

Agenda Item	
Report No	PLS/092/19

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 4 December 2019

Report Title: 19/03731/FUL: Mrs D MacGregor
Land 60M NW of Achnasol House, Achnabobane, Spean Bridge

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Erection of house (retrospective amendment to planning permission 17/05834/FUL)

Ward: 11 – Caol and Mallaig

Development category: Local

Reason referred to Committee: Community Council objection

Recommendation

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

1. PROPOSED DEVELOPMENT

- 1.1 The application seeks to regularise a breach of planning control by seeking retrospective planning permission of the amended position of a previously approved house. The 'as built' position of the house is some 10m closer to Achnasol House than approved and the orientation of the 'as built' house has turned by approximately 13 degrees towards the neighbouring house. The design of the house remains as per the existing permission (as approved under 19/00305/FUL).
- 1.2 Site servicing remains as previously approved, with the exception of a change to the septic tank and soakaway position. The site boundary has changed with the red line boundary extending to the boundary with Achnasol House, rather than retaining an area of open land between Achnasol House and the house plot.
- 1.3 Pre Application Consultation: The current application results from an ongoing enforcement investigation which has included discussions with the applicant's agent. These are discussed in more detail below.
- 1.4 Supporting Information: Correspondence received from the agent, responding to the points raised by the Community Council, which states as follows:

"Firstly, the error in the setting out of the house was exactly that an error. The inference is that for some reason we deliberately set the house out in this location is totally not true. As you are aware we had already applied for a revised consent to turn the house around to the main view of the mountains. Having gone through this process and received consent for the revised location, why then would we not just built it as per the approved drawings. Unfortunately whilst we provided the contractor with some dimensions from the adjacent deer shed it appears these were not accurately adhered to, hence the error in the current location. The site itself is very large for a single house and we did not think that setting out would be the problem it has become. With hindsight we wished we had been more accurate in the setting out information provided.

Secondly, the community council refer to the site description of the revised application and they state that for some reason we have deliberately tried to cover the issue up by using an incorrect location in the site description. The wording on the site description is that which was agreed for the site when the original application. Clearly we wished to ensure that this remained consistent to avoid any confusion. Again suggesting we are deliberately trying to introduce erroneous information is totally not correct.

Thirdly, they make reference to them discussing the foundations back in April and they appear to infer that they were aware that these were incorrectly set out at that time. If they were aware it is unfortunate that they didn't inform is at that time. If this is not the point they are making, it appears that no one was aware of the error until the kit was erected some two months later.

It is unfortunate that in their letter of objection they do not actually really define their concerns other than "the impact on the neighbouring property is considerable". This statement appears to be simply that a statement. What exactly are their concerns, are these concerns justifiable in terms of planning and if they are, can they be

addressed to the satisfaction of the planning department. As a result we must view this letter not as a formal objection but as an attempt to call into question our professionalism. This is disappointing and not in itself productive.

In summary, we can only say we are very sorry for the error in the setting out, it was in no ways deliberate and we have and will continue tried to work with you to resolve this without the necessity for any demolition.”

1.5 Variations: None

2. SITE DESCRIPTION

2.1 The site comprises a plot with detailed planning permission for a detached house within the south western group of development at Achnabobane. The site lies to the immediate north west of Achnasol House and to the south east of an existing house plot. To the north east of the application site, on the opposite side of the access track, is a deer fattening shed.

2.2 In terms of construction, the house on the site is well advanced. The developer was advised to stop work on the house when the breach of planning control was identified and was advised that if work continued it would be at their own risk pending the outcome of any enforcement action.

3. PLANNING HISTORY

3.1	10 Nov 2017	17/02665/PIP Erection of a house	Planning Permission in Principle Granted
3.2	6 Apr 2018	17/05834/FUL Erection of a house	Planning Permission Granted
3.3	22 Feb 2019	19/00305/FUL Erection of a house (amended design to 17/05834/FUL)	Planning Permission Granted

4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown neighbour advert

Date Advertised: 5 September 2019

Representation deadline: 19 September 2019

Timeous representations: 3 against (one household), 3 in support (two households) 1 neutral (one household)

Late representations: None

- 4.2 Material considerations raised against the proposal are summarised as:
- a) Adverse impact on privacy due to close proximity, orientation and elevation of new house
 - b) Tree screen not a solution and adds additional risks of safety, structural damage and maintenance issues
 - c) Loss of light as a result of the trees
 - d) Change to boundary affects amenity by excluding previously open area
 - e) Comments of support received that
- 4.3 Material considerations raised in support of the proposal are summarised as:
- a) The proposal does not raise privacy issues
- 4.4 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet www.wam.highland.gov.uk/wam.

5. CONSULTATIONS

- 5.1 **Spean Bridge, Roy Bridge and Achnacarry Community Council** has made the following comments:

"Even given Achnabobane's extensive and chequered Planning History this latest development is potentially the most serious infringement.

The Community Council finds it disingenuous of the Architect partially responsible for this mess to submit a further application with erroneous information. It is acknowledged by all that the present construction is nearer Achnasol House than before so it can't be 60metres North West. Instead of accepting responsibility the covering letter is a thinly disguised attempt to minimize the impact.

On 30th April at a meeting of the South Planning Committee in which the Housing Group at Achnabobane was discussed this particular development was described as foundations just started. Less than a month later we were alerted that there was an issue with the location of this development and the Enforcement Planning Team had been asked to investigate.

In such circumstances we would have expected a responsible developer to have ensured that the approval of Planning Application 17/05834/FUL amended in 19/00305/FUL's conditions were fully implemented, and the structure build in the right place or alternatively co-operated by stopping construction till the matter had been fully investigated.

In the ensuing three months the applicant has continued to build this house ignoring legitimate concerns, fully in the knowledge of the risks that such conduct might bring.

We consider that the impact on the neighbouring property is considerable and the proposed mitigation will cause more harm than it will resolve.

We acknowledge that the Enforcement Team have endeavoured to seek an amicable solution without success. The Developer is principally culpable, and if he continues to be unwilling to co-operate then further enforcement action may be necessary including possible demolition of the offending structure.

The Community Council as a statutory Consultee will not agree to this amended application, and formally objects to it as it breaches the planning conditions previously approved. We believe that if Applicants, and Developers or their Agents and Architects feel they can disregard the Planning System and act with impunity then we will see a rash of inappropriate development. It has taken us over a year to persuade the Planning Department to bring to a close the Housing Group rule in Achnabobane, and we consider if Highland Council don't robustly defend planning legislation further similar improper development will take place."

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

28 - Sustainable Design

29 - Design Quality and Place-making

35 - Housing in the Countryside (Hinterland Areas)

6.2 West Highland and Island Local Development Plan (WestPlan) 2019

No specific policies apply

6.3 Highland Council Supplementary Planning Policy Guidance

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

7. OTHER MATERIAL CONSIDERATIONS

7.1 Scottish Government Planning Policy and Guidance

No specific guidance

8. PLANNING APPRAISAL

8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

Determining Issues

8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

Planning Considerations

8.3 The key considerations in this case are:

- a) compliance with the development plan and other planning policy
- b) Revised siting and impact on privacy and amenity

c) any other material considerations.

Development plan/other planning policy

8.4 A house, of the current design, has been approved on this site and has the benefit of planning permission (19/00305/FUL). The principle of a house on the site is not being revisited by this assessment. The current proposal solely relates to the revised siting of the house within the site and the enlarged site boundary, and the matters pertinent to this are discussed below.

8.5 Scottish Government Policy on the use of enforcement powers in planning is set out in Circular 10/2009. Policy guides Planning Authorities to be commensurate in their response to enforcement issues, have regard to the Development Plan, and consider whether the breach of control would affect unacceptably either public amenity or the use of land and buildings meriting protection in the public interest.

The Council's Enforcement Charter recognises the key points in relation to planning enforcement, namely:

- The purpose of planning enforcement is to mitigate any adverse effects caused by unauthorised development
- Any action has to be proportionate to the scale of the breach
- Enforcement action is discretionary

The Charter also states that in considering any enforcement action we need to be satisfied whether the breach of planning control or the condition of the site would unacceptably affect:

- wider public amenity.
- the environment; or
- the existing use of the land or buildings meriting protection in the public interest.

8.6 It is within this policy context that the revised proposal is considered. The proposal is not considered to affect wider public amenity or the wider environment. There is a public interest in maintaining an acceptable standard of amenity for residential properties generally and ensuring that new developments accord with existing settlement patterns to protect localised environments. The assessment of this current application comes down to deciding if the 'as built' position of the house is acceptable or can be made acceptable with appropriate mitigation.

Revised Siting and Impact on Privacy and Amenity

8.7 Following reports that the house was being built in the wrong place, the Council arranged for a digital survey of the 'as built' position of the house in order to establish the extent of the breach of the planning permission. The outcome of the survey forms the basis of the current revised planning application. The site was also visited by planning officials and was viewed from the neighbouring house and garden.

- 8.8 The 'as built' position of the house is some 10m closer to Achnasol House than approved and the orientation of the 'as built' house has turned by approximately 13 degrees towards the neighbouring house which has directed the principal elevation of the new house more towards the garden and living room windows of the adjacent house and the self contained ancillary/holiday unit in the converted garage. The 'as built' position of the house also extends slightly beyond the approved site boundary
- 8.9 Once the extent of the breach was identified the applicant's agent was advised of the two options available; namely
1. take down the house as currently constructed and relocate to the approved location; or,
 2. submit a revised planning application showing the design of the house modified to address the over-looking issues caused by the unauthorised position of the house. If approved, these changes would need to be implemented to resolve the breach.
- 8.10 The applicant's agent was also advised that when considering the second option, for the Planning Service to offer support for a modified design, the changes would need to address the upper floor windows, particularly on the eastern wing. The changes would need to see the upper floor glazing on the south facing gable of the eastern wing removed, which is likely to result in this room being unable to be used as a bedroom (as even with high level glazing, this may not comply with Building Regulations). Due to the differing levels between the 'as-built' house and the adjacent house, the changes would also require a substantial area of tree planting between the 'as-built' house position and the boundary with Achnasol. This would be required on the strip of land beyond the approved application site. The need for planting related to the privacy issue, but also to try to provide a visual boundary between the plots to off-set the change to the pattern of development which has been eroded by the 'as-built' position.
- 8.11 No supporting information has been submitted with the application, other than the response to the Community Council comments. As part of the correspondence on the enforcement case, the agent suggested that when viewed straight out of the upper floor lounge (sic) (*this is a bedroom on the plans*) the distance to the boundary (with Achnasol) is over 33 metres. They noted that the corner of the new building is over 14 metres from the boundary fence. The agent suggested both are well in excess of what they would normal consider to be minimum distances from the house to the boundary and based upon the normal standards adopted for overshadowing there is no issue with overshadowing of Achnasol or its garden by the new house. The agent suggested that as the window to window distances meet and exceed a generally accepted distance of 18m, then the proposal raises no inter-looking issues.
- 8.12 In response to this correspondence the agent was advised that the 'as-built' house position and design was not considered acceptable in terms of impact on amenity and settlement pattern as the impact on neighbour amenity from the 'as built' development was judged to be unacceptable on the basis that the revised position and orientation has resulted in an unacceptable level of overlooking and

overbearing to the detriment of the neighbouring house's amenity. This judgement is not based on set distances, as there are no adopted guidelines and no 'normal' distances. This judgement is based on the characteristics of the development, levels, features, densities, orientation etc, and the degree of amenity expected and the level of the reduction as a result of the development.

- 8.13 When considering issues of amenity, each case is judged its own merits taking into account the specifics of each site/circumstance. Guidance from the British Research Establishment (BRE) on site layout planning for daylight and sunlight can be a useful reference in terms daylight/sunlight/overshadowing, and this document references privacy distances from 18m to 35m between facing windows, but it is not a test of impact on amenity. The guidance is also considered to be more applicable to urban areas rather than a rural setting such as the current site.
- 8.14 Achnabobane is made up of three distinct housing groups. The application site lies within the western most group and features four existing houses, three live planning permission (including the current site) and a deer fattening/storage shed. The separation distances between the surrounding houses range between 27m and 40m. The approved house position on the current site was to be 36m from Achnasol house, whereas the 'as built' house position is 26m. In terms of the existing settlement pattern the separation distance is just below the existing range of distances. This level of separation distance is not considered to be inappropriate in terms of the pattern of development in itself.
- 8.15 It is considered there are two key issues which have resulted in there being a potential unacceptable impact on amenity; the main one being the change in orientation of the house, and the other being the loss of the buffer between the Achnasol House and the curtilage of the new house.
- 8.16 The 13 degree change in orientation has resulted in the as built house facing more towards Achnasol House. Achnasol House has two lounge windows on the facing gable and the main amenity space is to the front (south west) and side (west) of the house. These areas are vulnerable to overlooking and are the highest amenity value areas. Preventing over/inter-looking of these areas would be possible by fencing/hedging if the issue was only related to ground floor windows and amenity areas, however the new house has areas of upper floor glazing which can look down towards Achnasol House. This is less of an issue from the western most gable as this is at a similar distance to that previous approved, however the eastern most gable is some 10 metres closer to the neighbour and it does look down into the garden area and towards the lounge windows. Having viewed the situation from both properties this level of overlooking is not considered to be acceptable in this rural setting.
- 8.17 In order to try to mitigate the overlooking issues the application was submitted with a commitment to tree planting along the boundary with Achnasol House, although it did not go as far as adjusting the upper floor windows as recommended by officers. Between this application being submitted and a recommendation being made on the application, the applicant went ahead with the tree planting (the planting of trees does not require planning permission). The site was revisited to assess how much this mitigated the overlooking issue.

- 8.18 The planting of the large, evergreen trees along the boundary has helped with the overlooking issue and reintroduced a green boundary along the site which is common in this area (the implications of a mature hedge along this boundary are discussed below). When viewed from the upper floor of the new house it was still possible to look towards the lounge windows of Achnasol however these were largely obscured and the applicant has since added additional trees to plug the gaps.
- 8.19 The health and longevity of the tree planting cannot be guaranteed and as such is not considered to be a sole solution to the overlooking issue. In order to safeguard the occupants of Achnasol House and to adequately mitigate the amenity issues caused by the revised house position, it is also considered appropriate and necessary to alter the upper floor windows and door in the eastern most gable. There are two realistic options to achieve this; one being to install obscure glazing in the existing doors and windows, or the other being to remove the existing door and windows and install a high level window which would allow the occupants to experience the upper part of the view, but not allow a view down towards the neighbours house. This latter option is officer preference; however of the two options the applicant has indicated a preference to obscure glaze the existing door and windows. It is considered that this additional mitigation would allow the current application to be supported and enable the as built house position to be regularised.
- 8.20 Although the introduction of the tree planting/hedge did not require planning permission and whilst it helps to address privacy issues, it could lead to issues of loss of light and amenity issues relating to high hedges from which there is specific legislation. The hedge is a reasonable distance from the lounge windows and the decked area of the existing house and should not give rise to significant issues. The hedge is closest to the ancillary building (converted garage) in the garden of Achnasol, however as this is ancillary accommodation/holiday accommodation, the level of amenity required is less of an issue. In order to help prevent any future amenity issues from the hedge itself and to monitor health of the hedge, to allow its retention in relation to the privacy issues, a condition is proposed to require annual monitoring of the hedge and appropriate remediation (replanting, trimming etc).
- 8.21 During construction an access has been used to the immediate east of the new house, along the boundary with Achnasol House. Continued vehicular activity in this area would not help the amenity situation and the applicant has been advised that the consented access to the new house is to the north west of the new house. A condition requiring a landscaping scheme is proposed which will require the land to the east of the new house (within the extended curtilage area) to be laid to grass or planted with shrubs to maintain this as part of the visual buffer between the houses and remove any vehicular activity.
- 8.22 As the spacing between the houses has reduced as a result of the revisions to the house position and as the revised orientation has changed the immediate pattern of development it is considered appropriate to remove permitted development rights for any extensions, outbuildings or additional window or door openings. Conditions are proposed to secure this.

Other material considerations

8.23 There are no other material considerations.

Non-material considerations

8.24 The following issues raised are not material planning considerations:

- Loss of individual view
- Stress and anxiety caused by the process
- Comments on who eligible to make comment on a planning application
- Questions over how the applicant got the position so wrong
- Issues raised about the planning history of the adjacent house

Developer Contributions

8.25 Not applicable.

9. CONCLUSION

9.1 For the reasons discussed in the report, it is considered that this application to regularise the breach of planning control for the revised house position can be supported as a proportionate response to rectifying the issues raised by the breach, subject to the originally proposed mitigation of tree/hedge planting, together with the additional mitigation of obscure glazing to the upper floor windows and doors on the south facing elevation of the eastern wing and conditions relating to landscaping, hedge monitoring/maintenance, and removal of permitted development rights.

9.2 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. IMPLICATIONS

10.1 Resource: Not applicable

10.2 Legal: Not applicable

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

10.4 Climate Change/Carbon Clever: Not applicable

10.5 Risk: Not applicable

10.6 Gaelic: Not applicable

11. RECOMMENDATION

Action required before decision issued N

Notification to Scottish Ministers N

Conclusion of Section 75 Obligation N

Revocation of previous permission N

Subject to the above, it is recommended that planning permission be **GRANTED**, subject to the following:

Conditions and Reasons

1. The house hereby approved shall not be occupied until the upper floor windows and doors on the south facing gable of the eastern wing have been glazed with obscured glass. Full details of the type of obscured glazing to be installed in these windows and doors shall be submitted to, and approved in writing by, the Planning Authority prior to the installation of the obscured glass. The windows and doors shall be glazed with the approved obscured glass and thereafter shall be retained with the approved obscure glazing in perpetuity.

Reason: In the interests of residential amenity in order to mitigate the revised house position and limit the extent of overlooking of the neighbouring property.

2. The existing tree planting/hedge along the shared boundary with Achnasol House shall be retained in perpetuity. Prior to the initial occupation of the house hereby approved a monitoring/maintenance plan for the tree planting/hedge shall be submitted to, and approved in writing by, the Planning Authority. The monitoring/maintenance plan shall include a regime for annual monitoring of the health of the tree planting/hedge and review of the height and spread in relation to impact on the neighbouring property, together with commitments to undertake the appropriate maintenance works (including trimming and replanting where necessary). Thereafter the tree planting/hedge shall be monitored and maintained in accordance with the approved details in perpetuity.

Reason: In order to help prevent any future amenity issues from the tree planting/hedge itself, and to monitor health of the hedge to allow its permanent retention in response to privacy issues.

3. The house hereby approved shall not be occupied until a detailed Landscaping Plan has been submitted to, and approved in writing by, the Planning Authority. The Landscaping Plan shall show the land to the east of the new house (within the extended curtilage area) to be laid to grass or planted with shrubs. The Landscape Plan shall be implemented in full during the first planting season following initial occupation of the development. For the avoidance of doubt, any trees or plants which within a period of five years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species.

Reason: In the interests of visual and residential amenity, to maintain this area at the eastern side of the new house as part of the visual buffer between the houses and remove any vehicular activity.

4. Notwithstanding the provisions of Article 3 and Class(es) 1A, 1B, 1D, 2B, 3A, 3B, 3D, 8, 16 of Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended, revoked or re-enacted; with or without modification), no development of a type identified in the aforementioned classes shall take place within the curtilage of the house hereby approved without planning permission being granted on application to the Planning Authority.

Reason: In order to enable the Planning Authority to retain effective control over future development within the application site so that it is carefully managed and does not result in adverse impact on the amenity of the area.

5. Notwithstanding the provisions of Article 3 and Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended, revoked or re-enacted; with or without modification), there shall be no alteration to the window and door fenestration of the development without planning permission being granted on application to the Planning Authority.

Reason: In the interests of residential amenity in order to allow the Planning Authority to retain effective control over any new or changed window or door openings which could otherwise give rise to overlooking issues.

TIME LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION

N/a - retrospective

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

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.

Septic Tanks and Soakaways

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

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: Area Planning Manager – South
Author: Susan Macmillan
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - Location Plan
Plan 2 - Site Plan (as built)
Plan 3 - Approved site plan 19/00305/FUL
Plan 4 - Council Survey Results
Plan 5 - Elevations
Plan 6 - Floor Plans

NOTE:
 All proprietary goods and materials are to be fitted in accordance with manufacturer's instructions, Codes of Practice and British Standards. All dimensions to be verified by the Contractor on site. Do not scale drawings, work to figured dimensions only.

© This drawing remains the Copyright of Fouin+Bell Architects Ltd. and may not be reproduced in whole or in any part without prior written permission.

REVISION / DESCRIPTION / DATE



- Location of Proposed new Dwelling
- Extent of Applicants Land Holding

1:2500 LOCATION PLAN



1 John's Place Edinburgh EH6 7EL
 T: 0131 478 7100 F: 0131 478 7111
 mail@fouin-bell.com www.fouin-bell.com

CLIENT
 D MacGregor

PROJECT
 NEW DWELLING HOUSE
 AT LAND 50m NORTH OF ACHNASOL
 ACHNABOBANE
 SPEAN BRIDGE

SCALE@A1 1:2500 @ A1, 1:5000 @ A3	DATE JAN 19
DRAWN BY rb	CHECKED dwb
STAGE Planning	

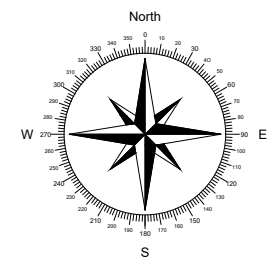
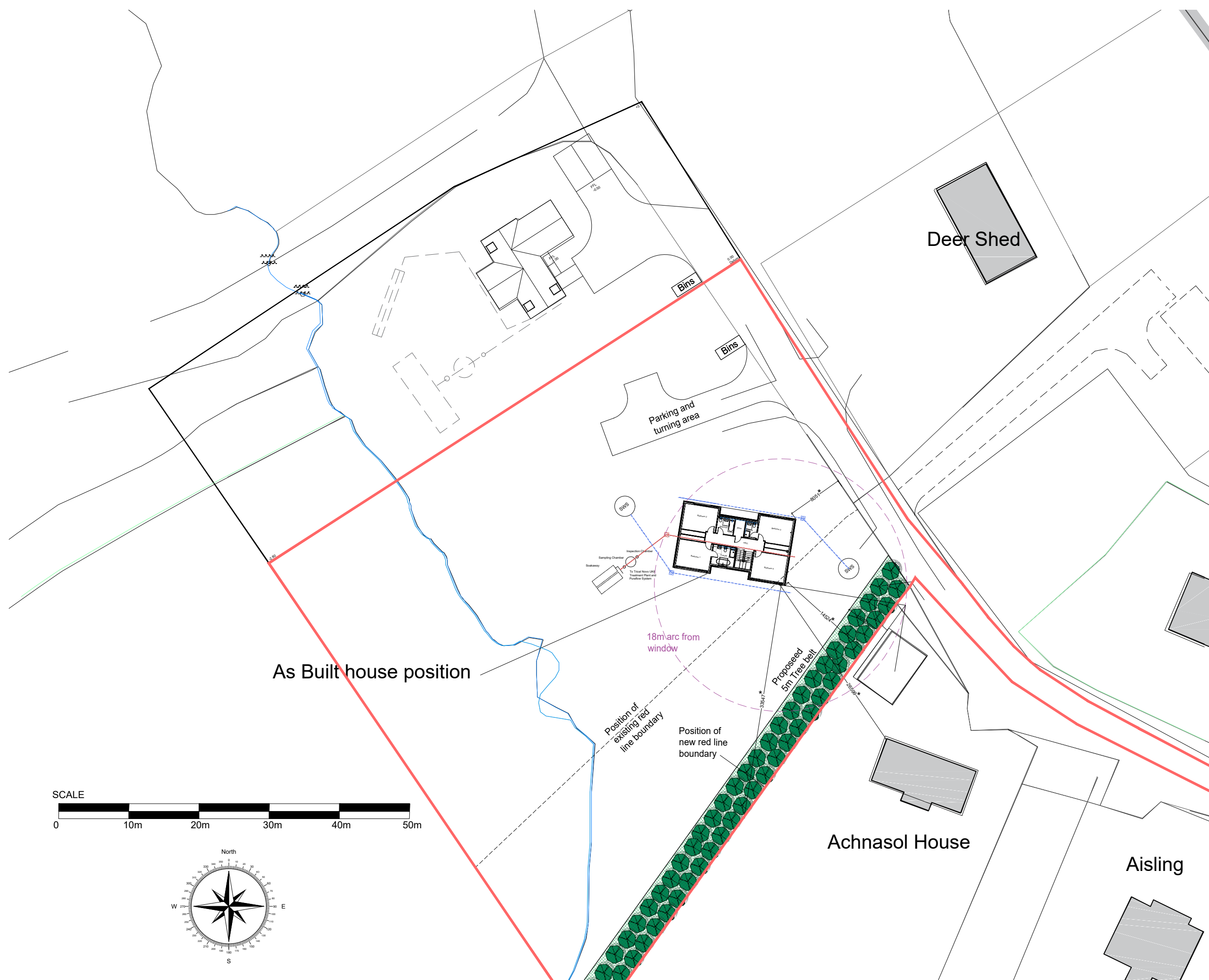
DRAWING
 Site Location Plan

PROJECT NUMBER 19-103	DRAWING NUMBER PL100	REVISION
--------------------------	-------------------------	----------

NOTE:
 All proprietary goods and materials are to be fitted in accordance with manufacturer's instructions, Codes of Practice and British Standards. All dimensions to be verified by the Contractor on site. Do not scale drawings, work to figured dimensions only.

© This drawing remains the Copyright of Fouin+Bell Architects Ltd. and may not be reproduced in whole or in any part without prior written permission.

REVISION	DESCRIPTION	DATE



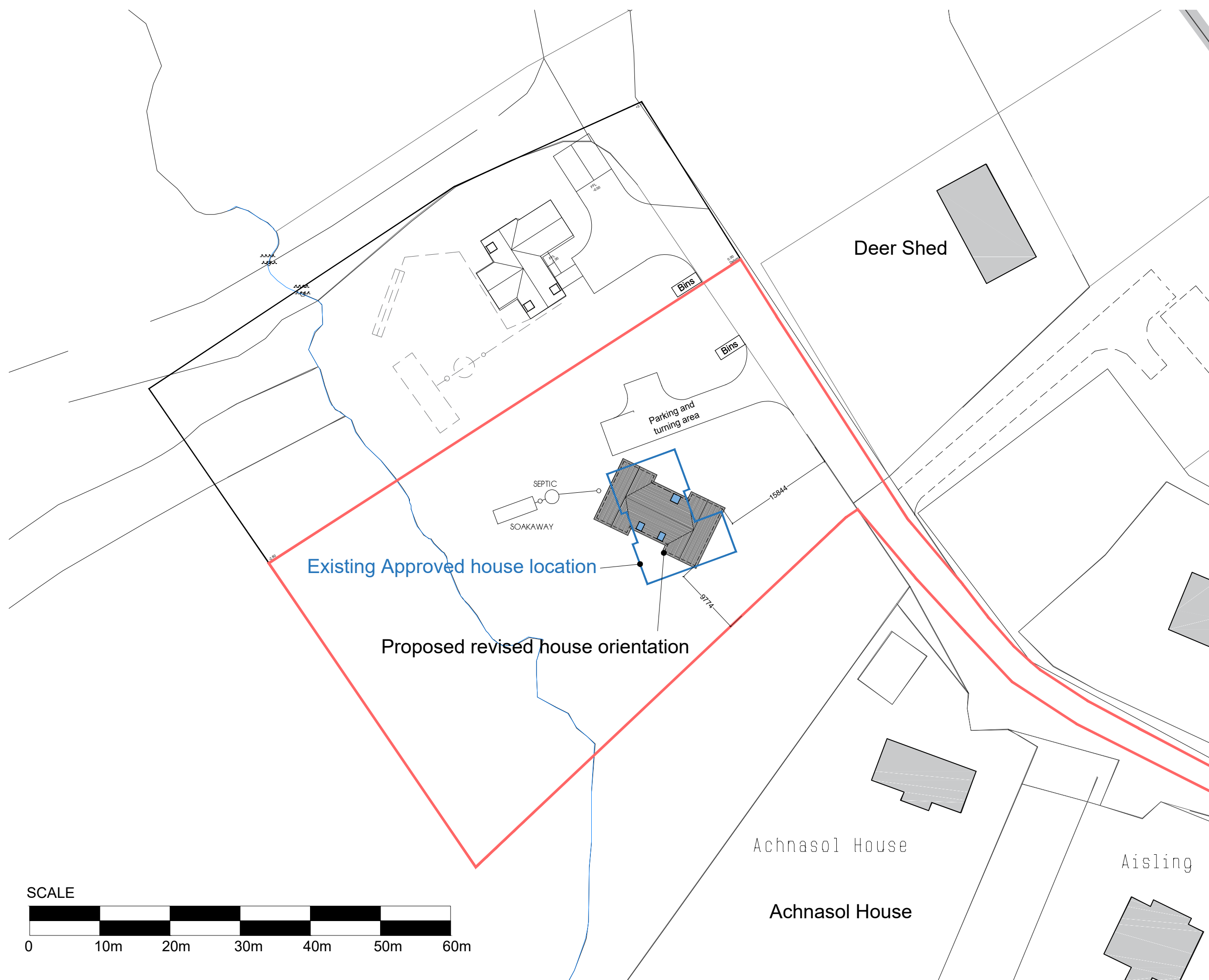
1 John's Place Edinburgh EH6 7EL
 T: 0131 478 7100 F: 0131 478 7111
 mail@fouin-bell.com www.fouin-bell.com


CLIENT		
D MacGregor		
PROJECT		
NEW DWELLING HOUSE AT LAND 50m NORTH OF ACHNASOL ACHNABOBANE SPEAN BRIDGE		
SCALE@A1	DATE	
1:500 @ A3	JAN 19	
DRAWN BY	CHECKED	STAGE
rb	dwb	Planning
DRAWING		
Site Block Plan		
PROJECT NUMBER	DRAWING NUMBER	REVISION
19-103	PL02	C

NOTE:
 All proprietary goods and materials are to be fitted in accordance with manufacturer's instructions, Codes of Practice and British Standards. All dimensions to be verified by the Contractor on site. Do not scale drawings, work to figured dimensions only.

© This drawing remains the Copyright of Fouin+Bell Architects Ltd. and may not be reproduced in whole or in any part without prior written permission.

REVISION	DESCRIPTION	DATE

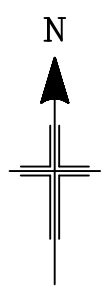




fouin + bell
architects

1 John's Place Edinburgh EH6 7EL
 T: 0131 478 7100 F: 0131 478 7111
 mail@fouin-bell.com www.fouin-bell.com

CLIENT		
D MacGregor		
PROJECT		
NEW DWELLING HOUSE AT LAND 50m NORTH OF ACHNASOL ACHNABOBANE SPEAN BRIDGE		
SCALE@A1	DATE	
1:500 @ A3	JAN 19	
DRAWN BY	CHECKED	STAGE
rb	dwb	PLANNING
DRAWING		
Site Block Plan		
PROJECT NUMBER	DRAWING NUMBER	REVISION
19-103	PL02	A



COPYRIGHT, DESIGNS and PATENTS ACT 1988:
 THIS DRAWING MAY NOT BE REPRODUCED, COPIED OR USED
 IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE
 DIRECTOR OF DEVELOPMENT AND INFRASTRUCTURE.
 © THE HIGHLAND COUNCIL
 REPRODUCTION FROM THE ORDNANCE SURVEY MAPPING
 WITH THE PERMISSION OF THE CONTROLLER OF HER
 MAJESTY'S STATIONERY OFFICE. UNAUTHORISED
 REPRODUCTION INFRINGES CROWN COPYRIGHT AND MAY
 LEAD TO PROSECUTION OR CIVIL PROCEEDINGS.
 THE HIGHLAND COUNCIL 2014 100023369.
 © CROWN COPYRIGHT.

DO NOT SCALE FROM DRAWING.
 ALL DIMENSIONS ARE IN mm UNLESS
 OTHERWISE STATED.

NOTES

1.

REV	REVISION DETAILS	INITIAL BY	INITIAL CHECK BY	DATE
A	XXXXXXXX		XXXXXXXX	

The Highland Council
 Comhairle na Gàidhealtachd
DEVELOPMENT & INFRASTRUCTURE
 PROJECT DESIGN UNIT
 Achnabobane
 HIGH STREET
 DINGWALL IV15 5QN
 PHONE: 01349 868800
 E-MAIL: PDU.DT2@highland.gov.uk

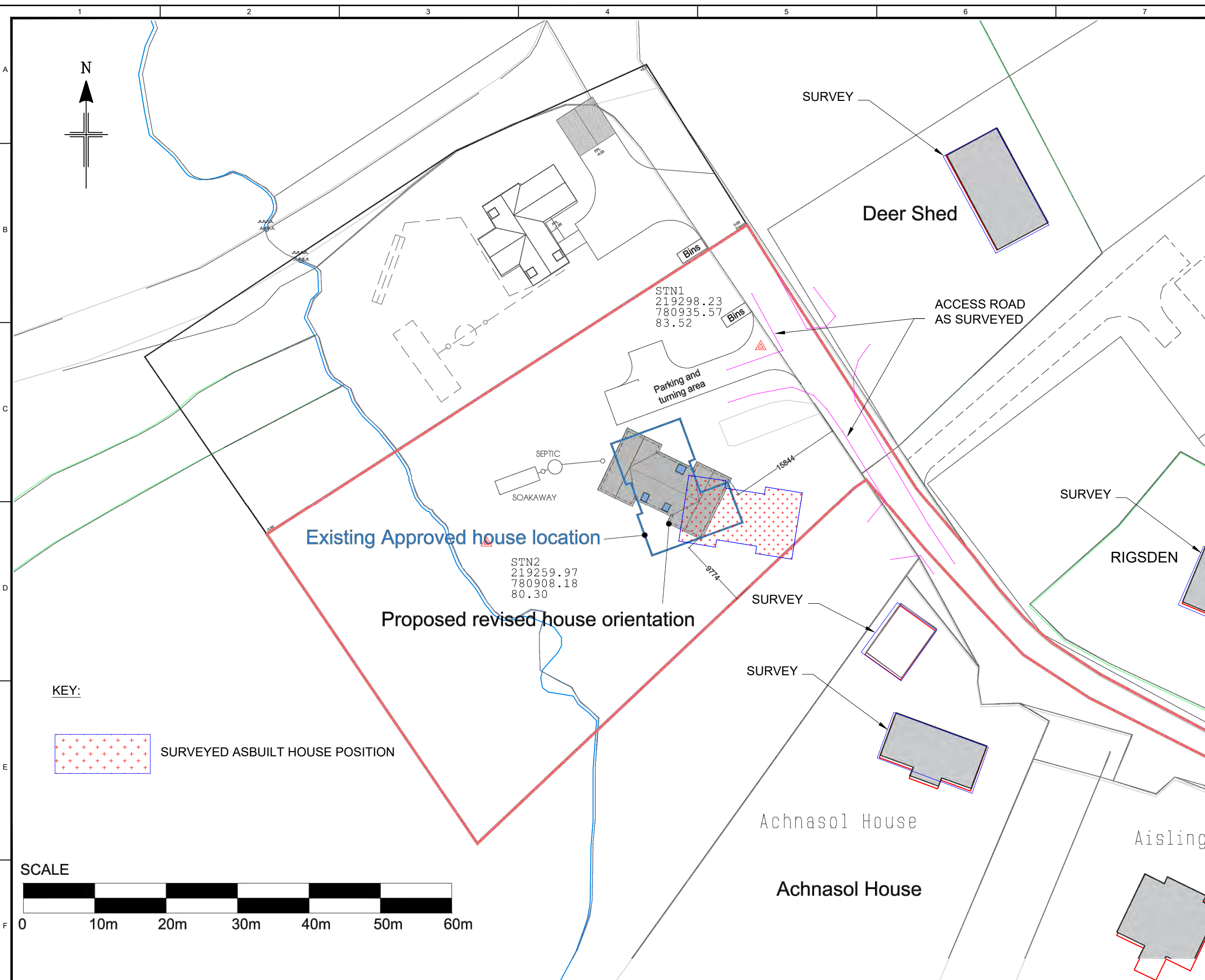
PROJECT
NEW DWELLING HOUSE
 AT LAND 50m NORTH OF ACHNASOL
 ACHNABOBANE
 SPEAN BRIDGE

TITLE
AS BUILT HOUSE LOCATION

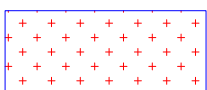
SCALE	ORIGINAL SIZE
1:500	A3 (297 x 420)

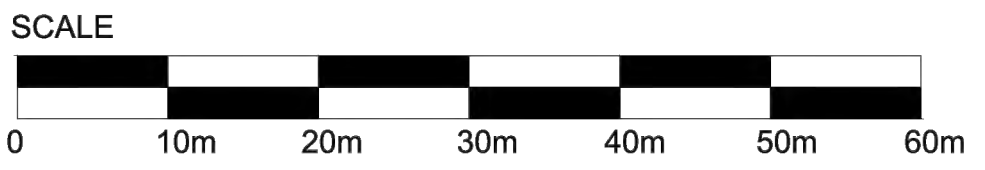
DRAWN	BDP	DATE	09/07/19
CHECKED	BS	DATE	09/07/19

PROJECT No.	
DRAWING No.	REVISION



KEY:

 SURVEYED ASBUILT HOUSE POSITION

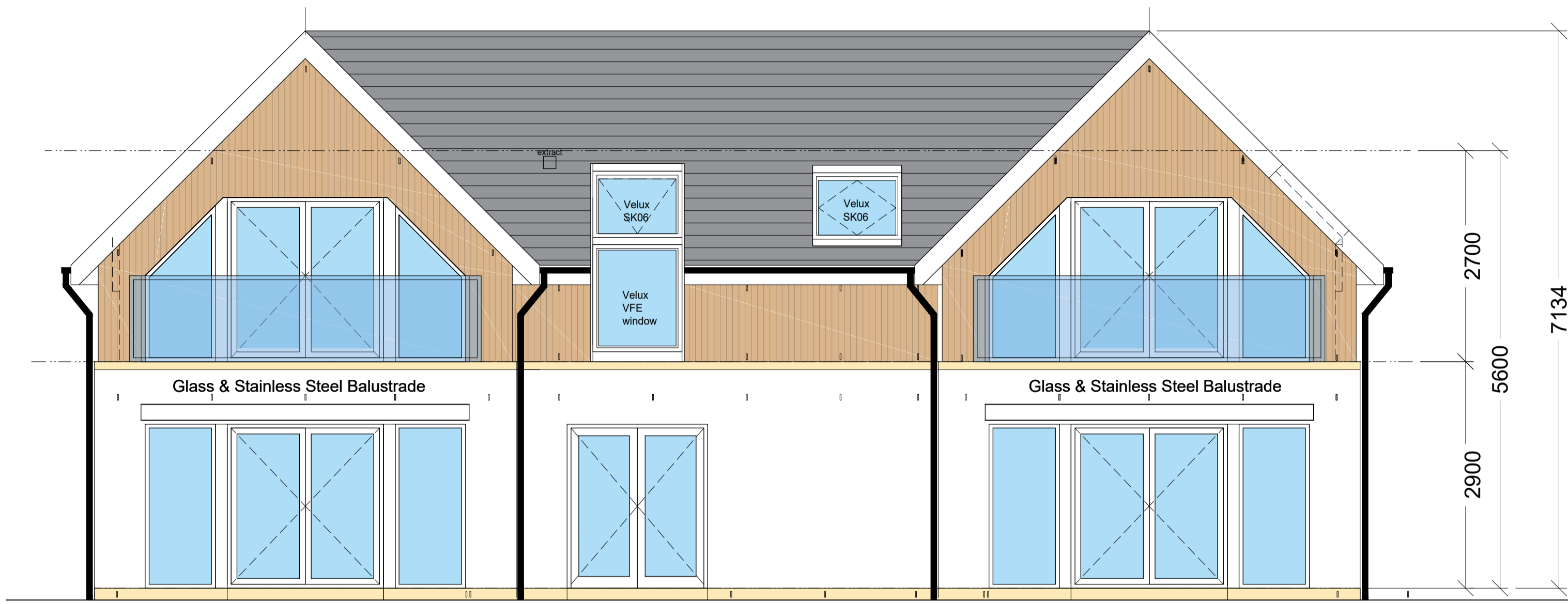


T:\001_Design Team\2003_Small_Schemes_Projects\Minor Projects\Achnabobane - Private House Survey\Planning Drawing - Achnabobane.dwg 10/07/2019 User:1295

NOTE:
 All proprietary goods and materials are to be fitted in accordance with manufacturer's instructions, Codes of Practice and British Standards. All dimensions to be verified by the Contractor on site. Do not scale drawings, work to figured dimensions only.

© This drawing remains the Copyright of Fouin+Bell Architects Ltd. and may not be reproduced in whole or in any part without prior written permission.

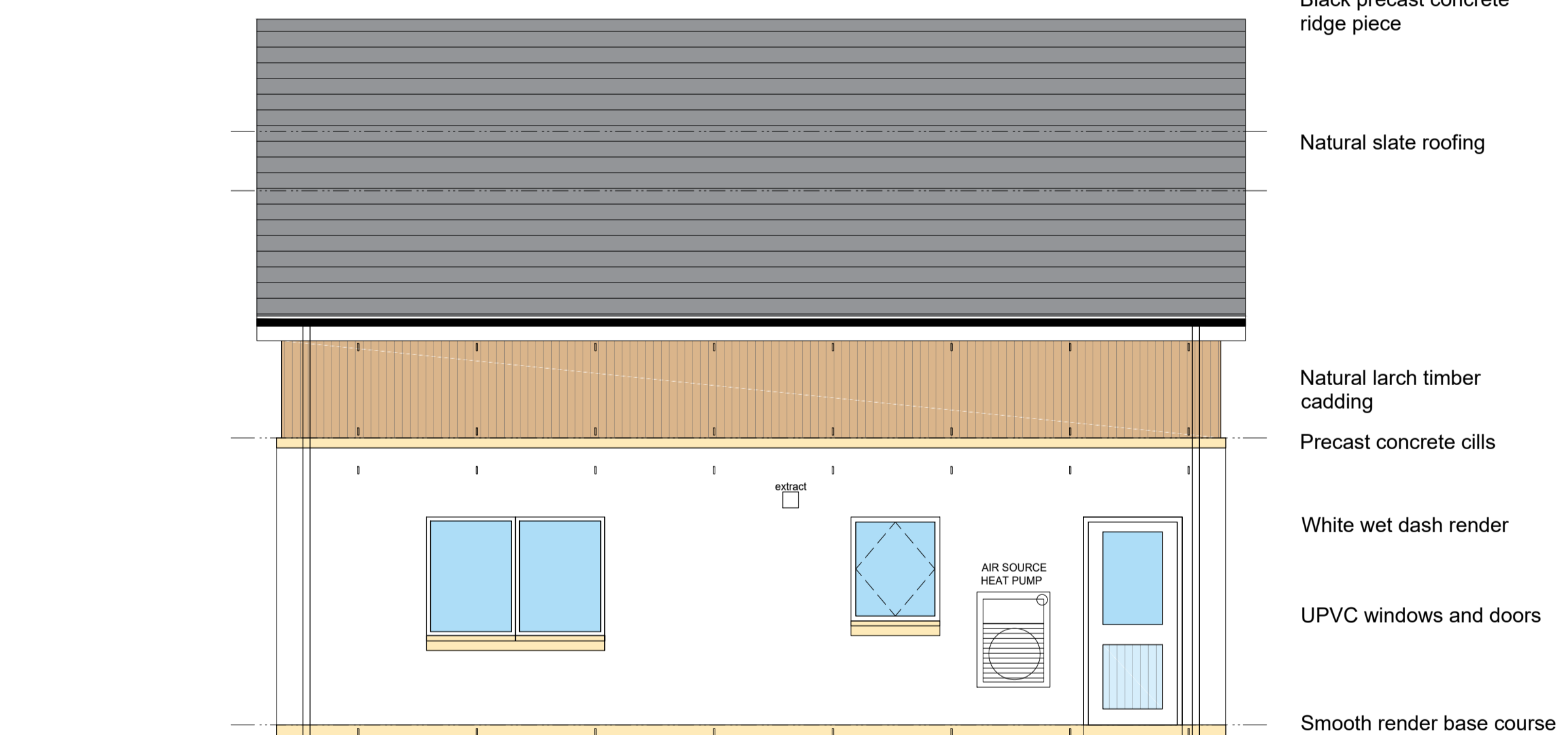
REVISION / DESCRIPTION / DATE		
A	Under floor heating detail added	4.4.19



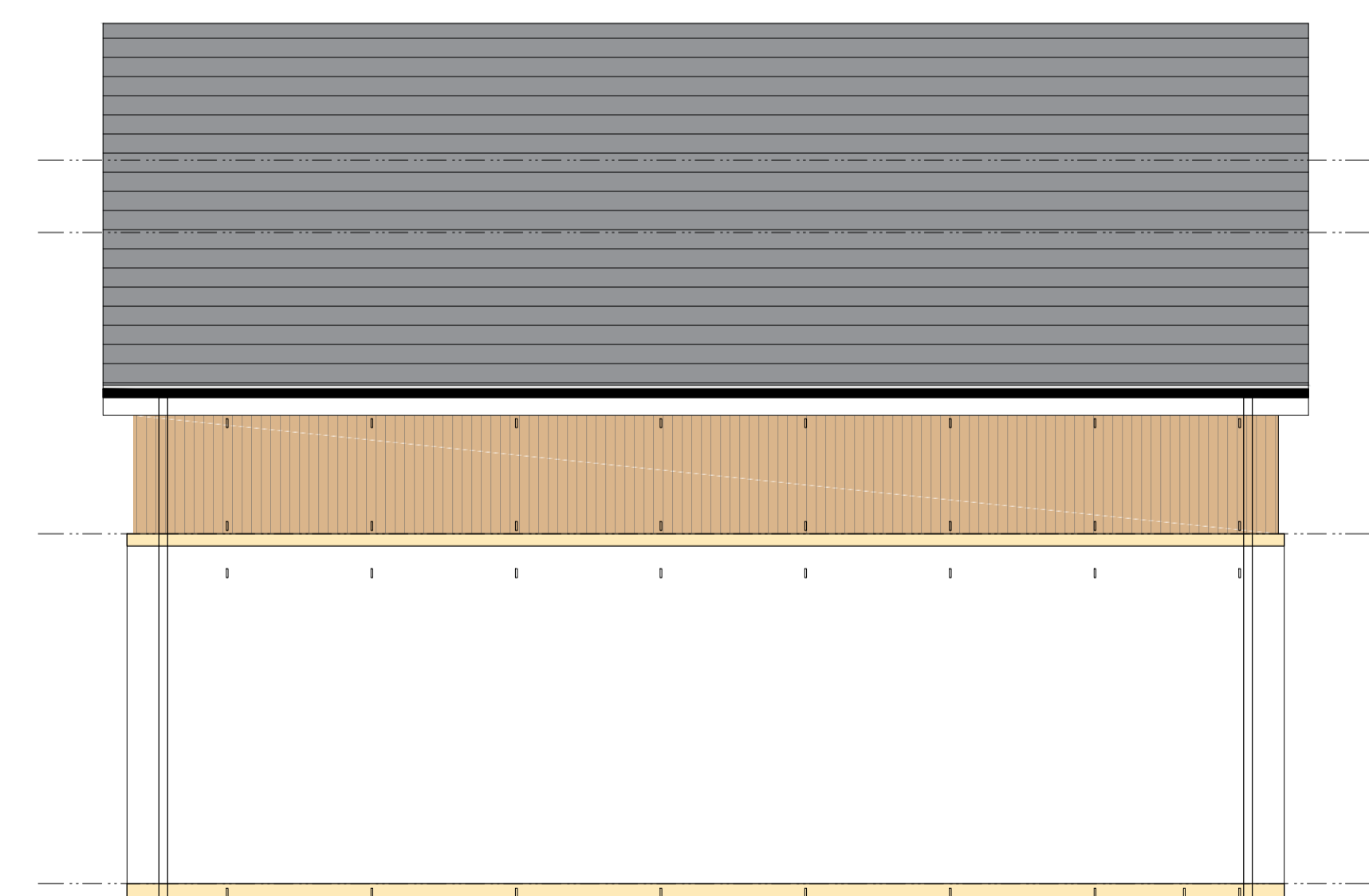
SW ELEVATION



NE ELEVATION



SE ELEVATION



NW ELEVATION

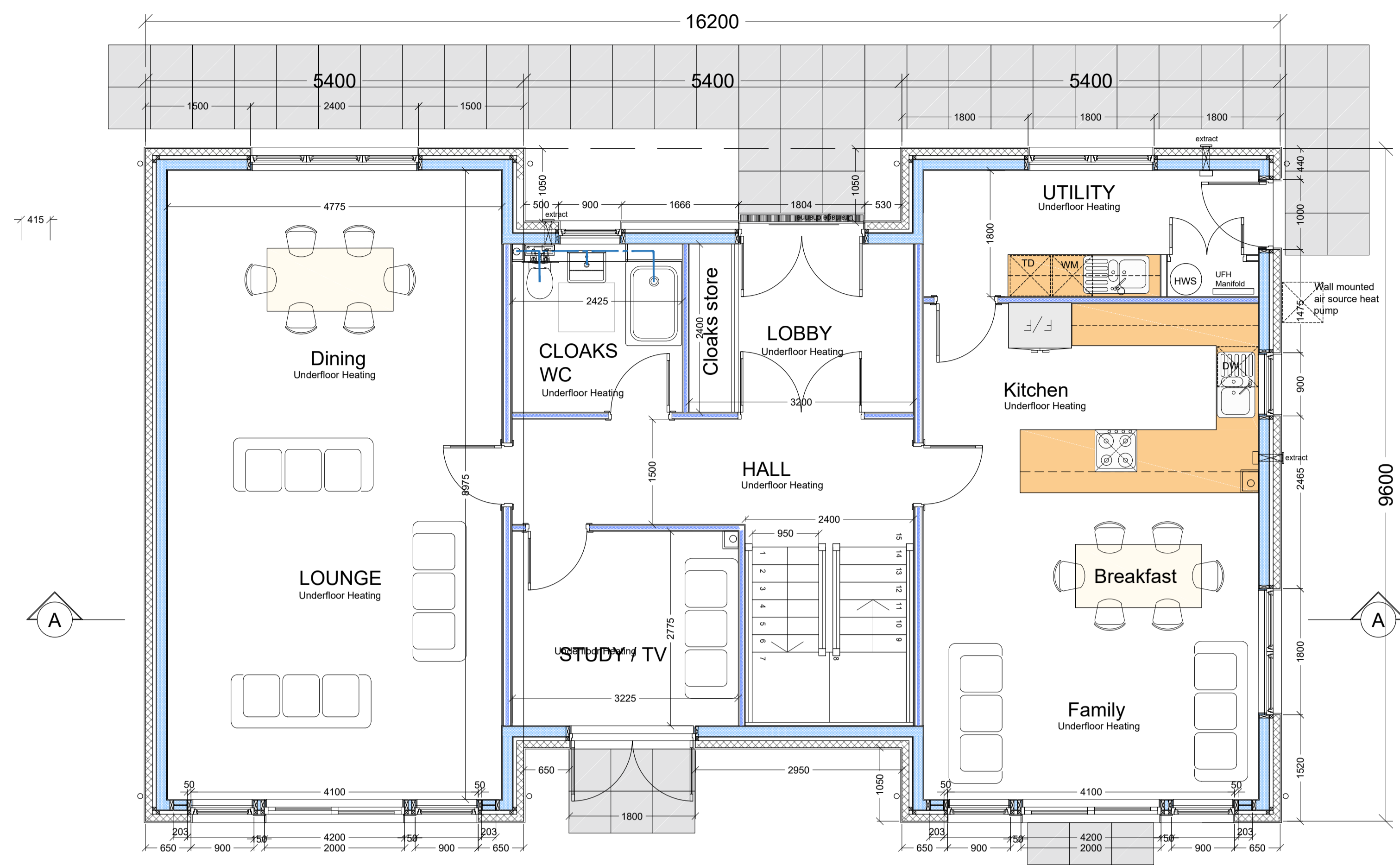
fouin + bell

 architects
 1 John's Place Edinburgh EH6 7EL
 T: 0131 478 7100 F: 0131 478 7111
 mail@fouin-bell.com www.fouin-bell.com

CLIENT		
D MacGregor		
PROJECT		
NEW DWELLING HOUSE AT LAND 50m NORTH OF ACHNASOL ACHNABOBANE SPEAN BRIDGE		
SCALE@A1	DATE	
1:50 @ A1, 1:100 @ A3	JAN 19	
DRAWN BY	CHECKED	STAGE
rb	dwb	Planning
DRAWING		
Elevations		
PROJECT NUMBER	DRAWING NUMBER	REVISION
19-103	PL04	B

NOTE:
All proprietary goods and materials are to be fitted in accordance with manufacturer's instructions, Codes of Practice and British Standards. All dimensions to be verified by the Contractor on site. Do not scale drawings, work to figured dimensions only.

© This drawing remains the Copyright of Fouin+Bell Architects Ltd. and may not be reproduced in whole or in any part without prior written permission.		
REVISION / DESCRIPTION / DATE		
A	Window setting out updated	01.4.19
A	Under floor heating detail added	04.4.19



Ground Floor Plan 127.1 m²



FLOORS

Ground Floor - House

Floor finishes as specified on finishes schedule
60mm floor screed incorporating underfloor heating pipes on on 100mm Kingspan kooltherm K3 floor insulation board (thermal conductivity 0.022W/m²K) on 150mm concrete slab to structural engineers details on a separating layer of building paper to BS 1521: 1977 (1994) (Specification for waterproof building papers). Grade B1F or polythene sheet (not less than 125 micron / 500 gauge on on 1200g Visqueen DPM on minimum 50mm sand blinding on 150mm min well compacted hardcore
Construction to give max 0.15w/m²K U value
25mm vertical insulation board around perimeter of slab and screed
DPM to tie in with new external wall vertical and horizontal dpc's.

WALLS

External cavity walls: - 19mm render (unless Anstone block / facing brick). 100mm concrete or Anstone block / facing brick external leaf; 50mm cavity; breather foil TF200 thermo; 10mm thick OSB; 140mm foil faced Urethane insulation (thermal conductivity 0.021W/m²K) boards fitted between wall studs; 44 x 140mm thick C16 grade studs at 600mm centres; vapour check layer fitted to internal face of studs and lined with 1 sheet of 12.5mm plasterboard with joints taped and filled. Stainless steel wall ties nailed to panels at stud positions. 600mm horizontally and 450mm centres vertically max. Cavity filled to ground level with lean mix concrete.
Timber clad walls to be treated cedar timber cladding on 38 x 50mm horizontal timber battens @ 600 vertical centres on 25 x 38 vertical battens @ structural members centres on 18mm exterior quality ply with tyvek breather membrane. Structural timbers to be 38 x 140mm thick CLS C16 grade with 140mm foil faced urethane insulation (thermal conductivity 0.021W/m²K) boards fitted between wall studs, internal face to have; vapour check layer fitted to internal face of studs and lined with 1 sheet of 12.5mm plasterboard with joints taped and filled.
External walls to give max 0.22w/m² U value

Internal partitions to be installed as per floor plan drawings to ensure walls between an apartment and an internal space, where noise is likely to occur, should achieve a minimum sound performance level of 40 dB Rw as per section 5.2.1 in the current building regulations.
Non loadbearing acoustic walls: 70mm timber studs at 600mm centres, 50mm Isover Acoustic Partition Roll (APR1200), single layer of 15mm Gyproc SoundBloc to both sides.
All loadbearing partitions are to be as shown on Engineers Structural Appraisals and additional layer of 9mm Ply for sheathing purposes to be highlighted.

ROOF

Pitched Roof

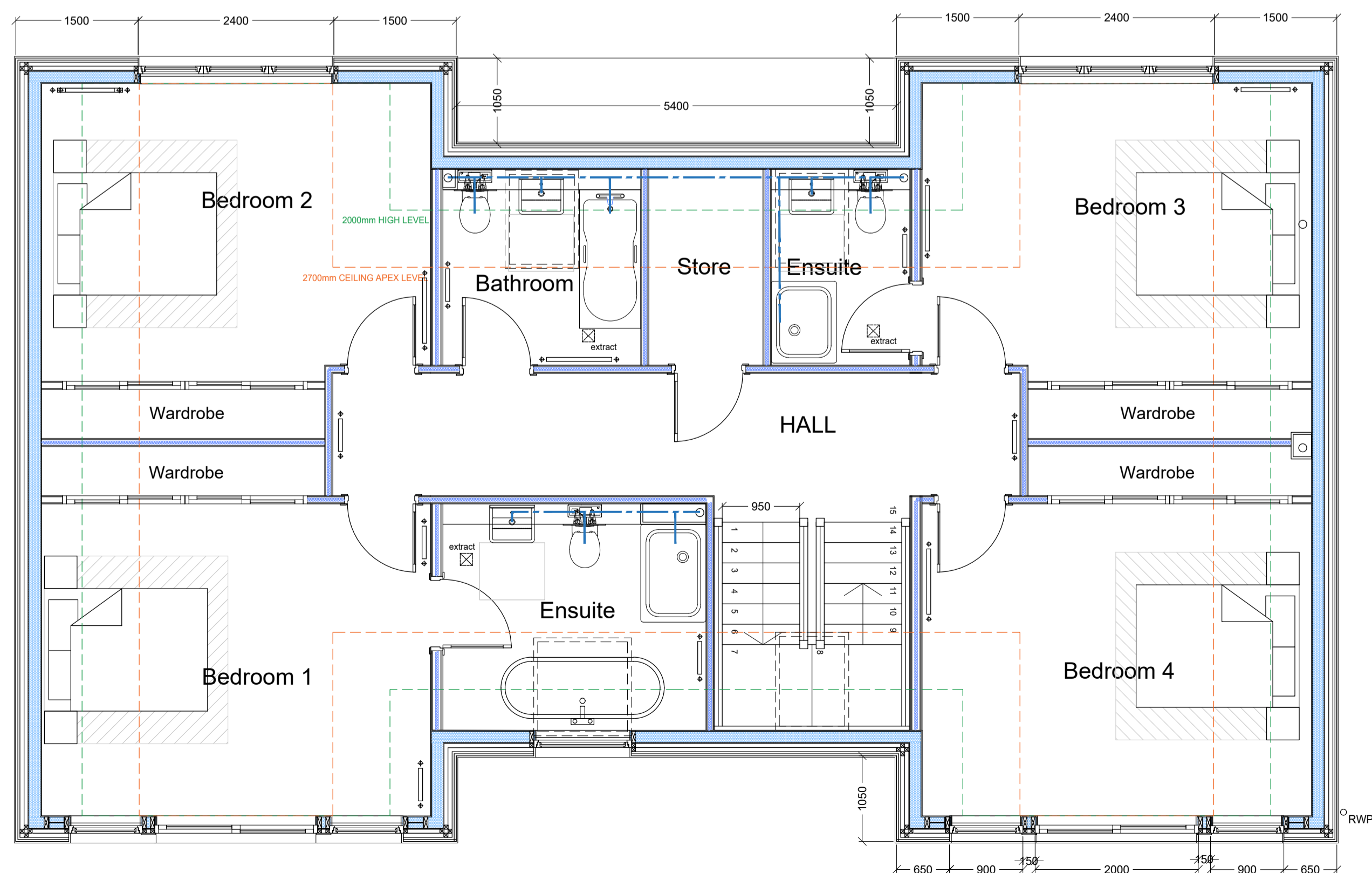
Natural slate on treated traditional butt jointed timber sarking boards with vapour permeable breather membrane roofing felt with minimum 150mm laps on timber trussed rafters as detailed by the structural engineer.
Safe roof maintenance to be provided by way of mobile unit - no access to roof from within building.
Timber trusses (centers as per manufacturers design & struct engineer approval) to comply with BS5268 (Pitch as marked on relevant Engineers house type drawings).
Ceiling joists infilled with 1 layer of 150mm earthwool mineral fibre insulation (thermal conductivity 0.040W/m²K) to be laid perpendicular to layer of 150mm earthwool mineral fibre insulation (thermal conductivity 0.040W/m²K). 12.5mm plasterboard with vapour check to underside of roof trusses lapped and filled. Construction to give a maximum U value of 0.15w/m²K
Slipping ceilings to be partially filled with 100mm Kingspan Kooltherm K107 Pitched Roof Board (thermal conductivity 0.021W/m²K) laid between rafters, 52.5mm Kingspan Kooltherm K118 Insulated Plasterboard (40mm insulation) fixed to underside of rafters.
Construction to give a maximum U value of 0.18w/m²K
Any flashings etc to be constructed from Code 5 lead with roof valleys in GRP.
Soil stacks shall be terminated at roof level with proprietary terminals and waterproof collars.
All lead work to be constructed in accordance with the Lead Association Handbook (LDA handbook)

WINDOWS / DOORS

All operable windows to be either side hung or tilt and turn. Any GFL windows opening outward toward paths to be fitted with restrictors (no window to open over a path).
Minimum height to top of windows 2000mm, unless clearly identified on the drawing.
Minimum sill height of all windows of windows 800mm, unless clearly identified on the drawing.
All windows in apartments to have an aggregate glazed area of not less than 1/15th of the floor area of the apartment.
At least one window per room to be fitted with permeavents at head to provide an opening area to provide the ventilation requirement of the room.
All windows to have an opening area of not less than 1/30th of the floor area.
All windows to be draught proofed with compressible sealants.
All windows to be low E double-glazed, glass with a u-value of 1.4.
All windows should be designed and constructed in accordance with the general recommendations of the product standard appropriate for the material used, such as BS 7412: 2007, for uPVC units or BS 644: 2009, for timber window units.
Glazing should be designed to resist human impact as set out in BS 6262: Part 4: 2005, where all, or part, of a pane is: within 800 mm of floor level, or part of a door leaf, or within 300 mm of a door leaf and within 1.5 m of floor level.

ELECTRICAL LEGEND

Double 13a socket outlet	⊘
Single 13a socket outlet	⊘
Double 13a socket outlet above w/top	⊘
5A socket outlet	⊘
13a socket outlet below w/top switched above w/top	S-PL-⊘
13a spur outlet	SPUR-⊘
Shaver socket	SV-⊘
Cooker switch and 13a socket	CCU
Light switch	⊘
Light switch - Dimmer	⊘
Light switch - Two way	2-WAY-⊘
Ceiling rose outlet	⊘
White GU10 recessed light (LED)	⊘
White 50watt low voltage light	⊘
Wall mounted external (pir) light fitting	⊘
Wall mounted light fitting	⊘
Batten holder	⊘
Lumitron or equal surface mounted 2 x 40 watt fluorescent fittings - with diffuser	⊘
Passive Infra Red wall mounted	⊘
Wall mounted luminaries	⊘
Mirror light	⊘
Recessed single gimble fitting	⊘
Recessed twin gimble fitting	⊘
Telephone point	⊘
TV coaxial socket outlet	⊘
Optical Smoke detector	⊘
Smoke detector	⊘
Heat detector	⊘
Carbon Monoxide detector	⊘
Carbon Dioxide detector	⊘
Doorbell	⊘
LED Light strip	⊘
TV coaxial socket outlet	⊘



First Floor Plan

FURNITURE LEGEND

	Kitchen activity space - 1100 x 600mm in front of cooker.
	Kitchen activity space - 1800 x 1400mm ellipse.
	Bath - 1700 x 750mm with 1200 x 800mm activity space to side of bath.
	Wash hand basin - 550 x 450mm with 800 x 700mm activity space to front of basin.
	Toilet - 500 x 400mm with 1100 x 800mm activity space to front of toilet.
	Bedroom activity space - 600 x 600mm Wardrobe with 600 x 1000mm activity space.
	Bedroom activity space - 750 x 450mm Chest of drawers with 750 x 1000mm activity space.
	Bedroom activity space - 900 x 2000mm with 400mm activity space to side of bed and 200mm activity space to bottom of bed.
	Wardrobe
	Chest of Drawers

fouin + bell



1 John's Place Edinburgh EH6 7EL
T: 0131 478 7100 F: 0131 478 7111
mail@fouin-bell.com www.fouin-bell.com

CLIENT		D MacGregor	
PROJECT NEW DWELLING HOUSE AT LAND 50m NORTH OF ACHNASOL ACHNABOBANE SPEAN BRIDGE			
SCALE@A1	1:50 @ A1, 1:100 @ A3	DATE	JAN 19
DRAWN BY	rb	CHECKED	dwb
DRAWING	Proposed layout Plans		
PROJECT NUMBER	19-103	DRAWING NUMBER	PL03
REVISION	B		