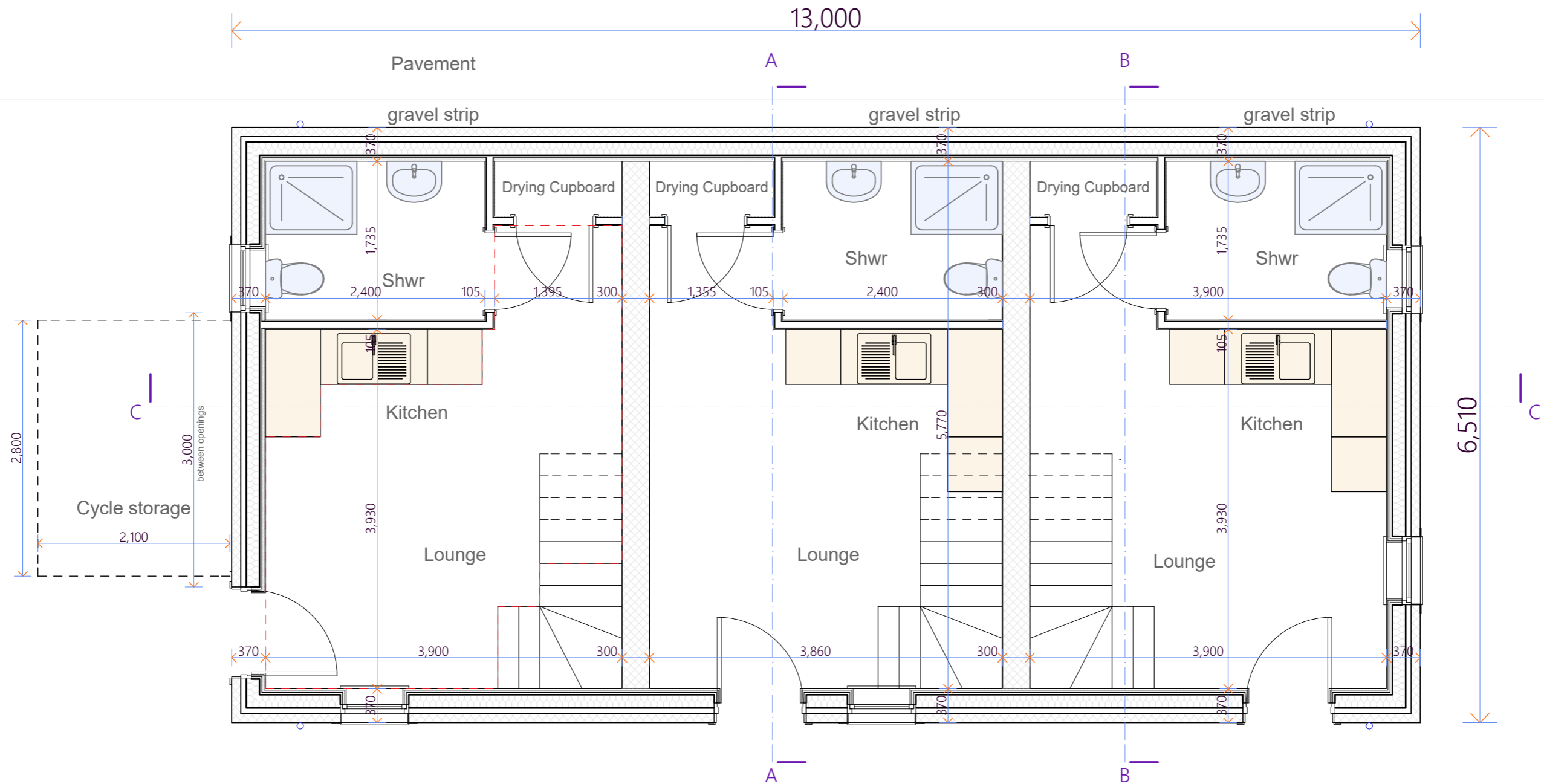
• General - all materials, components, design, methods of construction or operations to conform to a British / EU Standard or to be based on the recommendations of a British Standard code of practice
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Ground Floor Plan

Scale 1:50



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Project
Proposed Housing Development
Robertson House
Greenhill Street
Dingwall Ross-shire

Drawing Ground Floor Plan
Scale 1:50 Date 28/08/2019
Status PLANNING APPLICATION

Drawn Lennox Boyd
Drwg No P365.16 .02L
Revision L-28/8/2019

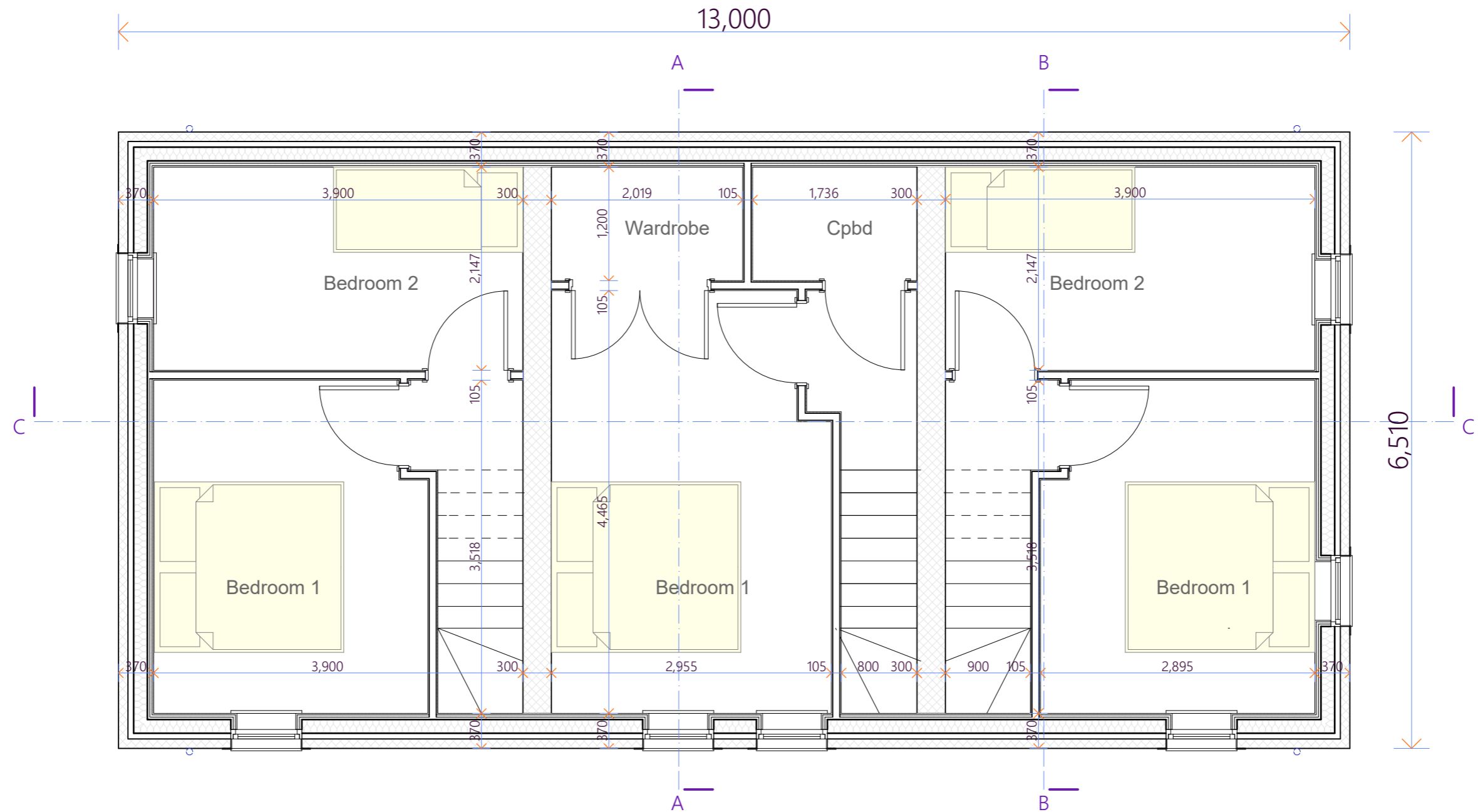
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First Floor Plan

Scale 1:50



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Project
Proposed Housing Development
Robertson House
Greenhill Street
Dingwall Ross-shire

Drawing Proposed Elevations
Scale 1:50 Date 14/08/2018
Status PLANNING APPLICATION

Drawn Lennox Boyd
Drwg No P360.16 .03H
Revision H-14/8/2018

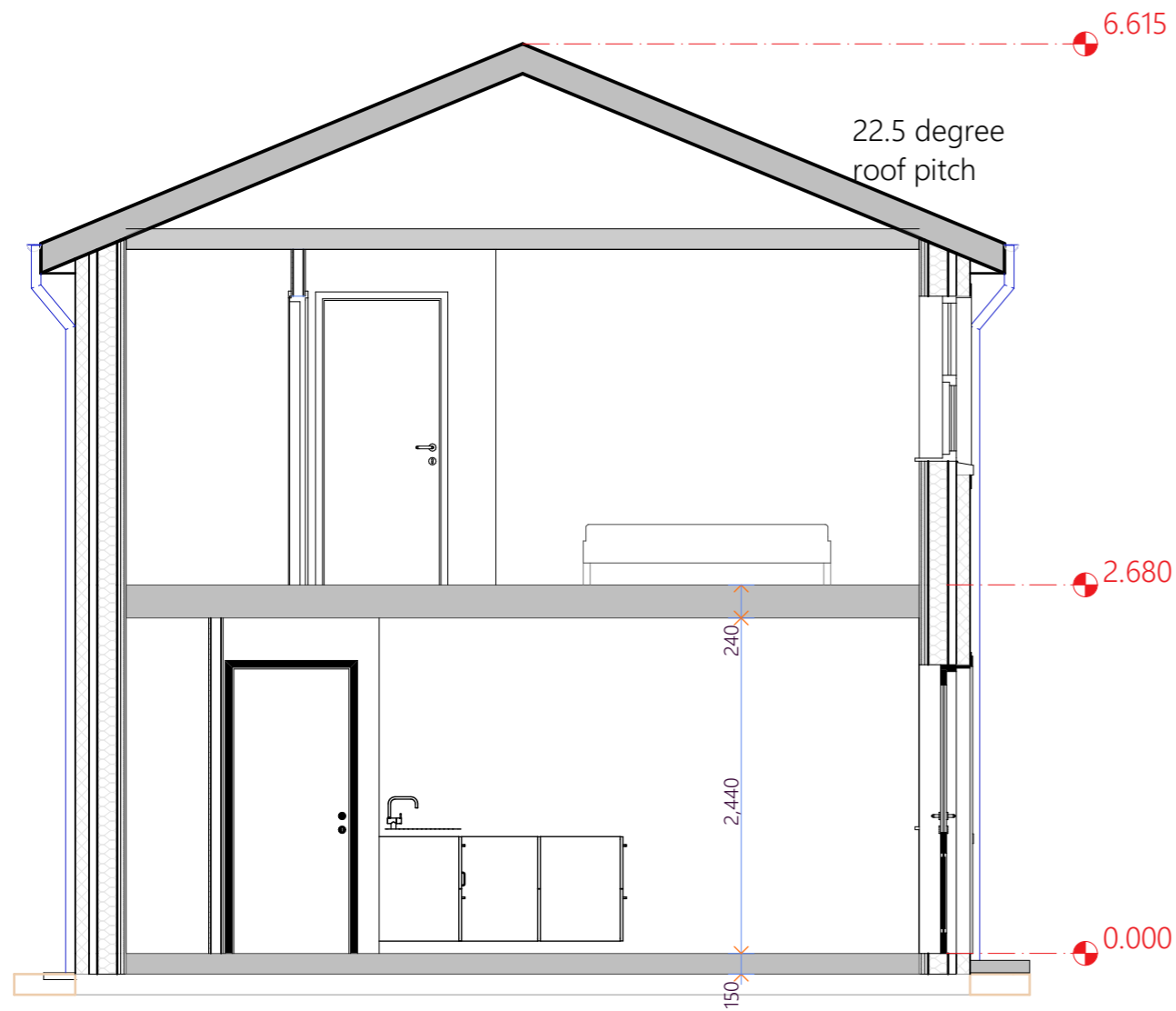
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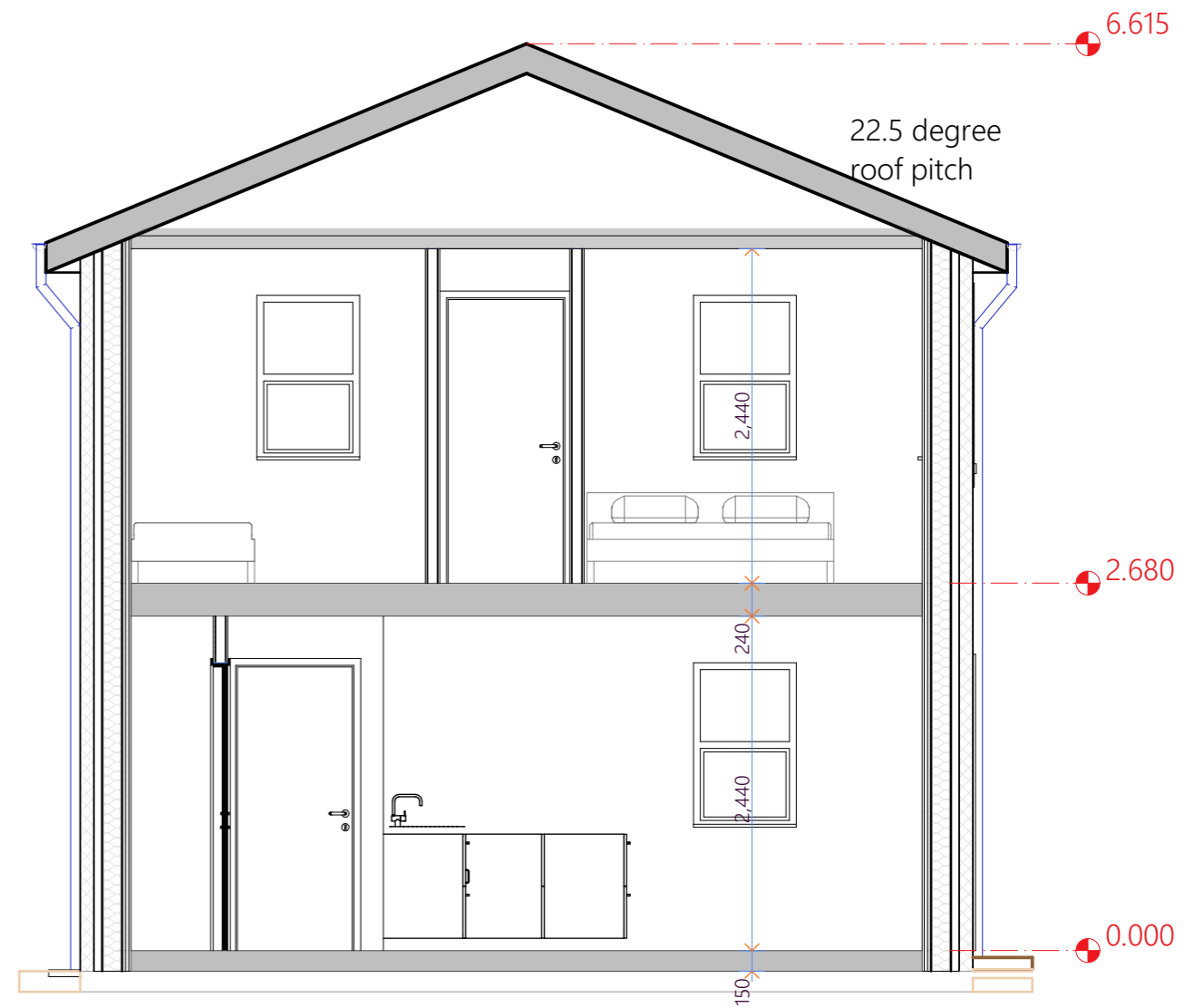
Section A-A

Scale 1:50



Section B-B

Scale 1:50



Highland
ARCHITECTURE

Caledonian House, High Street, Dingwall Ross-shire
IV15 9RY T: 01349 866999 M: 07526 127468

Project

Proposed Housing Development
Robertson House
Greenhill Street
Dingwall Ross-shire

Drawing Proposed Sections
Scale 1:50 Date 14/08/2018
Status PLANNING APPLICATION

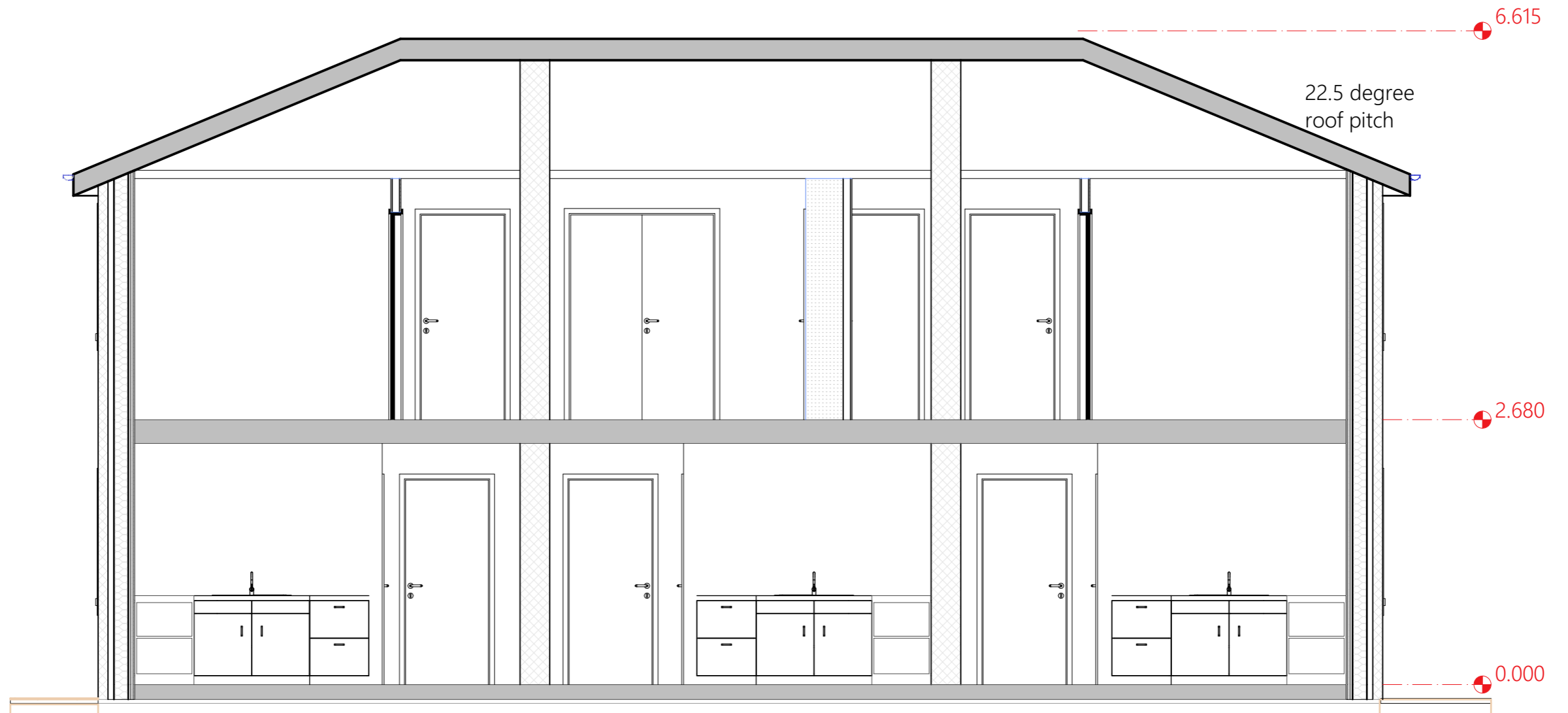
Drawn Lennox Boyd
Drwg No P360.16 .06G
Revision G-4/5/2018

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Section C-C
Scale 1:50



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Project
Proposed Housing Development
Robertson House
Greenhill Street
Dingwall Ross-shire

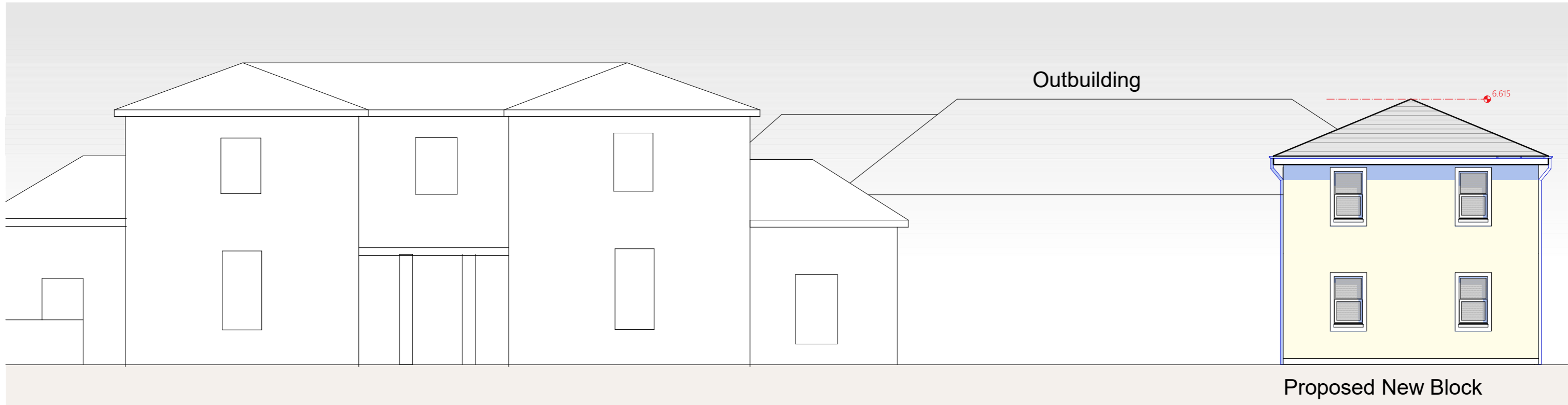
Drawing Proposed Section C-C
Scale 1:50 Date 14/08/2018
Status PLANNING APPLICATION

Drawn Lennox Boyd
Drwg No P360.16 .07G
Revision G-4/5/2018

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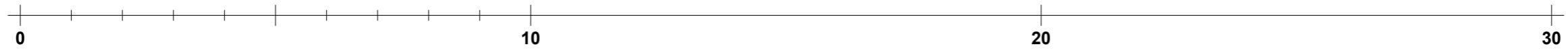


Robertson House

Proposed New Block

New Building

Elevation to Greenhill Street 1:100



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Project
Proposed Housing Development
Robertson House
Greenhill Street
Dingwall Ross-shire

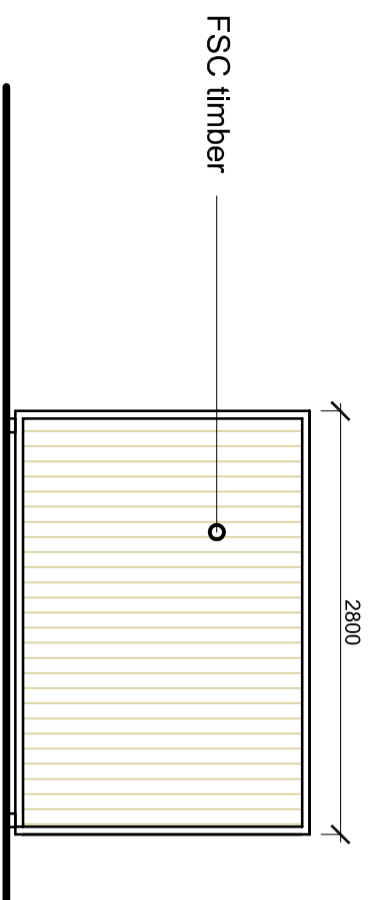
Drawing Elevation
Scale 1:100 Date 14/08/2018
Status PLANNING APPLICATION

Drawn Lennox Boyd
Drwg No P360.16 .08B
Revision B-8/8/2018

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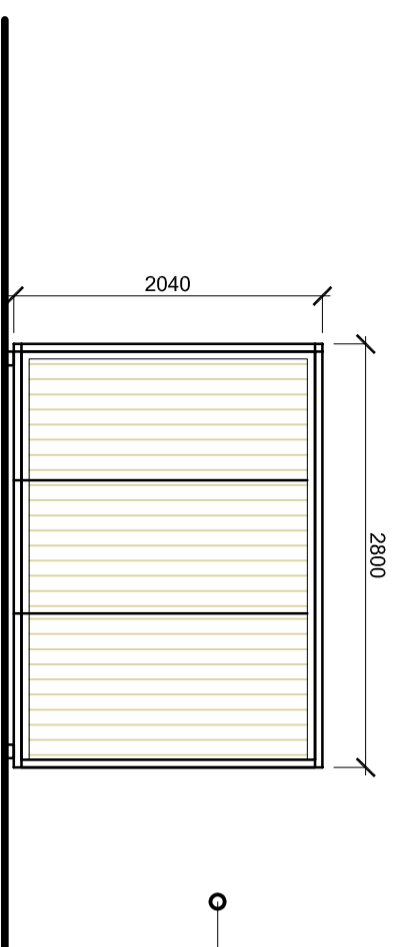




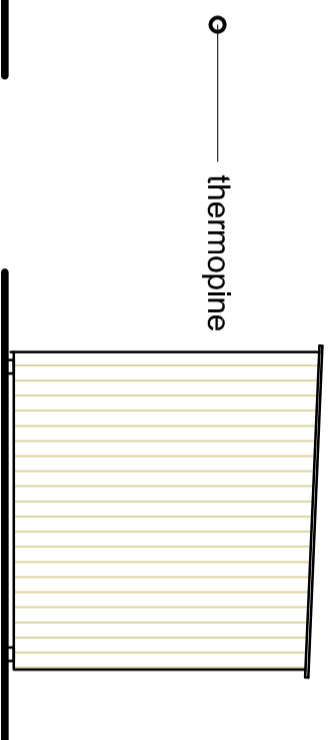
rear elevation 1:50



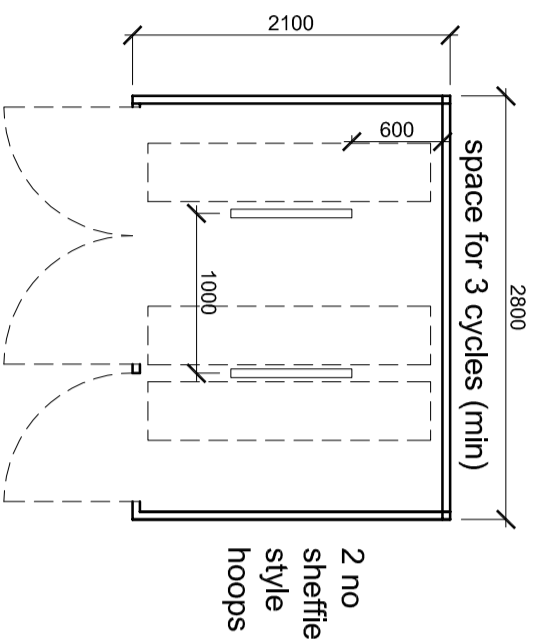
side elevation 1:50



front elevation 1:50



side elevation 1:50



plan 1:50

Cycle Store Size 2800mm x 2100mm

Steel frame fully galvanised 50 x 50 Box Section
Frame with feet suitable for fixing to flat concrete
(not adjustable)

Roof Plain Galvanised Corrugated
Cladding Thermopine Timber 145mm wide slats
Timbers fitted with 18mm gaps
Flashings Plain Galvanised Corrugated

Doors fitted with 5 lever mortice dead locks



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project
Proposed Residential Development
Robertson House Greenhill Street Dingwall,
Ross-shire

drawing Bike Storage drawn L Boyd
scale 1:50 - A3 date August 2018 dng no P365.16.10D
status PL application rev D-30/10/18

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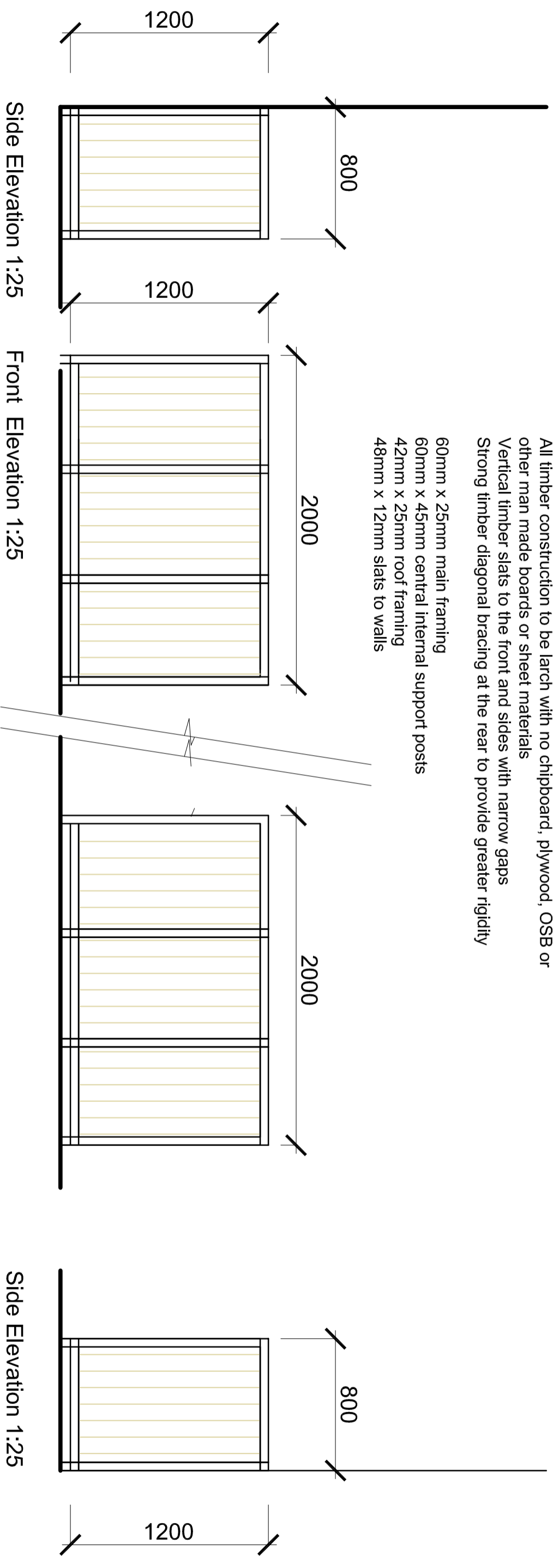
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Specifically designed for wheelee bin storage 6 no with no timber floor to provide easier access. Built built on concrete slab
 All timber treated with a light coloured preservative

All timber construction to be larch with no chipboard, plywood, OSB or other man made boards or sheet materials
 Vertical timber slats to the front and sides with narrow gaps
 Strong timber diagonal bracing at the rear to provide greater rigidity

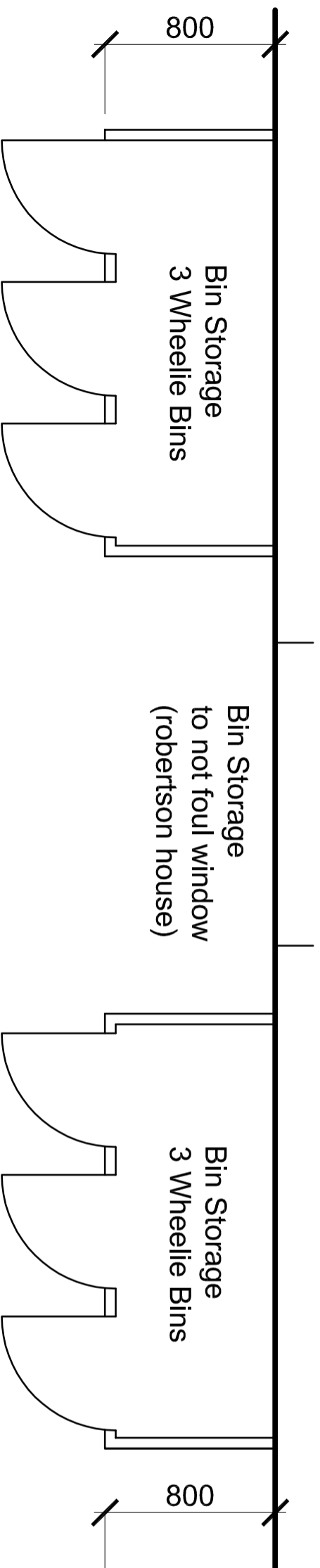
60mm x 25mm main framing
 60mm x 45mm central internal support posts
 42mm x 25mm roof framing
 48mm x 12mm slats to walls



Side Elevation 1:25

Front Elevation 1:25

Side Elevation 1:25



Bin Storage
3 Wheelie Bins

Bin Storage
to not foul window
(robertson house)

Bin Storage
3 Wheelie Bins

Plan View 1:25

Side Elevation 1:25
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project
 Proposed Residential Development
 Robertson House Greenhill Street Dingwall,
 Ross-shire
 drawing Wheelie Bin Storage drawn L Boyd
 scale 1:25 - A3 date August 2018 dng no P365.16.11A
 status PL application rev A-19/8/2019

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