

Agenda Item	7.7
Report No	PLN/068/21

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 14 September 2021

Report Title: 21/01993/FUL, Baillie Baillie Architects

Land to the South of The Pink House, 7 Cooper Street, Plockton

Report By: Area Planning Manager – North

Purpose/Executive Summary

Description: Erection of a house and holiday let

Ward: 05 - Wester Ross, Strathpeffer And Lochalsh

Development category: Local Development

Reason referred to Committee: Number of objections

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

Recommendation

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

1. PROPOSED DEVELOPMENT

- 1.1 The applicant seeks detailed planning permission for a new dwelling and a detached tourist accommodation unit. The proposed dwelling consists of two staggered rectangular elements. The primary of these, 1½ storey and fronting Cooper Street directly, measures approximately 10m in width x 7m in depth with a roof ridge height of approximately 7m. The secondary single storey element measures approximately 10m in width x 6m in depth with a ridge height of approximately 6m. The proposed single storey ancillary/holiday let unit, incorporating a single bedroom, bathroom and cooking facilities, measures approximately 8m in width x 6m in depth with a height to the pitched roof ridge of approximately 5m.
- 1.2 The proposed development will take vehicular access from 'Rhu Plockton', a single-track road adjacent directly to the east. A connection is proposed to the adjacent public water main and sewer network.
- 1.3 Pre-Application Consultation: The site has been the subject of two formal pre-application responses from the planning authority. 19/05058/PREAPP indicated that development of the site for a single dwellinghouse would be acceptable. It continued that an exemplar design, which takes full cognisance of the location of the site within the conservation area, the prominence of the site at the junction of two roads, and the need to protect the amenity of the existing neighbouring properties as well as provide an appropriate level of off street parking, would be required. 20/01604/PREAPP indicated that a detached tourist accommodation unit would also likely be an acceptable addition to the proposed dwelling.
- 1.4 Supporting Statement, Ground Investigation Report, Responses to Representations
- 1.5 Amended site plans and elevations – 7 June 2021, 14 July 2021, 13 August 2021
Amended floor and roof plans - 26 August 2021

2. SITE DESCRIPTION

- 2.1 The application site is an area of undeveloped land within an established residential area of Plockton and located in the village conservation area. The site fronts onto Cooper Street, with 'Rhu Plockton', a single-track road, curving round the application site to the east and further undeveloped land directly to the west. The land directly to the West is subject to planning application 21/03748/FUL for a single new dwelling, currently pending consideration. A children's play park is present directly to the south of the site. Otherwise, the site is surrounded by residential properties. The dwellings in the area are mainly 1½ storey in height and most are traditional in style.
- 2.2 There is a slight fall across the site from north to south and this is reflected in the floor levels of the elements of the proposal. The secondary element of the main house has a floor level some 450mm lower than the primary element, whilst the ancillary/holiday let unit has a floor level a further 440mm lower than this.

3. PLANNING HISTORY

- 3.1 6 May 2008 08/00159/OUTRC, Erection of four houses APPLICATION
(Outline) WITHDRAWN

4. PUBLIC PARTICIPATION

- 4.1 Advertised: West Highland Free Press - Section 65 – Development Affecting a Conservation Area, 21 Days

Date Advertised: 14 May 2021

Representation deadline: 23 June 2021

Timeous representations 14 from 12 households

Late representations: 5 from 4 households (3 further comments to previous objections, one support comment, one message to Kate Forbes MSP regarding the proposals, copied to the Council as a representation comment)

- 4.2 Material considerations raised are summarised as follows:

- a) Concerns over the general impact of the proposal on the character of the Plockton Conservation Area.
- b) Impact on road and pedestrian safety along Cooper Street and the 'Rhu Plockton' single track road adjacent to the site to the east.
- c) Principle of private residential development on the site, considering the local development planning history and the limited undeveloped land within the Village.
- d) Impact on the sunlight and daylight received by neighbouring properties
- e) Impact on the privacy of neighbouring properties.
- f) Impact of the development on the site surface water drainage and on that of the adjacent properties.
- g) Impact on adjacent areas at risk of flooding
- h) A Right of Way is claimed to exist across part of the site.
- i) Concerns that the submitted drawings are inaccurate.

- 4.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet www.wam.highland.gov.uk/wam.

5. CONSULTATIONS

- 5.1 **Historic Environment Team (Conservation):** support the proposal, noting that, in conservation terms, the proposal is a good response to the site utilising high quality contemporary design and materials that respond positively to its heritage context. The proposal is considered to accord with the statutory test as set out in S.64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and Policy 57 of the Highland wide Local Development Plan.

- 5.2 **Access Officer:** no objections and confirmed they held no records of a public right of way across the site.
- 5.3 **Transport Planning Team:** recommended that a minimum 2 metres wide reserve is provided along the full eastern roadside frontage of the site. In all other respects the Transport Planning Team recommended that the development should generally comply with the requirements of the Council's Access to Single Houses and Small Housing Developments guidance. For the purposes of that guidance the site can be considered to be within an established residential area.
- 5.4 **Scottish Water:** no objections, advising that there is sufficient capacity in the local water supply and public sewer network to service the proposals.

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
- 31 - Developer Contributions
- 34 - Settlement Development Areas
- 44 - Tourist Accommodation
- 57 - Natural, Built and Cultural Heritage
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage
- 77 - Public Access

6.2 West Highland and Islands Local Development Plan (2019) (WestPlan):

No site specific policies apply.

7. OTHER MATERIAL CONSIDERATIONS

7.1 Highland Council Supplementary Planning Policy Guidance

- Access to Single Houses and Small Housing Developments (May 2011)
- Developer Contributions (March 2013)
- Highland Historic Environment Strategy (Jan 2013)
- House Extensions and Other Residential Alterations Planning Guidance (May 2015)
- Managing Waste in New Developments (March 2013)
- Sustainable Design Guide (Jan 2013)

7.2 Scottish Government Planning Policy and Guidance

Scottish Planning Policy 2014 (as revised 2020)

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) siting, design and impact on the conservation area
 - c) neighbour amenity
 - d) access, parking and road safety.
 - e) developer contributions
 - f) water supply, sewerage, drainage and flood risk
 - g) public access

Development plan/other planning policy

- 8.4 A complete list of the relevant policies is listed above. However, the most pertinent policies for this site are 28, 29, 34 and 57 of the Highland wide Local Development Plan (HwLDP) The application site is located within the Settlement Development Area (SDA) and so Policy 34 of the Highland-wide Local Development Plan (HwLDP) applies. Policy 34 supports development proposals if they are not judged to be significantly detrimental in terms of the following matters: siting and design, pattern of development and servicing, particularly roads. Policy 28 requires sensitive siting and high-quality design in keeping with local character and historic and natural environments, and the use of appropriate materials. This Policy also requires proposed developments to be assessed on the extent to which they are compatible with service provision, as well as their impact on individual and community residential amenity. Policy 29 repeats the emphasis on good design in terms of compatibility with the local landscape setting and in terms of place making.
- 8.5 The application site is located within the Plockton Conservation Area and as such, HwLDP Policy 57 applies. Section 64 of the Planning (Listed Building and Conservation Area) (Scotland) Act 1997 states “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area” by planning authorities. Under Policy 57, development proposals are only acceptable where they do not result in an unacceptable impact on the integrity and amenity of the Conservation Area as a heritage resource.

- 8.6 For the following reasons, it is considered that the proposal meets these requirements and is in compliance with the Development Plan.

Principle of Development and Impact on the Conservation Area

- 8.7 Several of the objections received note that the site had been previously used as a community sports area and green and that this use was officially designated in the local development plan. This is incorrect. The adopted West Highlands and Islands Local Plan of 2010 does not show any formal designation of the application site. As of 2019, this was superseded by the adopted West Highland and Islands Local Development Plan (West Plan) within which no site-specific designations apply.

Given the location within the Plockton Settlement Development Area, the principle of a single house with ancillary tourist accommodation is acceptable under HwLDP Policy 34 as noted above, provided the conditions of the other relevant policies 28, 29, 44 and 57 can also be met. The open, undeveloped nature of the land within which the proposal is to be positioned, has not been protected through the Local Plan as making a significant contribution to the character of the conservation area. As such, its sympathetic development is not considered to be at odds, in principle, with the aims and objectives lying at the heart of the conservation area designation.

In this regard, the proposed dwelling generally reflects the scale and dimensions of the other traditional 1½ storey residential properties nearby and in much of the wider conservation area. The use of separate staggered elements in the main house serves to break up the massing of the proposals and integrate them well with the narrow traditional cottage forms that are predominant in the surroundings, particularly the short-terraced row on the north side of Cooper Street. All the proposed buildings will be finished in traditional white painted lime render on the external walls. The arrangement of the elements of the main house together with the declining floor and ridge heights and the use of mixed roof treatments - natural slate on the primary element, profiled metal sheeting on the secondary - serves to lead the observer's view around the corner of Cooper Street and down 'Rhu Plockton' to the east of the site. All of the above assists in minimising impact on the wider visual amenity and character of the conservation area.

The proposed tourist accommodation unit will be finished in corrugated sheet metal, giving the impression of an outbuilding or shed related to the main house, as is common in the surrounding settlement pattern. The lack of formal subdivision of the rear garden area of the site in which the accommodation sits, increases this sense of ancillary subservience and accords with the directions of the Council's House Extensions and Other Residential Alterations Planning Guidance (May 2015). A condition is attached to ensure that this element of the proposals is not occupied as a separate dwelling in light of the otherwise limited residential amenity.

The Historic Environment team support the proposal, noting that, in conservation terms, the proposal is a good response to the site utilising high quality contemporary design and materials that respond positively to its heritage context. The proposal is considered to accord with the statutory test as set out in S.64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and Policy 57 of the Highland wide Local Development Plan.

Conditions are attached to secure full details of the proposed finishing materials, landscaping and boundary treatment works in advance of development commencing. Subject to these conditions it is not considered that the development will have a substantial impact upon the visual appearance, character or integrity of the surrounding Conservation Area. Therefore, the scheme complies with policies 28, 29, 36, 44 and 57 of the HwLDP.

Neighbour Amenity

- 8.8 The proposed dwelling respects the established Cooper Street building line to the west. The applicant's supporting statement clearly shows how the proposed plot also represents a logical continuation of the grain of Cooper Street development – predominantly 1½ storey dwellings facing each other across the street. This site would be the end property on the southern side with a clearly identifiable 'gap-site' between it and 8 Cooper Street to the west.

Neither the existing properties on the north side of Cooper Street, nor the neighbouring property no.6 Cooper Street directly to the east, fall within a plane of 45-degrees from the roof peak of the proposed dwelling and thus any overshadowing will fall on the road surfaces of either Cooper Street or 'Rhu Plockton' directly to the east. As a result of this siting and the roof ridge height and design, the impact on the sunlight and daylight received by neighbouring properties is considered to be minimal and to cause no material loss of amenity. The applicant has also submitted a more detailed sunlight/daylight assessment which supports these conclusions.

A distance in excess of 21m will be maintained between the gable windows of the proposal and the facing windows on the gable of 8 Cooper Street directly to the west. The east facing windows of the proposal face onto the gable and sunroom of 6 Cooper Street that face onto the 'Rhu Plockton', at a minimum distance of some 10m. It is considered that, as these windows and the rear garden ground already face onto a public road and footway, then the additional impact on the privacy of this dwelling will be minimal. Following from discussions, the applicant has reoriented and reduced the size of the proposed first floor bedroom window on the gable facing 6 Cooper Street. As such, the development is considered to comply with the neighbouring amenity concerns of HwLDP Policies 28 and 44.

Access, Parking and Road Safety

- 8.9 The proposed dwelling will be served by two parking spaces, which is considered appropriate for a proposal of this scale, in accordance with the Council's Access to Single Houses and Small Housing Developments guidance. A further parking space is provided to service the tourist accommodation unit. As originally proposed the accommodation unit was accessed via a separate parking area/driveway. Following discussions with the applicant, amended drawings have now been submitted that show a combined access drive and parking area for both elements of the proposal, with turning space so vehicles can exit and enter the site in a forward gear. As such, the proposal complies with the conditions of the Council's Access to Single Houses and Small Housing Developments guidance and the access and road safety considerations of HwLDP Policies 28 and 34.

The applicant has designated a “reserve” area free from development on site for future road widening and provision of a footway, should the Council wish take such a project forward. Whilst the contribution this would make to existing pedestrian safety is acknowledged, it is not considered that the level of vehicular movements generated by this proposal, or the use of the new proposed access, would make the current situation materially any worse than at present.

The proposal will not turn this corner into a blind bend as has been suggested. There will remain adequate visibility for the slow speed of vehicle movement dictated by the dimensions and layout of the road.

Developer Contributions

- 8.10 Policy 31 requires that, where developments create a need for new or improved public services, facilities or infrastructure, the developer makes a fair and reasonable contribution in cash or kind towards these additional costs or requirements. As neither of the local schools, Plockton High and Primary School, currently have identified capacity constraints, developer contributions are not required at this time.

Water Supply, Sewerage and Drainage

- 8.11 Connection is proposed to the public water supply. Scottish Water have been consulted and, although they cannot confirm capacity without the developer submitting a pre-development enquiry form, they have no objection to the application.

Policies 65 and 66 require foul and surface water drainage that meets standards that reduce pollution and flood risk. The proposed development will connect to the public sewer. Surface water drainage will be to an underground attenuation tank and then to an existing land drain, as recommended in the applicant's Site Investigation Report. As all drainage infrastructure is contained within the application site, on land under control of the applicant, this arrangement is considered acceptable in terms of HwLDP Policies 65 and 66. The site is not designated within an area identified by SEPA as at risk of flooding, either on the Council's detailed GIS constraints mapping or on SEPA's more strategic, online version.

Public Access

- 8.12 While several of the objections refer to a historic right of way across the application site, no further evidence of this has been provided with the representations and the applicants confirm there is no record of such on their title deeds. The Access Officer was consulted and notes that they do not have evidence of a public right of way across the site. Questions of whether private rights of access exist over the land are a civil matter and not a planning consideration.

Other material considerations

- 8.13 One of the objection comments alleged inaccuracies in the submitted drawings. However, these drawings are considered to convey an adequate level of detail to determine the planning application, coupled with the observations undertaken on site visit.

Non-material considerations

- 8.14 The concerns of the objectors regarding over provision of holiday homes in Plockton are noted. This is not currently a material consideration within the planning system, which does not distinguish between a home used for a holiday let and one used as a permanent residence. The proposed tourist accommodation element of the proposals is provided as an annexe to the main dwelling and is otherwise considered acceptable in terms of HwLDP Policy 44 and the Council's House Extensions and Other Residential Alterations Planning Guidance, for the reasons discussed above. The matter of the applicant's place and term of residence, as raised in one of the representations, is non-material.

Matters to be secured by Section 75 Agreement

- 8.15 None

9. CONCLUSION

- 9.1 The proposed new dwelling and tourist accommodation are of a suitable scale and design considering the setting within the Conservation Area and will not detract from the character or integrity of the heritage resource or impact unacceptably upon the surrounding residential amenity or road safety.
- 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. No development or work shall commence until a detailed specification for all proposed external materials and finishes (including trade names and samples where necessary) has been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details.

Reason: To ensure that the development is sensitive to, and compatible with, its context in the conservation area and the local architectural styles.

2. No development shall commence until details of a scheme of hard and soft landscaping works have been submitted to, and approved in writing by, the Planning Authority. Details of the scheme shall include:
 - i. All earthworks and existing and finished ground levels in relation to an identified fixed datum point;
 - ii. A plan showing existing landscaping features and vegetation to be retained;
 - iii. The location and design, including materials, of any existing or proposed walls, fences and gates;
 - iv. All soft landscaping and planting works, including plans and schedules showing the location, species and size of each individual tree and/or shrub and planting densities; and
 - v. A programme for preparation, completion and subsequent on-going maintenance and protection of all landscaping works.

Landscaping works shall be carried out in accordance with the approved scheme. All planting, seeding or turfing as may be comprised in the approved details shall be carried out in the first planting and seeding seasons following the commencement of development, unless otherwise stated in the approved scheme.

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 order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.

3. During construction and thereafter on occupation of the development hereby approved, there shall be no parking or storage of materials on Rhu Plockton or otherwise on land outside the red line site boundary. The access road shall be kept clear of all materials and vehicles at all times, to allow that continued through pedestrian access and direct vehicular access is maintained.

Reason: To ensure that existing access rights are maintained unimpeded.

4. Prior to the first occupation of the development hereby approved, the car parking and access arrangements detailed on approved plan ref. CSP-AL(PL)101 REV C, shall be completed in full and made available for use. Thereafter, all car parking spaces shall be maintained for this use in perpetuity.

Reason: To ensure that an adequate level of access is timeously provided for the development; in the interests of road safety and amenity.

5. The ancillary studio/holiday let unit shall be used for ancillary or holiday letting purposes only and shall not be used as a principal private residence or be occupied by any family, group or individual for more than three months (cumulative) in any one calendar year.

Reason: To ensure that the development does not become used as a separate dwellinghouse in recognition of the lack of private amenity space and in accordance with the use applied for.

REASON FOR DECISION

The proposed new dwelling and tourist accommodation are of a suitable scale and design considering the setting within the Conservation Area and will not detract from the character or integrity of the heritage resource or impact unacceptably upon the surrounding residential amenity or road safety. 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

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: Area Planning Manager – North
Author: Michael Kordas
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - CSP-AL(PL)001 – Location Plan
Plan 2 - CSP-AL(PL)101 REV C - Site Layout and Ground Floor Plan
Plan 3 - CSP-AL(PL)102 REV C - First Floor and Roof Plan
Plan 4 - CSP-AL(PL)301 REV A - Elevations
Plan 5 - CSP-AL(PL)302 REV A - Elevations
Plan 6 - CSP-AL(PL)201 REV A - Section Plan
Plan 7 - CSP-AL(PL)901 REV A – Sunlight / Daylight Study



BAILLIE
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Project
CSP Cooper Street, Plockton

Client
M & C Baillie

Drawing Number
CSP_AL(PL)001

Drawn By Revision
CB CB

Sheet Title
Location Plan

Issue
Planning

Scale
1:1250at A3



Drawing Notes:
 This drawing is based on a topographical survey carried out by Property and Land Surveys (Highlands) Ltd. in July 2020. Further detail has been developed from site photography. The site boundary is based on the title deeds and follows the existing post and wire fence.

Site Area = 742 sqm.

Drainage & SUDS:
 Foul drainage from the dwelling and ancillary accommodation are proposed to discharge into the public sewer on Cooper St.

A geo-technical site investigation has been carried out and has found the ground infiltration rate is insufficient to utilise a soakaway for surface water drainage. This survey identified an existing land drain on the site, consisting of a perforated pipe bedded in pea gravel. This is presumed to discharge to the small burn which runs over the foreshore to the south-west of the site.

The geo-technical report recommends utilising below ground attenuation tanks with a controlled discharge to the existing perforated land drain, and this has been indicated on the proposed site layout below.

Parking:
 Access to the site is proposed off Rhu Plockton Road. This is understood to fall within the 20 mile per hour speed limit zone within the village, however from empirical analysis the maximum speed in this cul-de-sac access road is closer to 10-15 miles per hour. Refer to drawings and accompanying Design Statement for parking proposals.

Material Key

Walls & Roofs

- 1 - White painted lime render (with traditional scratch texture or smooth)
- 2 - Natural reclaimed slate
- 3 - Corrugated sheet metal (finish to match neighbouring property)

Landscaping

- 4 - Permeable crushed Whinstone gravel
- 5 - Caithness Stone sets (permeable & bedded in sand)
- 6 - New shrubs & saplings (native species)

Windows, Doors & Details

All doors and windows - to be painted timber
 All rooflights - to be aluminium framed conservation style
 All rainwater goods - to be painted metal
 All flashings & slate ridges to be traditional leadwork

- Foul drainage connection into public sewer
- Mixed native planting at low to mid level to create privacy screen but maintain openness of corner
- 2 metre wide reserve along the eastern roadside frontage of the site
- Pedestrian access in natural stone paving
- SUDS: All surface water drainage to attenuation tank below lawn with overflow discharge to existing perforated land drain laid in pea gravel trench
- Native beech hedging to garden boundary
- Native beech hedging to neighbouring boundary
- Covered, timber-clad refuse and recycling bin store
- 2no. parking bays with turning
Whinstone gravel over geotextile
- Mixed native planting to promote biodiversity. To include, birch, rowan & beech with heather and native fern ground cover
- 2 metre wide reserve along the eastern roadside frontage of the site
- Ancillary visitor parking (to reduce visual and environmental impact of large single hardstanding area)
- Ancillary accommodation to principle dwelling - studio / holiday let
- Clear area of soft landscaping of equal width to existing field gate
- 2m reserve area to taper out to meet existing playpark fencing

REV C - 07.08.2021 - Parking area altered.

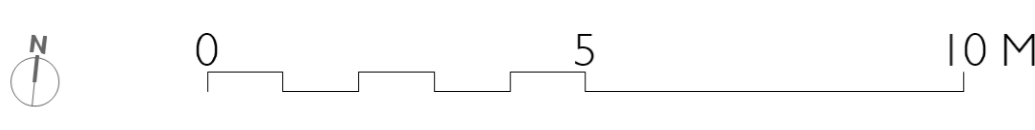
REV B - 12.07.2021 - 2m reserve added, hard and soft landscaping amended to be clear of area.

REV A - 07.06.2021 - Landscape layout revised to allow clear area at existing field gate. Drystone wall removed.

BAILLIE
BAILLIE

Baillie Baillie Architects
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 South Block
 60-64 Osborne Street
 Glasgow G1 5QH

Project		
CSP Cooper Street, Plockton		
Client		
M & C Baillie		
Drawing Number	Drawn By	Revision
CSP_AL(PL)101	CB	C
Sheet Title		
Plan - Ground & Site		
Issue	Scale	
Planning	1:100 at A1	



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- 3 - Corrugated sheet metal (finish to match neighbouring property)

Landscaping

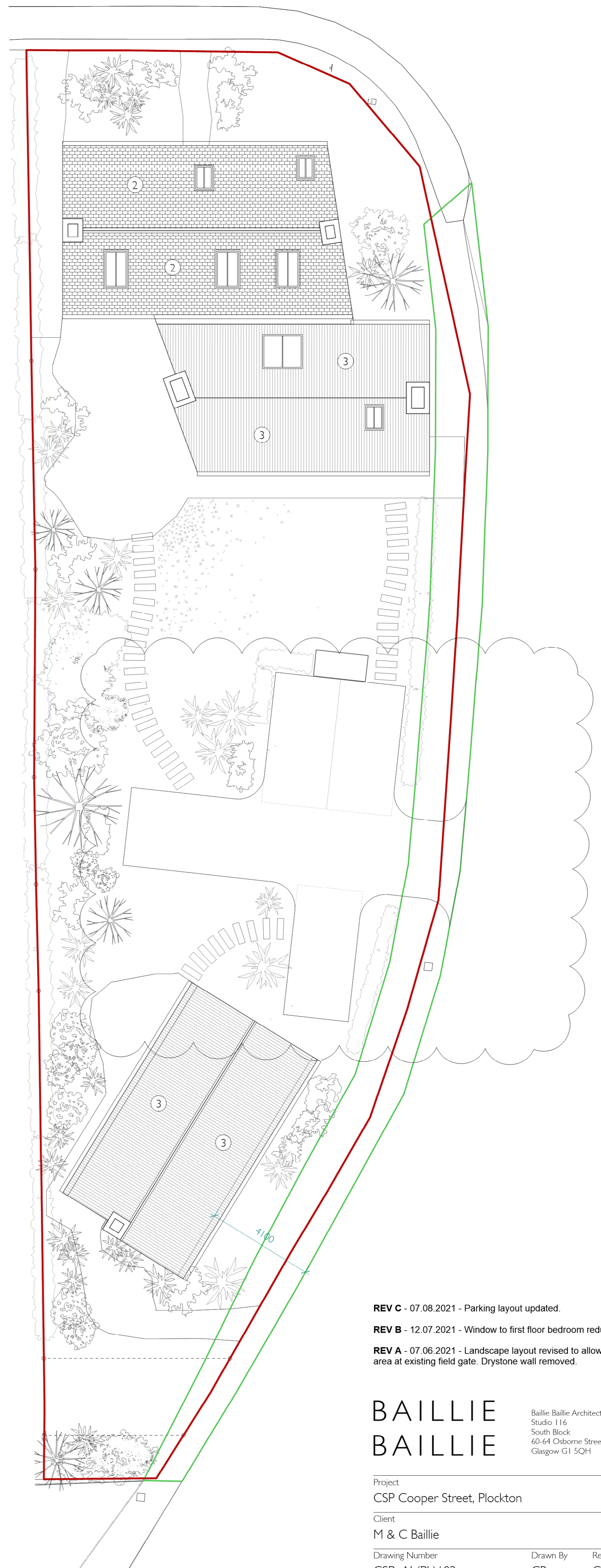
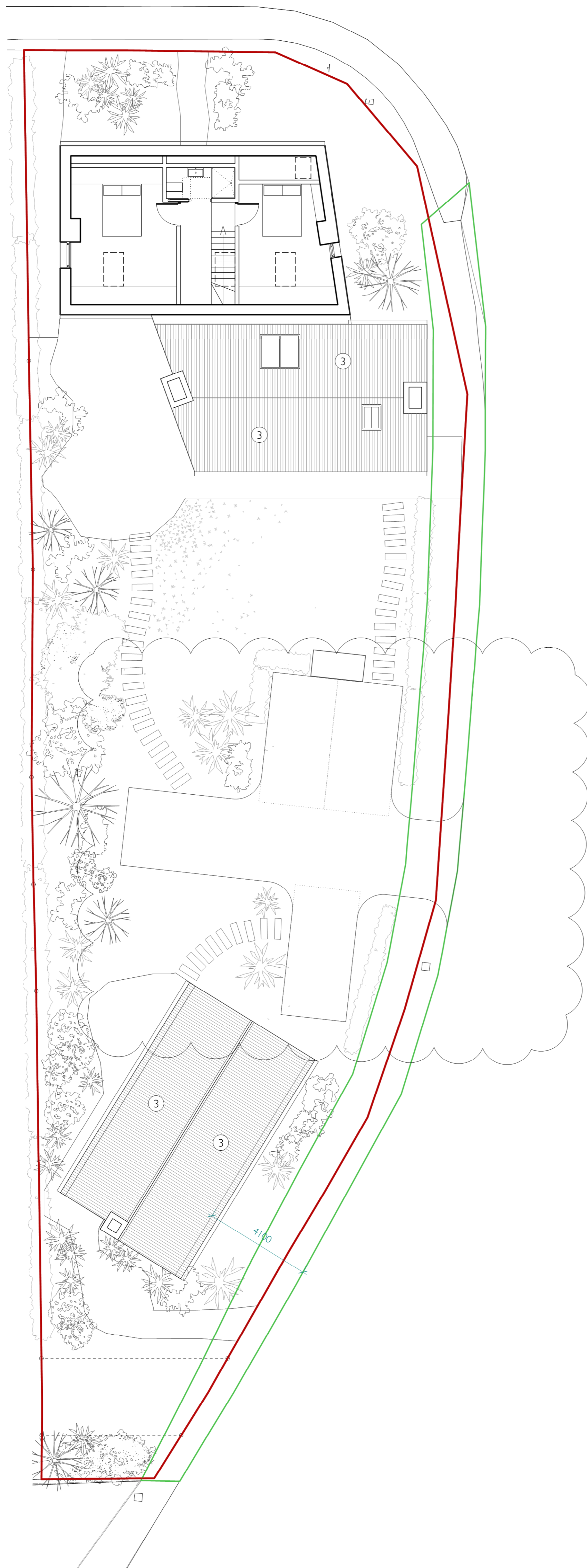
- 4 - Permeable crushed Whinstone gravel
- 5 - Caithness Stone sets (permeable & bedded in sand)
- 6 - New shrubs & saplings (native species)

Windows, Doors & Details

All doors and windows - to be painted timber
 All rooflights - to be aluminium framed conservation style
 All rainwater goods - to be painted metal
 All flashings & slate ridges to be traditional leadwork

Cooper Street

Cooper Street

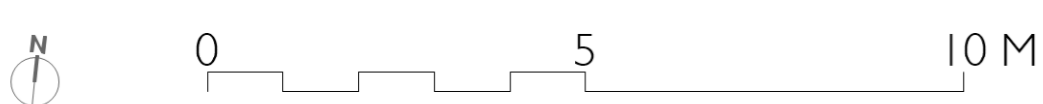


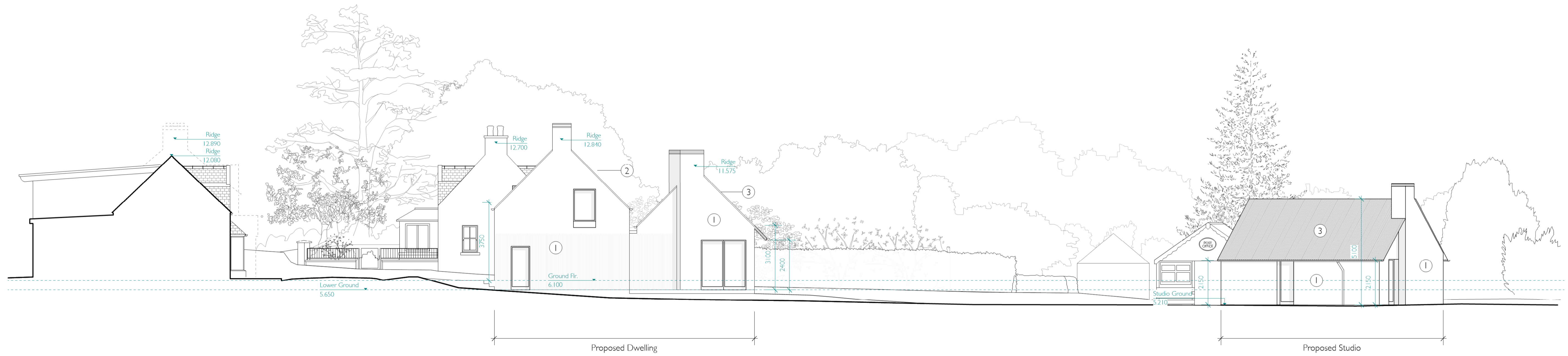
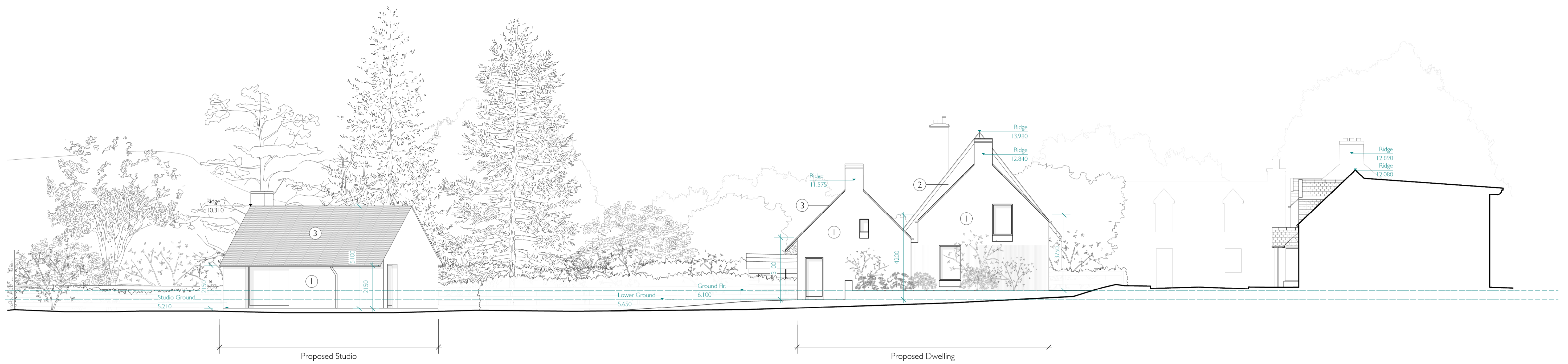
- REV C** - 07.08.2021 - Parking layout updated.
- REV B** - 12.07.2021 - Window to first floor bedroom reduced.
- REV A** - 07.06.2021 - Landscape layout revised to allow clear area at existing field gate. Drystone wall removed.

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Project		
CSP Cooper Street, Plockton		
Client		
M & C Baillie		
Drawing Number	Drawn By	Revision
CSP_AL(PL)102	CB	C
Sheet Title		
Plan - First & Roof		
Issue		Scale
Planning		1:100 at A1



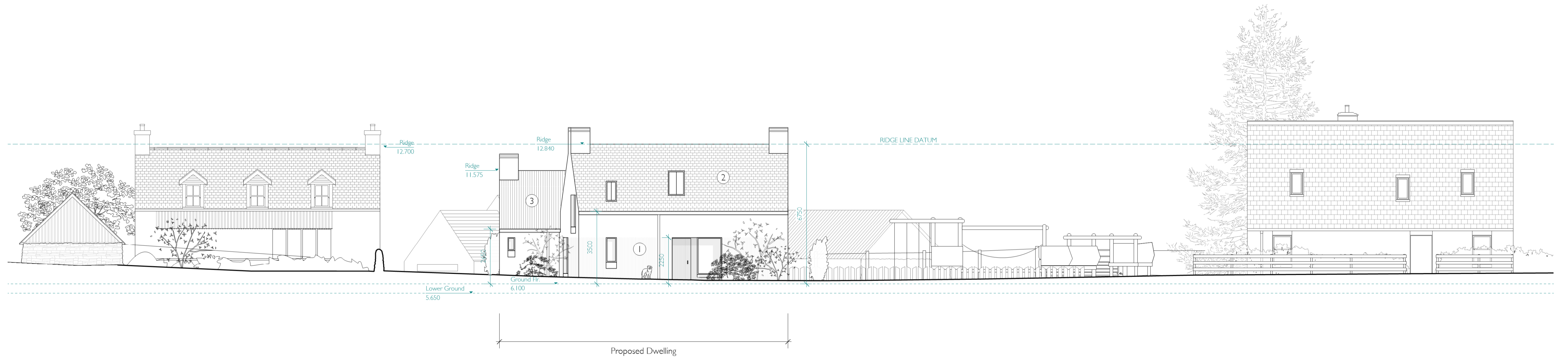


- Material Key**
- Walls & Roofs**
- 1 - White painted lime render (with traditional scratch texture or smooth)
 - 2 - Natural reclaimed slate
 - 3 - Corrugated sheet metal (finish to match neighbouring property)
- Landscaping**
- 4 - Permeable crushed Whinstone gravel
 - 5 - Cathness Stone sets (permeable & bedded in sand)
 - 6 - New shrubs & saplings (native species)
- Windows, Doors & Details**
- All doors and windows - to be painted timber
 - All rooflights - to be aluminium framed conservation style
 - All rainwater goods - to be painted metal
 - All flashings & slate ridges to be traditional leadwork

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Drawing Number	Drawn By	Revision
CSP_AL(PL)301	CB	A
Sheet Title		
Elevations - East & West		
Issue	Scale	
Planning	1:100 at A1	



Material Key

Walls & Roofs

- 1 - White painted lime render (with traditional scratch texture or smooth)
- 2 - Natural reclaimed slate
- 3 - Corrugated sheet metal (finish to match neighbouring property)

Landscaping

- 4 - Permeable crushed Whinstone gravel
- 5 - Cathness Stone sets (permeable & bedded in sand)
- 6 - New shrubs & saplings (native species)

Windows, Doors & Details

- All doors and windows - to be painted timber
- All rooflights - to be aluminium framed conservation style
- All rainwater goods - to be painted metal
- All flashings & slate ridges to be traditional leadwork

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Drawing Number
CSP_AL(PL)302

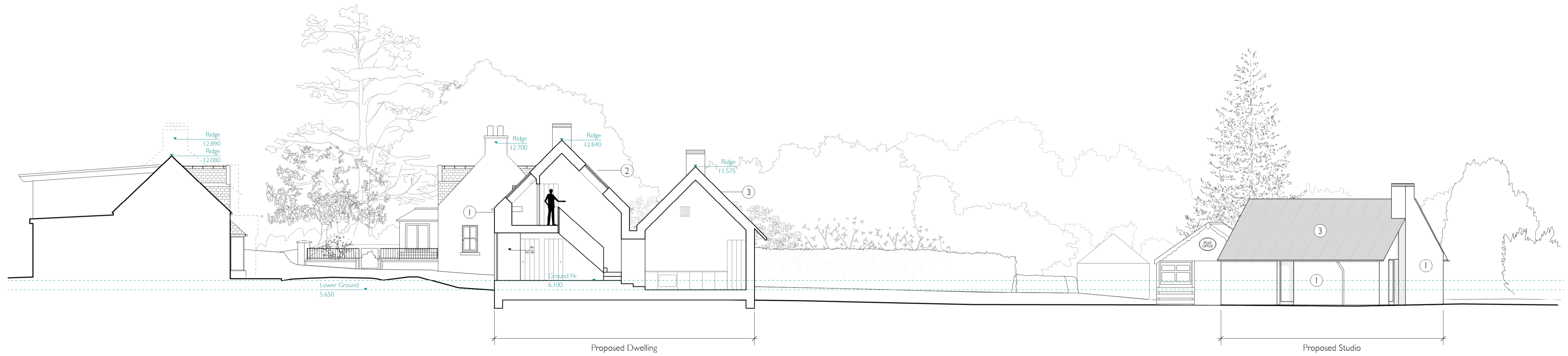
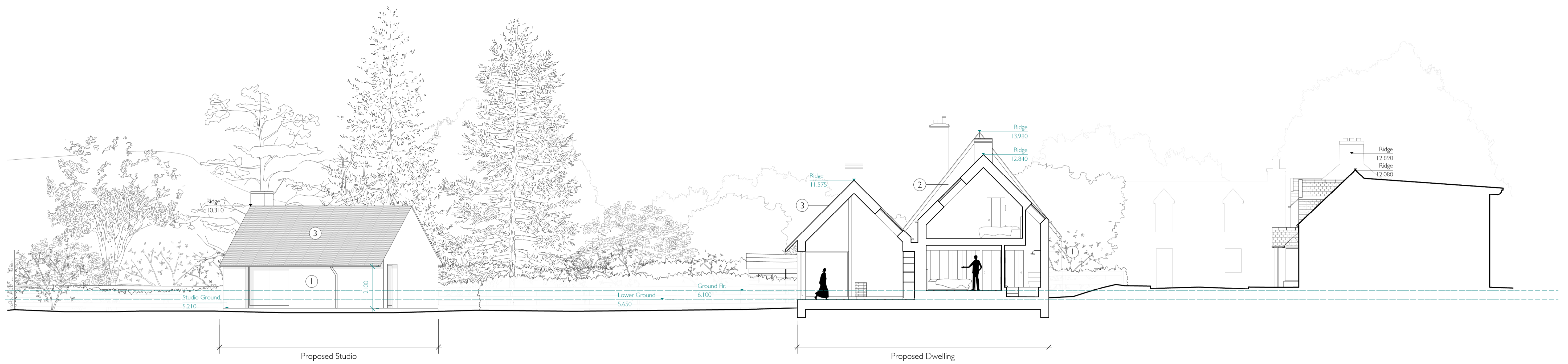
Drawn By
CB

Revision
A

Sheet Title
Elevations - North & South

Issue
Planning

Scale
1:100 at A1



Material Key

Walls & Roofs

- 1 - White painted lime render (with traditional scratch texture or smooth)
- 2 - Natural reclaimed slate
- 3 - Corrugated sheet metal (finish to match neighbouring property)

Landscaping

- 4 - Permeable crushed Whinstone gravel
- 5 - Caithness Stone sets (permeable & bedded in sand)
- 6 - New shrubs & saplings (native species)

Windows, Doors & Details

- All doors and windows - to be painted timber
- All rooflights - to be aluminium framed conservation style
- All rainwater goods - to be painted metal
- All flashings & slate ridges to be traditional leadwork

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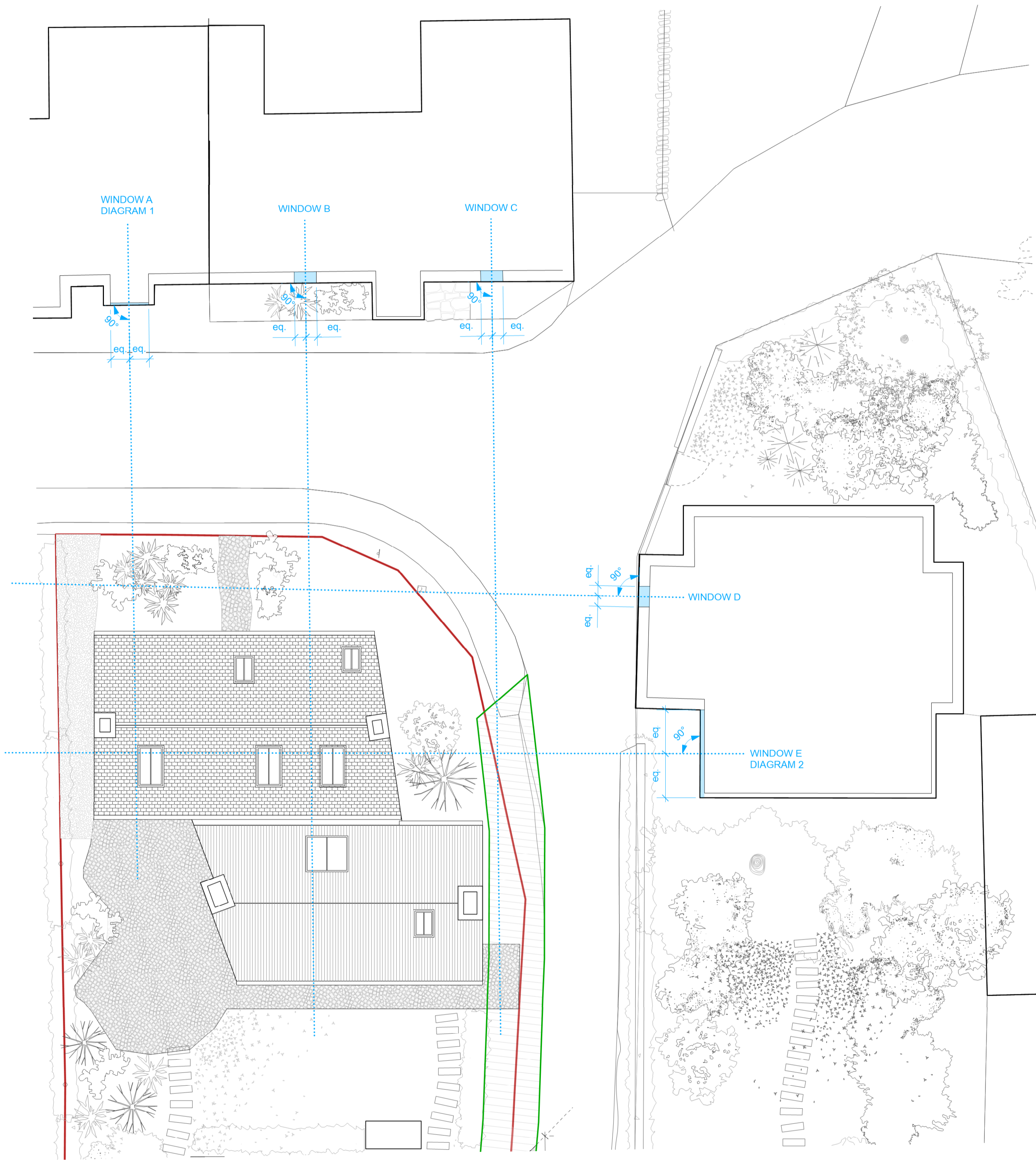
Project
CSP Cooper Street, Plockton

Client
M & C Baillie

Drawing Number CSP_AL(PL)201	Drawn By CB	Revision A
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Sheet Title
Sections - AA & BB

Issue Planning	Scale 1:100 at A1
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PLAN



DIAGRAM 1

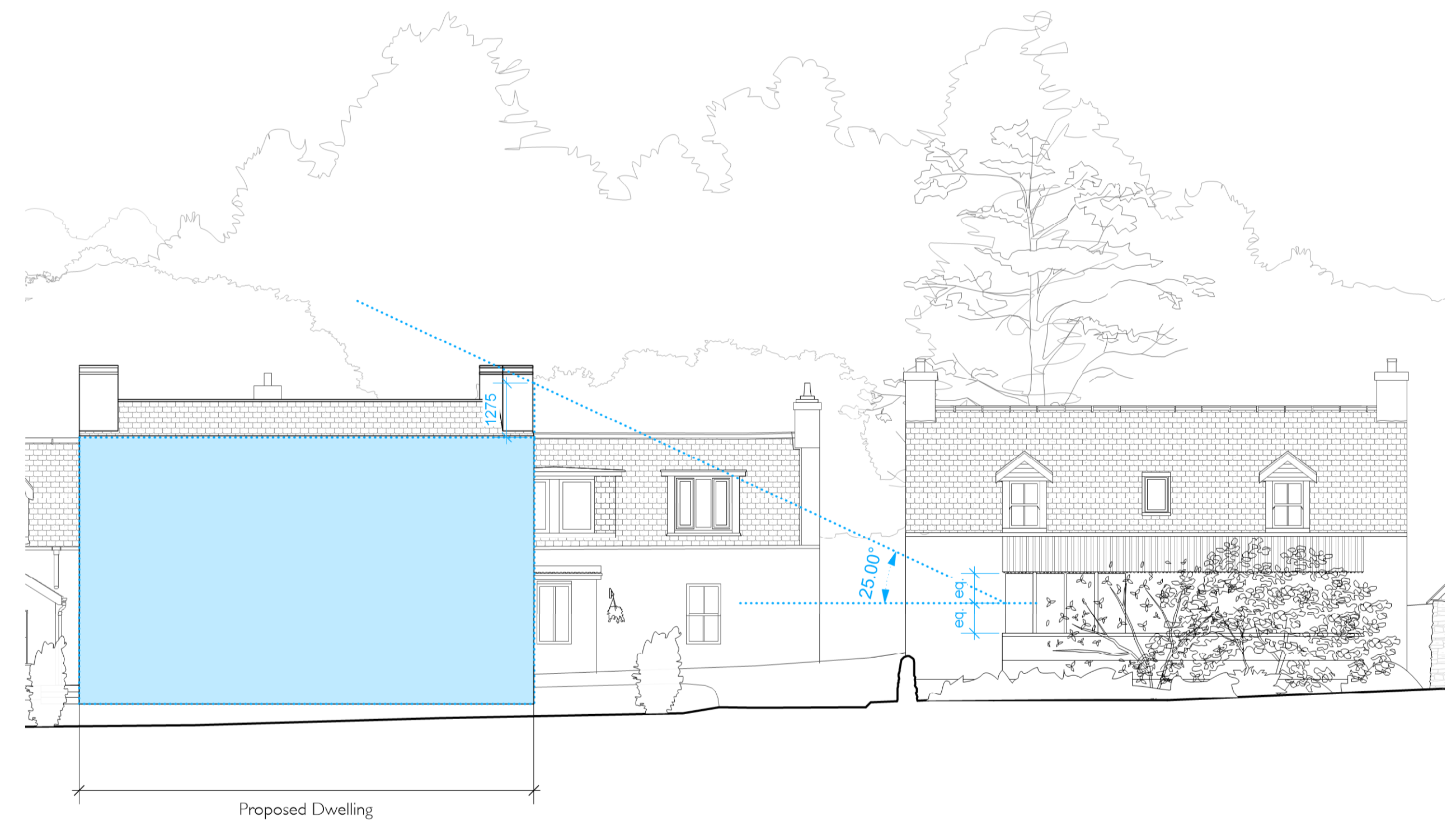


DIAGRAM 2

Notes

Study undertaken with the guidance of BRE Site Layout Planning for Daylight & Sunlight: A Guide to Good Practice. Protecting the Daylighting and Sunlighting of Existing Buildings - Sections 2.2 & 3.2.

Window A - Window A is the closest window on the south elevation of Cooper Street and as such we have used this as the test for Diagram 1 above. The diagram shows the proposed development does not subtend an angle of more than 25 degrees from the horizontal. In accordance with Section 2.2.5 and 3.2.7 this means further calculation is not required as the guidance has been met.

Window B - Window B is set back further than Window A from the proposed development meaning a greater angle is achieved. In accordance with Section 2.2.5 and 3.2.7 this means further calculation is not required as the guidance has been met.

Window C - Window C is set back further than Window A from the proposed development meaning a greater angle is achieved. In accordance with Section 2.2.5 and 3.2.7 this means further calculation is not required as the guidance has been met.

Window D - Window D is not perpendicular to the development. From comments submitted we do not understand this to be a room which is relevant to this guidance (it was stated this is a bathroom), however the proposed development does not subtend an angle of more than 25 degrees from the horizontal.

Window E - Window E is illustrated in Diagram 2 above. The diagram shows the proposed development does not subtend an angle of more than 25 degrees from the horizontal. In accordance with Section 2.2.5 and 3.2.7 this means further calculation is not required as the guidance has been met.

Furthermore, the ridge of the proposed development does not subtend an angle of more than 25 degrees from the horizontal from any of the ground floor or first floor windows from the neighbouring houses. The only building feature which does subtend the 25 degrees angle is the chimneys which are approx 900mm wide and not perpendicular to the windows in question.

As per Section 2.2.14 the '45 degree' approach is not relevant here, due to the proposed development being a detached dwelling.

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Drawing Number
CSP_AL(PL)901

Drawn By
CB

Revision
A

Sheet Title
Daylight & Sunlight Study

Issue
Planning

Scale
1:100 at A1