

Agenda Item	6.8
Report No	PLN/087/21

HIGHLAND COUNCIL

Committee: North Planning Applications Committee
Date: 19 October 2021
Report Title: 21/03748/FUL, Mr Steve Auckland
Land 20M East Of 8 Cooper Street Plockton
Report By: Acting Head of Development Management – Highland

Purpose/Executive Summary

Description: Erection of house
Ward: 05 - Wester Ross, Strathpeffer And Lochalsh
Development category: Local Development
Reason referred to Committee: Planning Manager's Discretion

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.

Late representations: 2 from 2 households

4.2 Material considerations raised are summarised as follows:

- a. Concerns over the impact of the proposed vehicle on Cooper Street on road and pedestrian safety and pressure on parking in the area.
- b. Allegations that the proposal represents an overdevelopment of the site.
- c. Concerns that the proposal is inappropriate within the context of the Conservation Area and over the principle of development given previous use of the site for community recreation.
- d. Related to the above, concerns that the previous planning application on the site, 08/00159/OUTRC, was withdrawn following feedback from the planning authority that it could not be supported at the time, as evidenced by an FOI request for archived documents undertaken by one of the objectors.
- e. Concerns over the impact of the proposals on the residential amenity of adjacent properties.
- f. Concerns that the proposal may exacerbate existing drainage issues on the site.
- g. Queries over the land ownership status of the application site as well as allegations that a right of way exists across the southern part.
- h. Concerns over the impact of the development on services within the application site boundaries.

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):** supported the proposal, noting that, the scale of the house (a tall single-storey) is appropriate for the streetscape context and the positioning within the site is in accordance with established building lines. The styling of the house is simple and contemporary, but maintaining a traditional chimney as an important roofscape element. The facing materials; reclaimed roofing-slate and white-painted lime-render, should help the proposal to merge with the traditional character of the conservation area townscape. The Historic Environment Team saw no proposals for boundary treatment or gates, which can be important elements in such a traditional area; they recommended that the case-officer may wish to secure their design via condition-approval.

5.2 **Scottish Water:** raised no objections, advising that there is sufficient capacity in the local public sewer network to service the proposals. The applicant is invited to submit a Pre-Development Enquiry form to the organisation to confirm water supply capacity. They advised that the development may impact upon existing Scottish Water assets and that the applicant should contact Scottish Water directly to ensure that any potential conflict can be identified.

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 polices 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)
- 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. One objection, further to a Freedom of Information (FOI) request, raised concerns regarding the previous planning application 08/00159/OUTRC, which was withdrawn following feedback from the planning authority that it could not be supported. In this respect, the previous application was for a development of four houses and was assessed against a different development plan policy context at the time. In any case, the content of a previously withdrawn application is not material to the assessment of any future planning application, which must ultimately, be on its own merits.

Given the location within the Plockton Settlement Development Area, the principle of a single house on the site is acceptable under HwLDP Policy 34 as noted above, provided the conditions of the other relevant policies: 28, 29, 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 current 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 proposed house will be finished in traditional white painted lime render on the external walls with natural slate on the roof, painted timber windows and doors and aluminium framed rooflights. This approach assists in minimising impact on the wider visual amenity and character of the conservation area. 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 responds 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.

The large plot allows for a generous provision of rear private garden ground of some 980m². The proposed house footprint, including the timber decking, will be approximately 100 m², representing a plot ratio of around 10% developed area. 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.

The existing properties on the north side of Cooper Street fall outwith a plane of 45-degrees from the roof peak of the proposed dwelling and thus any overshadowing will fall within the plot or onto the road surface of Cooper Street to the north. 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 proposal presents no directly facing windows with respect to the neighbouring house permitted under application 21/01993/FUL. The first-floor windows are all rooflights and as such, do not raise issues with overlooking of the private rear garden ground of the neighbouring existing house at 8 Cooper Street and the adjoining consented house, should this be brought forward. While a facing window is presented onto the gable of 8 Cooper Street directly to the west, this serves a bathroom. A condition is attached to ensure this is glazed opaquely.

Following discussions with the applicant, revised plans were submitted that reduced the proposed area of decking in size and in height above the surrounding ground level, to its current scale. Due to these amendments and the orientation of the proposed decking with respect to the neighbouring existing and consented properties, it is considered that any overlooking of the private rear garden ground areas can be mitigated. The applicant has also proposed additional screening planting and reoriented the proposed bin store in response to the objection comments. 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 three 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 driveway is provided with turning space so vehicles can exit and enter the site in a forward gear. A condition is attached to ensure that the access is formed to the Council's SBD3 dropped kerb standard for established residential areas, in advance of any further development. An objection comment made reference to a previous consultation response from the Roads Officer as regards taking access onto Cooper Street. While these concerns are noted, they were originally made in relation to a different scheme for four houses with two separate accesses shown against a different context of supplementary guidance at the time. As such, these comments are not material to the assessment of the current proposals.

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 and Servicing

- 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 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. Suitable space is available within the application site for storage of refuse bins, in accordance with the Managing Waste in New Developments guidance.

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 on the adjacent planning application to the West, 21/01993/FUL, 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 material planning consideration.

Other material considerations

- 8.13 Several of the objection comments made reference to the existence of water and other services within the site. It is ultimately the responsibility of the applicant to liaise with the various service providers if any diversions are required, as noted in the Scottish Water consultation response.

Non-material considerations

- 8.14 Several of the objectors allege that the proposed house will be used as a holiday home. This is not currently a material consideration within the planning system, which does not distinguish between a home used for a holiday let or as a permanent residence. The objection comments also noted that the site was previously the subject of a conservation burden from the National Trust for Scotland and queried whether the site can legally be defined akin to English Common Land. These title and legal issues are not considered as material considerations within the scope of the planning system.

Matters to be secured by Section 75 Agreement

- 8.15 None

9. CONCLUSION

- 9.1 The proposed new dwelling is 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. No other development shall commence until the site access has been upgraded in accordance with The Highland Council's Access to Single Houses and Small Housing Developments guidelines, with the junction formed to comply with drawing ref. SBD 3

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

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 A, 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. All windows facing 8 Cooper Street shall be fitted with obscured glazing and maintained as such in perpetuity.

Reason: In order to safeguard the amenity of neighbouring properties and occupants.

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.

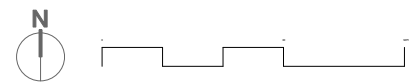
If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. 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 A- Site Layout and Ground Floor Plan
Plan 3 - CSP-AL(PL)102 REV A - 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



FIRST ISSUE - 02.08.2021 - PLANNING ISSUE

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Project
CSP Cooper Street, Plockton

Client
Steve Auckland

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 = 997 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.

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 Cooper Street. This is understood to fall within the 20 mile per hour speed limit zone within the village. 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

Landscaping

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

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

Planning Application
Ref. No: 21/01993/FUL

SUDS: All surface water drainage to attenuation tank below lawn with overflow discharge to perforated land drain laid in pea gravel trench

1.8m Native beech hedging to neighbouring boundary

3no parking bays with turning
Whinstone gravel over geotextile membrane

Covered, timber-clad refuse and recycling bin store

Existing timber boundary fence

Clear area of soft landscaping of equal width to existing field gate

REV A - 23.09.2021 - LANDSCAPE ALTERATIONS

FIRST ISSUE - 02.08.2021 - PLANNING ISSUE

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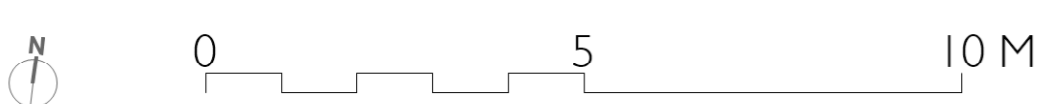
Project
CSP Cooper Street, Plockton

Client
Steve Auckland

Drawing Number	Drawn By	Revision
CSP_AL(PL)101	CB	A

Sheet Title
Plan - Ground & Site

Issue	Scale
Planning	1:100 at A1



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.

Material Key

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- 2 - Natural reclaimed slate

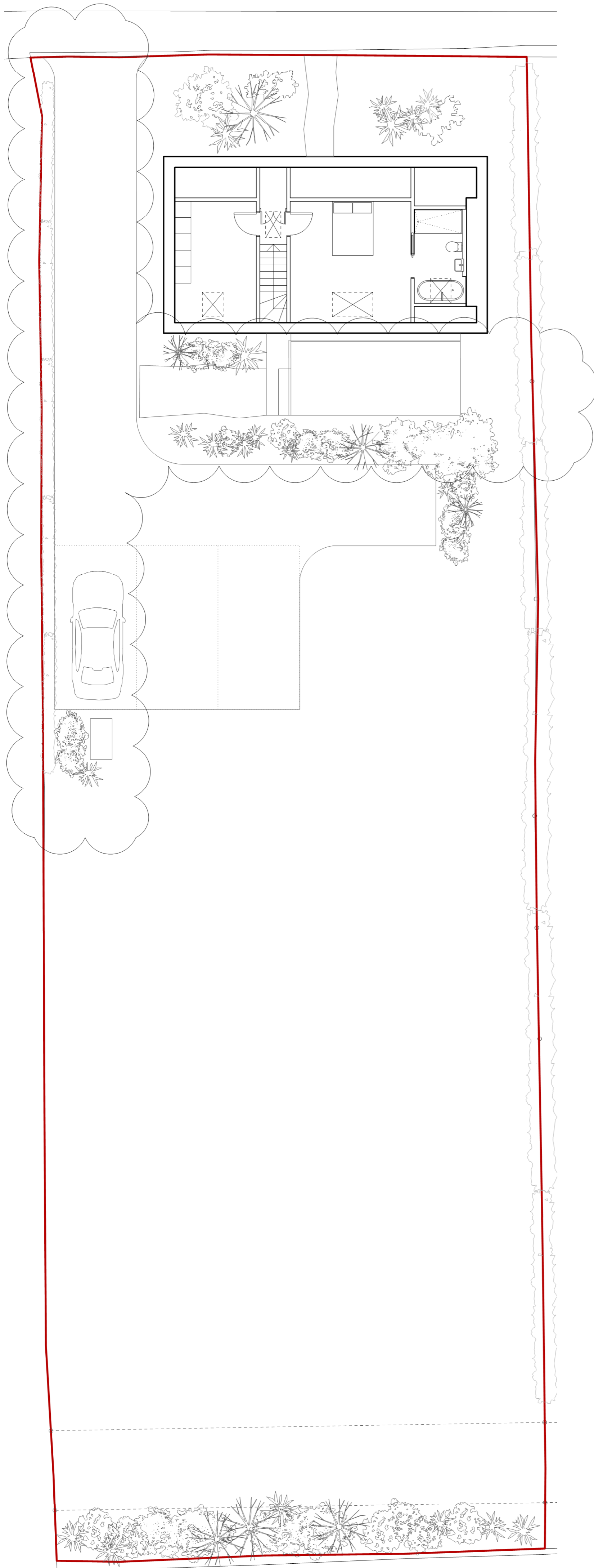
Landscaping

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

Windows, Doors & Details

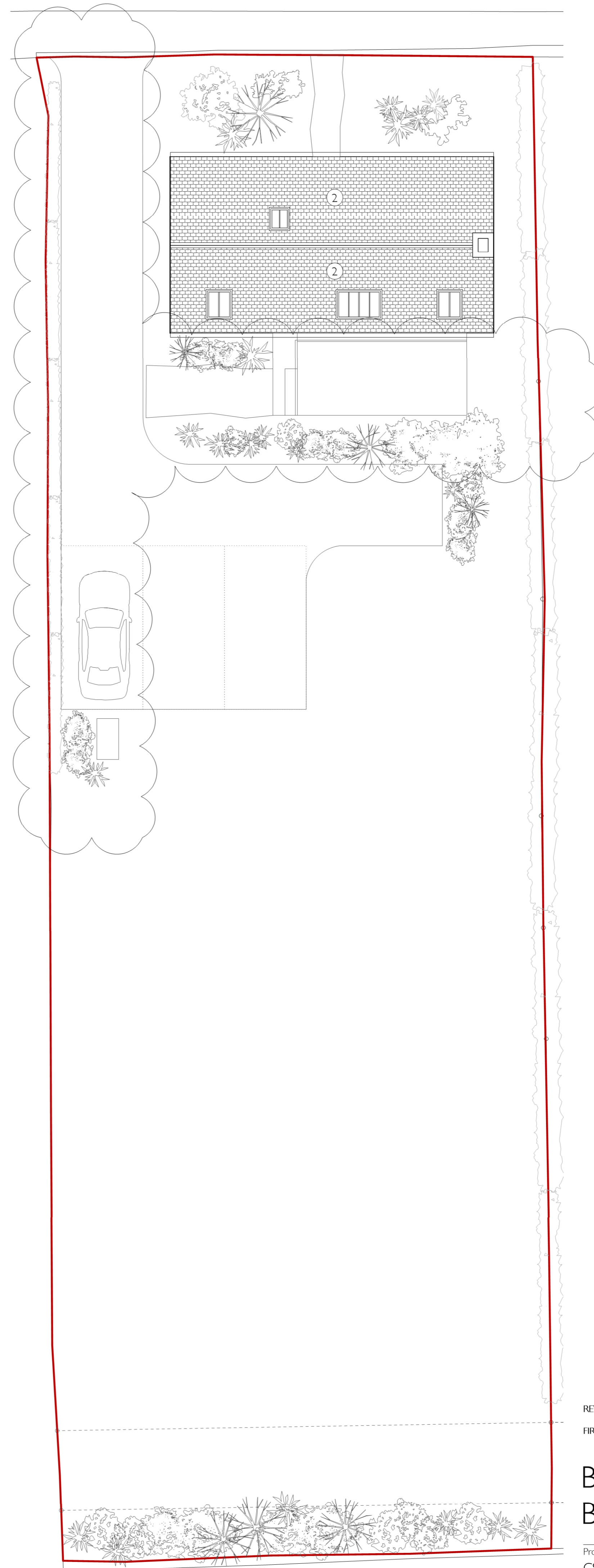
- All doors and windows - to be painted timber
- All rooflights - to be aluminium framed conservation style
- All rainwater goods - to be painted metal
- All flashings & slate ridges to be traditional leadwork

Cooper Street



First Floor Plan

Cooper Street



Roof Plan

REV A - 23.09.2021 - LANDSCAPE ALTERATIONS
 FIRST ISSUE - 02.08.2021 - PLANNING ISSUE

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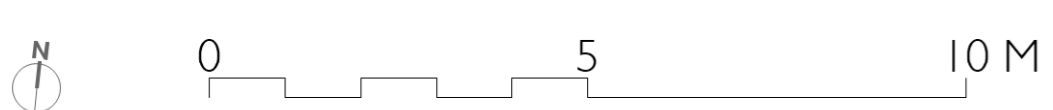
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 CSP Cooper Street, Plockton

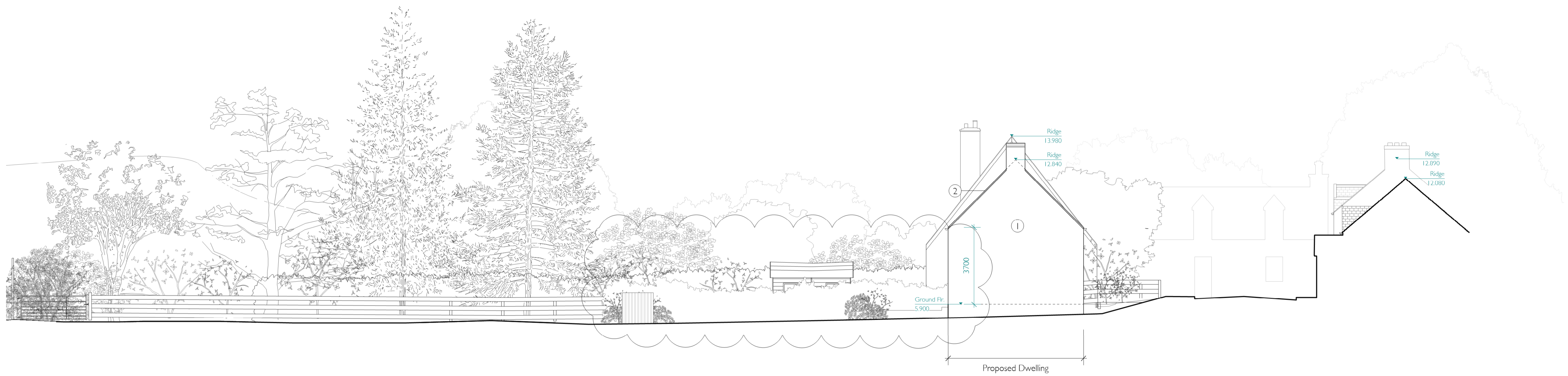
Client
 Steve Auckland

Drawing Number	Drawn By	Revision
CSP_AL(PL)102	CB	A

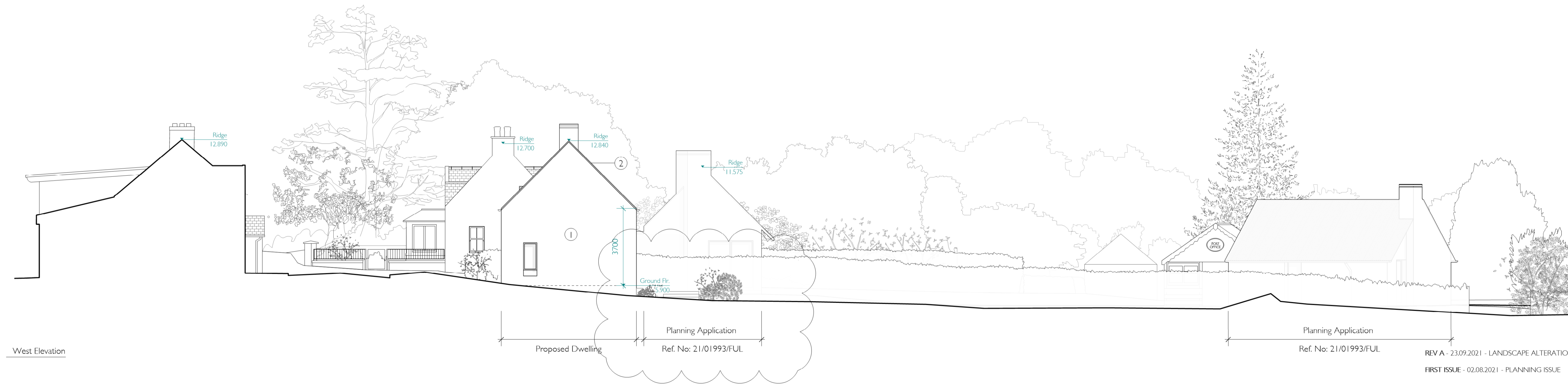
Sheet Title
 Plan - First & Roof

Issue	Scale
Planning	1:100 at A1





East Elevation



West Elevation

- Material Key**
- Walls & Roofs**
- 1 - White painted lime render (with traditional scratch texture or smooth)
 - 2 - Natural reclaimed slate
- Landscaping**
- 4 - Permeable crushed Whinstone gravel
 - 5 - Caithness Stone sets (permeable & bedded in sand)
 - 6 - New shrubs & saplings (native species)
 - 7 - Timber decking
- 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

REV A - 23.09.2021 - LANDSCAPE ALTERATIONS
 FIRST ISSUE - 02.08.2021 - PLANNING ISSUE

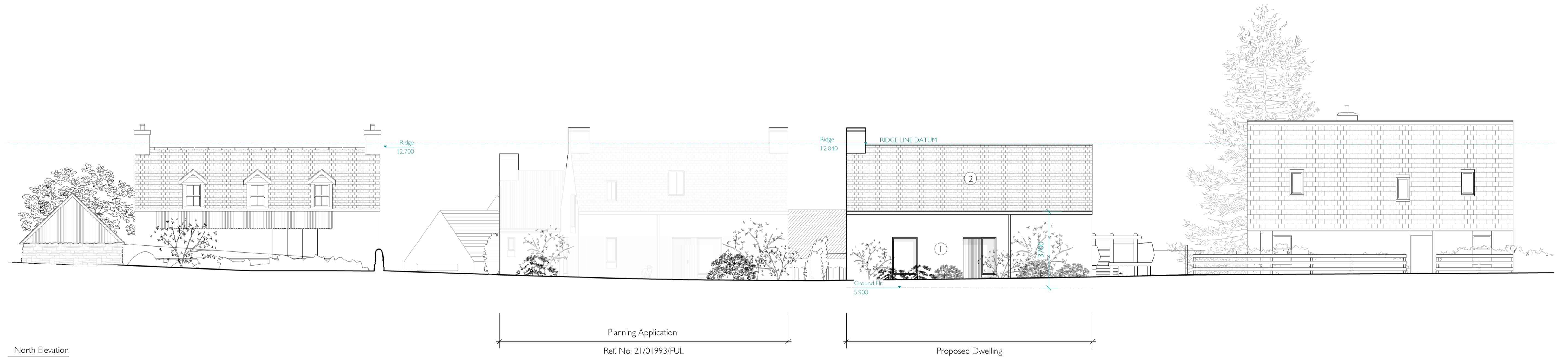
BAILLIE
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Project CSP Cooper Street, Plockton		
Client Steve Auckland		
Drawing Number CSP_AL(PL)301	Drawn By CB	Revision A
Sheet Title Elevations - East & West		
Issue Planning	Scale 1:100 at A1	



South Elevation



North Elevation

Material Key

Walls & Roofs

- 1 - White painted lime render (with traditional scratch texture or smooth)
- 2 - Natural reclaimed slate

Landscaping

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

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

REV A - 23.09.2021 - LANDSCAPE ALTERATIONS

FIRST ISSUE - 02.08.2021 - PLANNING ISSUE

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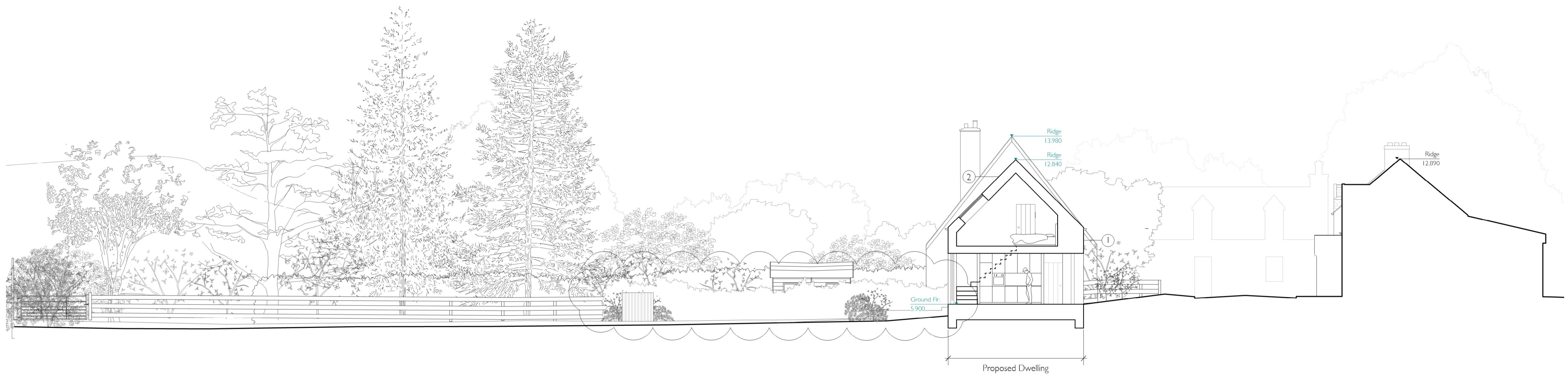
Project
CSP Cooper Street, Plockton

Client
Steve Auckland

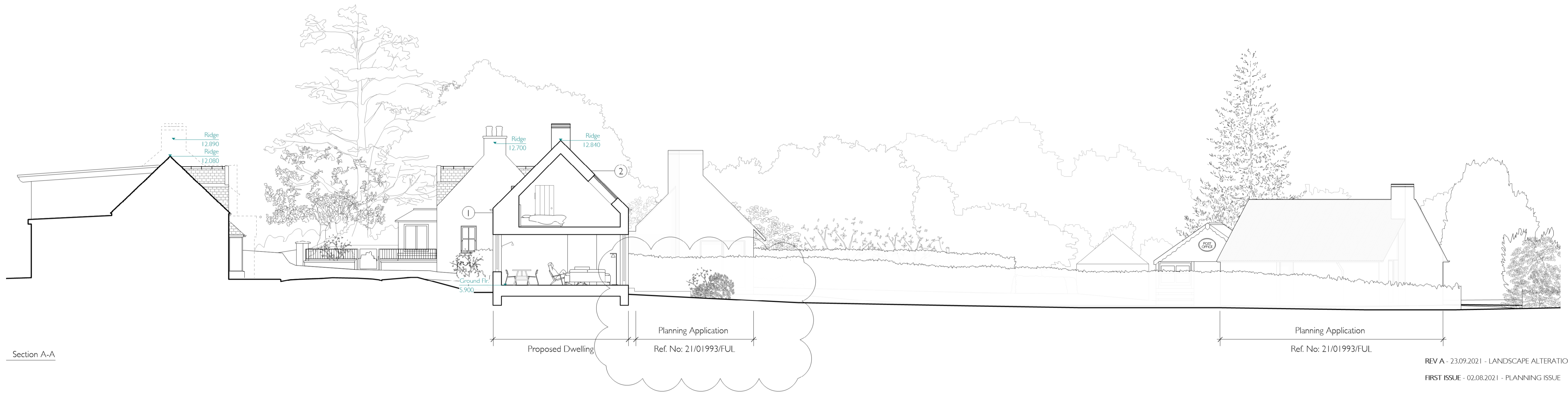
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CSP_AL(PL)302	CB	A

Sheet Title
Elevations - North & South

Issue	Scale
Planning	1:100 at A1

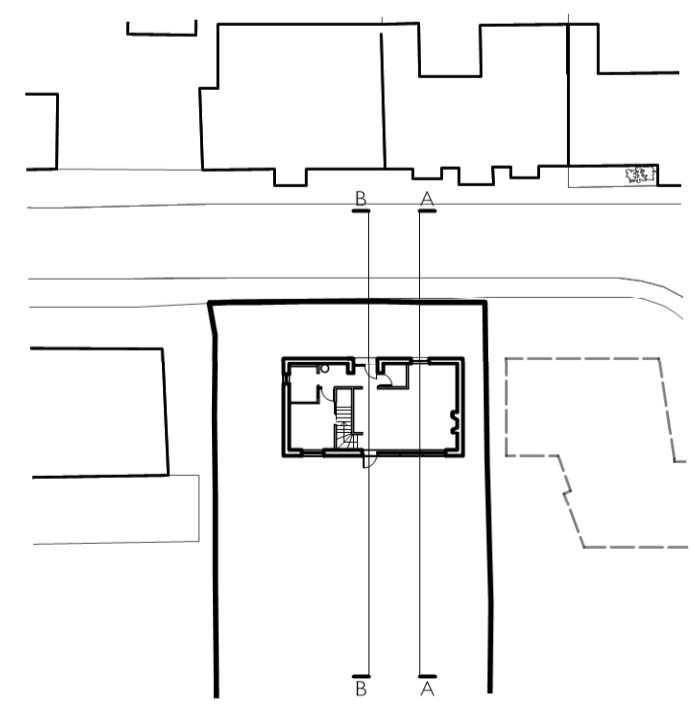


Section B-B



Section A-A

- Material Key**
- Walls & Roofs**
- 1 - White painted lime render (with traditional scratch texture or smooth)
 - 2 - Natural reclaimed slate
- Landscaping**
- 4 - Permeable crushed Whinstone gravel
 - 5 - Caithness Stone sets (permeable & bedded in sand)
 - 6 - New shrubs & saplings (native species)
 - 7 - Timber decking
- 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 Steve Auckland		
Drawing Number CSP_AL(PL)201	Drawn By CB	Revision A
Sheet Title Sections - AA & BB		
Issue Planning	Scale 1:100 at A1	