

Agenda Item	<b>7.12</b>
Report No	<b>PLN/037/22</b>

## HIGHLAND COUNCIL

**Committee:** North Planning Applications Committee  
**Date:** 26 April 2022  
**Report Title:** 22/00024/FUL : Mr and Mrs Turner  
Land To East Of 12 Drynie Park, Muir Of Ord  
**Report By:** **Area Planning Manager North**

### Purpose/Executive Summary

**Description:** Erection of house and garage  
**Ward:** 08 - Dingwall and Seaforth

**Development category:** Local

**Reason referred to Committee:** Called in by ward members

All relevant matters have been taken into account when appraising this application. It is considered that the proposal does not accord with the principles and policies contained within the Development Plan and is unacceptable in terms of applicable material considerations.

### Recommendation

Members are asked to agree the recommendation to **REFUSE** the application as set out in section 11 of the report

## **1. PROPOSED DEVELOPMENT**

- 1.1 The applications seeks full planning permission for a 1 ½ storey detached house and adjoining garage on a plot in Drynie Park North, East of Mulbuie. The house would be finished in smooth rendered walls with slate roofing. The application also seeks permission for the formation of an access and proposes connection to the public sewer.
- 1.2 Pre Application Consultation: None
- 1.3 Supporting Information: None
- 1.4 Variations: None

## **2. SITE DESCRIPTION**

- 2.1 The site is relatively flat and is currently used for grazing sheep and the boundaries are denoted with post and wire fencing. The site contains a small timber shed along its western boundary. Views to the South and East are open onto other fields, while the boundary to the West adjoins 12 Drynie Park, which is an existing residence, with a heavily vegetated boundary between the two properties. There is no existing access onto the site.
- 2.2 The site sits within the Drynie Park North area that is primarily individual houses with their associated croftland providing visual separation. The larger more contemporary houses which are also more prominent visually are primarily located on the road which runs parallel to the north at Allangrange. Many of these are visible from the Drynie Park North area.

## **3. PLANNING HISTORY**

- 3.1 None

## **4. PUBLIC PARTICIPATION**

- 4.1 Advertised: Unknown Neighbour 14 Days – Ross-shire Journal  
Date Advertised: 18.02.2022  
Representation deadline: 04.03.2022

Timeous representations: 0

Late representations: 0

## **5. CONSULTATIONS**

- 5.1 **THC Forestry** – No response
- 5.2 **Crofting Commission** – No response
- 5.3 **Scottish Water** – No objection

## **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 & Place-making
- 31 - Developer Contributions
- 35 - Housing in the Countryside (Hinterland Areas)
- 47 - Safeguarding Inbye/AppORTioned Croftland
- 51 - Trees and Development
- 56 - Travel
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage

### **6.2 Inner Moray Firth Local Development Plan (2015)**

Within Hinterland

### **6.3 Highland Council Supplementary Planning Policy Guidance**

- Access to Single Houses and Small Housing Developments (May 2011)
- Developer Contributions (March 2013)
- Rural Housing Supplementary Guidance (Dec 2021)
- Sustainable Design Guide (Jan 2013)
- Trees, Woodlands and Development (Jan 2013)

## **7. OTHER MATERIAL POLICY CONSIDERATIONS**

### **7.1 Scottish Government Planning Policy and Guidance**

Scottish Planning Policy 2014 (as amended December 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 and Design
- c) Transport and Access

### **Development plan/other planning policy**

- 8.4 The site is located within the designated hinterland as defined in the Inner Moray Firth Local Development Plan and the Highland-wide Local Development Plan. The principal determining planning policy relative to this case is therefore policy 35 (Housing in the Countryside - Hinterland Areas) of the Highland-wide Local Development Plan.
- 8.5 The hinterland is defined in the Inner Moray Firth Local Development Plan. Within the hinterland around towns there is a presumption against new single house development subject to certain exceptions. These exceptions are listed in the policy and further detailed within the Housing in the countryside Supplementary Guidance as follows:
- A house is essential for land management or family purposes related to the management of the land;
  - The dwelling is for a retiring farmer and their spouses; or for a person retiring from other rural businesses on land managed by them for at least the previous ten years, where their previous accommodation is required for the new main operator of the farm, or rural business;
  - Affordable housing is required to meet a demonstrable local affordable housing need;
  - Housing is essential in association with an existing or new rural business;
  - The house proposed is a replacement of an existing dwelling which does not meet the requirements for modern living and where the costs of upgrading are not justified on economic or environmental grounds (subject to the existing dwellings being demolished);
  - The proposal involves conversion or reuse of traditional buildings or the redevelopment of derelict land; development of "brownfield" sites will be supported where a return to a natural state is not readily achievable and where a wider environmental benefit can be achieved through development;
  - The proposal meets the Council's criteria for acceptable expansion of a housing group or development within garden ground (as detailed in the relevant supplementary guidance);
  - The potential for new housing related to crofting is restricted; wider public benefit must be clearly demonstrated and meet the criteria set out in New/Extended Crofting Township Policy 48. Single house proposals on crofts must comply with the criteria in the Housing in the Countryside and Siting and Design Supplementary Guidance and/or Policy 47: Safeguarding Inbye/ Apportioned Croftland.
- 8.6 No supporting statement or evidence has been submitted to justify the siting of the proposed house within the Hinterland against any of the above criteria. The site is not garden curtilage of any property and the site does not constitute brownfield land.

The application is therefore assessed below as to whether it meets policy criteria for the acceptable expansion of a housing group, as provided for in the adopted supplementary guidance.

- 8.7 A housing group is defined in section 3.4 of the Rural Housing Supplementary Guidance. A Housing Group is defined as “at least 3 buildings (2 of which must already be houses) that are physically detached from each other but that have a perceptible relationship with each other and share a well-defined, cohesive character.” Many areas of Highland are characterised by larger more dispersed groups of housing. These are not considered as a single group, rather an assessment must be made of smaller cohesive groups of three within these more dispersed housing areas.
- 8.8 The site lies to the East of an existing house, 12 Drynie Park and to the West of Albury, which is some 115m to the East, and is detached from the site by further grazing lands. Another house Cul Mor is on the opposite (Northern) side of the Road but is not visible from the site owing to the extensive roadside vegetation and the setting of Cul Mor some 75m further back within its respective site. Only one house is therefore immediately contiguous with the site and the others within the wider vicinity are not considered to have a clear perceptual relationship with the site. The wooden shed within the site does not contribute as a “building” in this calculation of the three buildings required to constitute a housing group as it is a structure which would have been erected as permitted development.
- 8.9 It is considered that the positioning of the houses within their plots and the surrounding mature planting, in addition to the physical separation created by the public road prevents a perceptible relationship between the houses to define them as a well-defined cohesive housing group. These Cul Mor and 12 Drynie Park houses along with Albury and Allangrange Muir are an example of a dispersed pattern of settlement rather than demonstrating compliance with the definition of a housing group as set out in the adopted Supplementary Guidance. As no housing group exists compliance with policy 35 of the Highland wide Local Development Plan has not been demonstrated.
- 8.10 The application site consists of agricultural land in active use. The development of this site would clearly represent new linear development along the roadside breaking into an area of open countryside which is not part of any existing cohesive housing group. The proposal therefore fails to comply with the determining Policy 35 of the Highland wide Local Development Plan.

### **Siting and Design**

- 8.11 Policy 28 (Sustainable Design) states that proposed developments will be assessed on the extent to which they: demonstrate sensitive siting and high quality design in keeping with local character and historic and natural environment and in making use of appropriate materials. Full details of the proposed house have been submitted which include the creation of an SDB1 style access onto the public Road. The proposed house is cross-shaped in form, consisting of two transecting rectangles, which extend to form a link to an adjoining garage. Owing to the link and adjoining garage, the overall length extends to some 24m, and 13m in width at the widest points owing to the projecting gables. The proposed design results in a house with a

bulky appearance and generally larger than that of a traditional rural house. It is however considered that there is sufficient space within the site to accommodate this design and scale acknowledging that the wider area includes a number of large scale dwellings. In terms of amenity impact the projecting gable on the southern elevation proposed apex gable fenestration, while the northern elevation facing onto the public road proposes an active, symmetrical frontage. The side elevations have minimal fenestration proposed and it is not considered that the proposal would cause any discernible impact on neighbouring amenity owing to the separation distances, vegetative cover on the adjoining Western boundary of the site, and the lack of dominant glazing from habitable rooms.

- 8.12 It is considered that the proposed design is largely acceptable although conditions would be required to secure an appropriate landscaping arrangement so that the house could be sensitively absorbed within the setting. The adjacent house 12 Drynie Park is demarcated by a stone wall boundary while Cul Mor across the road is heavily vegetated with timber fencing. Full details of the species and any boundary treatments proposed would be sought prior to any development commencing.

### **Transport and Access**

- 8.13 The proposal seeks to construct a site access onto the single-track public road U2696 which is fairly straight. No visibility splays have been shown within the site layout plan although it is accepted that vehicle speeds and anticipated volumes along this road would be low. Visibility splays of 2.4m x 90m would be required and are deemed from assessment of the site to be achievable. Any consent granted would be subject to a condition seeking full details of the site access constructed to SDB1 standards with the appropriate visibility splays denoted. The access would also have to be formed before the commencement of any other development in order to ensure that it is timeously provided for the proposed dwellinghouse and in recognition that it would provide a passing opportunity along a road with a limited number available.

### **Other material considerations**

- 8.14 There are no other material considerations.

### **Matters to be secured by Legal Agreement / Upfront Payment**

- 8.15 In order to mitigate the impact of the development on infrastructure and services the following matters require to be secured prior to planning permission being issued:
- a) Developer Contributions
- 8.16 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. Should consent be granted developer contributions would be due in respect of Dingwall Academy as demonstrated in the table below:

Summary of Developer Contributions		
Infrastructure / Service Type	Select Answer	Contribution Rate Per Home (a small scale housing discount has already been applied)
Number of Homes Proposed	1	
<b>Mulbuie Primary School</b>		
Build Costs	None - No capacity constraints	£0
Major Extension / New School - Land Costs	None - No land costs required	£0
<b>Primary Total</b>		<b>£0</b>
<b>Dingwall Academy</b>		
Build Costs	2 classroom extension	£256
Major Extension / New School - Land Costs	None - No land costs required	£0
<b>Secondary Total</b>		<b>£256</b>
<b>Affordable Housing</b>		
CNPA	No	£0
<b>Cumulative Transport</b>		
Development Brief / Agreement Area	None - No cumulative transport costs required	£0
<i>Breakdown</i>	N/A	N/A
	N/A	N/A
	N/A	N/A
<b>Total Per Home</b>		<b>£256</b>
<b>Total for Development</b>		<b>£256</b>
<b>All costs are subject to indexation (BCIS All-In TPI) and have been indexed to the appropriate quarter.</b>		

In the event that planning permission is to be granted the applicant has 28 days from the date that the Council send the invoice for developer contributions to be paid to make a payment of the developer contributions set out in this report. Should a payment not be made with 28 days, the application shall be refused under delegated powers unless there is written agreement for an extension.

## 9. CONCLUSION

- 9.1 The proposal does not form part of a housing group as defined in the Rural Housing Supplementary Guidance and therefore fails to meet the criteria for the acceptable growth of an existing housing group. The proposal does not meet any other exception to housing within the hinterland area. Instead the proposal constitutes an isolated

housing development which breaks into an undeveloped field. The impact of this will be to the detriment of the character of the rural area. The proposal therefore fails to accord with policies 35 (Housing in the Countryside - Hinterland Areas) and 28 (Sustainable Design) of the Highland-wide Local Development Plan.

- 9.2 All relevant matters have been taken into account when appraising this application. It is considered that the proposal does not accord with the principles and policies contained within the Development Plan and is unacceptable in terms of applicable material considerations.

## 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** Y

Notification to Scottish Ministers N

Conclusion of Section 75 Obligation N

Revocation of previous permission N

**Subject to the above actions**, it is recommended to **REFUSE** the application for the following reasons

1. The proposal is considered to be contrary to policy 35 - Housing in the Countryside (Hinterland Areas) - of the Highland-wide Local Development Plan as it fails to meet the Council's criteria for acceptable expansion of a housing group, or any other exception, listed within the policy and further detailed within the Rural Housing Adopted Supplementary Guidance. In particular, the site does not share a well-defined and cohesive relationship with at least three other buildings, of which two are houses. Instead the proposal is an isolated development which breaks into an undeveloped field and therefore fails to demonstrate the rounding off or consolidation of an existing housing group.



2. The proposal is considered to be contrary to policy 28 (Sustainable Design) of the Highland-wide Local Development Plan as it fails to demonstrate sensitive siting due to its location with an open and undeveloped field within an area of pressurised countryside.

## **REASON FOR DECISION**

The proposal does not form part of a housing group as defined in the Rural Housing Supplementary Guidance and therefore fails to meet the criteria for the acceptable growth of an existing housing group. The proposal does not meet any other exception to housing within the hinterland area. Instead the proposal constitutes an isolated housing development which breaks into an undeveloped field. The impact of this will be to the detriment of the character of the rural area. The proposal therefore fails to accord with policies 35 (Housing in the Countryside - Hinterland Areas) and 28 (Sustainable Design) of the Highland-wide Local Development Plan.

## **INFORMATIVES**

### **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.

### **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 & 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).

## **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](http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_for_working_on_public_roads/2)

## **Mud & 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](mailto: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](http://www.snh.gov.uk/protecting-scotlands-nature/protected-species)

Designation: Area Planning Manager - North  
Author: Meadhbh Maguire  
Background Papers: Documents referred to in report and in case file.  
Relevant Plans: Plan 1 - 101 Location Plan  
Plan 2 - 102 Site Layout Plan  
Plan 3 - 201 General Plan  
Plan 4 - 202 First Floor Plan  
Plan 5 - 203 Roof Plan  
Plan 6 - 204 Proposed Elevation Plan

Appendix 2

	COMPLETE FOR LEGAL AGREEMENTS AND UPFRONT PAYMENTS				REQUIRED FOR LEGAL AGREEMENTS ONLY				
Type	Contribution	Rate (per house)	Rate (per flat)	Total Amount* <sup>1</sup>	Index Linked <sup>1</sup>	Base Date* <sup>2</sup>	Payment Trigger* <sup>3</sup>	Accounting Dates* <sup>4</sup>	Clawback Period* <sup>5</sup>
<b>Schools<sup>2</sup></b>									
Primary – Build Costs	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Primary – Land Costs	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Secondary – Build Costs	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Secondary – Land Costs	Insert what contribution is for	£0.00	£0.00	£0.00	No		TOC/CC	Apr/Oct	15 or 20
<b>Community Facilities</b>	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
<b>Affordable Housing</b>									
On-site provision <sup>3</sup>	X units. Insert details of unit size and timescale for delivery if agreed	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Off-site provision <sup>4</sup>	X units. Insert details of location, unit size and timescale for delivery if agreed	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Commuted Sum <sup>5</sup>	£0.00 per affordable unit not delivered on/off site. Insert expected timescale for payment - can be in installments	N/A	N/A	£0.00	N/A	N/A	Insert specific payment date	N/A	5 Years
Agreement for Delivery Needed	Y/N. If delivery for affordable housing has not yet been agreed, enter Y and specify the date/timescale that the scheme for delivery is to be submitted for approval	N/A	N/A	N/A	N/A	N/A	Insert date for submission to Planning Authority	N/A	N/A

<sup>1</sup> If the contribution is to be used towards infrastructure projects involving building e.g. new school, new cycle route etc BCIS ALL IN TENDER will be the index, if it doesn't involve building then another appropriate index may need to be chosen with the agreement of Team Leader

<sup>2</sup> Indicate whether or not 1 bed houses/flats are exempt

<sup>3</sup> Indicate whether a penalty payment due for late delivery (and, if so, what it is based upon).

<sup>4</sup> As above

<sup>5</sup> Indicate whether a penalty payment is due for late payment of commuted sum (and, if so, what it is based upon)

<b>Transport</b>									
Active Travel	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Safer Routes to Schools	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Public Realm	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Wayfinding	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Public Transport	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
School Transport	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Road Improvements	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Parking	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
EV Charging	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Traffic Signals	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Lighting	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Road Traffic Orders	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Cumulative Transport Contributions	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
<b>Green Infrastructure</b>									
Open Space	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Green Network	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Built/Natural Heritage	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
<b>Water and Waste</b>									
Catchment Improvement Works	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Strategic Flood Scheme	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Maintenance of SuDs	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Off Street Waste Storage	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Recycling Point Provision	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Glass Banks	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
		£0.00	£0.00	£0.00					
<b>Public Art</b>	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
<b>Other (Please Specify)</b>	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20

\*1 Adjust total to take account of flat exemptions

\*2 Base Date – Set out in Supplementary Guidance on Developer Contributions

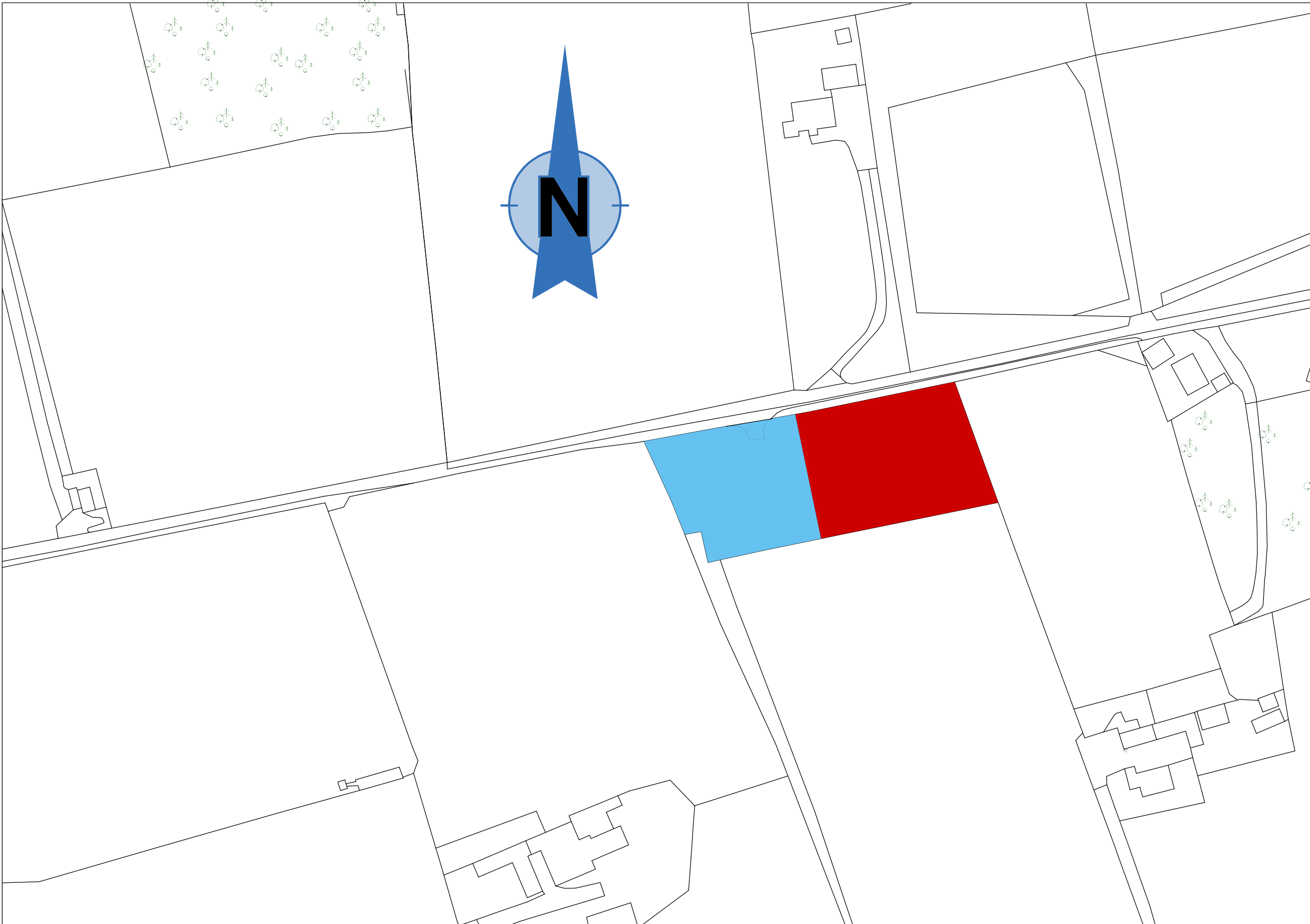
\*3 TOC/CC – The earlier of the issue of either a temporary occupation certificate or a completion certificate – or specify alternative time if appropriate

\*4 Accounting dates - 1 April & 1 October each year of development (if the contribution is to be paid on a basis other than related to units completed in the preceding 6 months (e.g. lump sum on a specific date) then indicate this instead of the Apr/Oct payment dates)

\*5 Clawback – 15 years for Major development; 20 years for Local development

## Other Legal Agreement requirements

Type	Details
Bond	1. Describe the purpose of the Bond
	2. Specify the amount to be secured
	3. Restriction on Bond provider
	4. Set the review date and mechanism for review
	5. Describe the call on circumstances
	6. Any other relevant details
Habitat Management Plan	1. Describe what the Plan is to cover
	2. Describe the area the Plan is to cover (and provide a plan)
	3. Set the timetable for submission of the Plan
	4. Set the timescale for implementation of the Plan
	5. Describe requirements to consult third parties
	6. Specify the financial contribution (if any)
	7. Specify the clawback period (if any)
	8. Any other relevant details
Road Survey	1. Specify the timescale for the initial survey
	2. Describe which roads are to be surveyed (provide a plan)
	3. Specify an interim survey date (if required)
	4. Specify the final survey requirements and timescale
	5. Any other relevant details
Land and Asset Transfer	1. Describe the area of land / asset to be transferred (provide a plan)
	2. Describe the use of the land / asset
	3. Specify the cost of transfer
	4. Any other relevant details



**Note**  
 The contractor will be held to have checked all dimensions before commencing with any works and, in the event of discrepancies, is to refer them directly to the producer of this document for clarification prior to commencement of any works.  
 Written dimensions are to be taken in all cases. Drawings should not be scaled for dimensions. In case of doubt refer to this office.

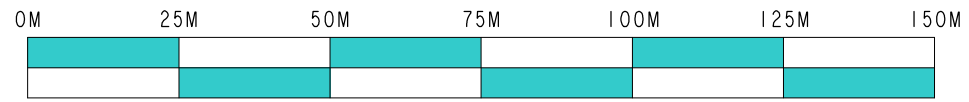
**PROJECT**  
 PROPOSED DWELLING HOUSE AND GARAGE  
 AT MUIR OF ORD.

**CLIENT**  
 MR & MRS TURNER

**DETAIL**  
 SITE LOCATION PLAN.

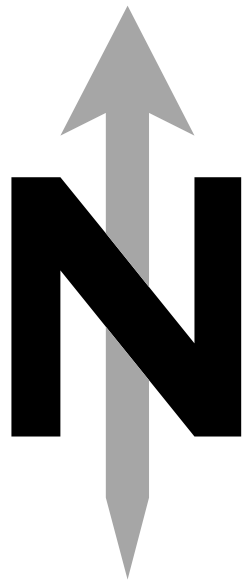


# LOCATION PLAN



SCALE BAR

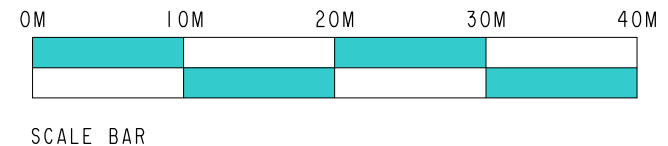
<b>SCALE</b> 1 : 1250	<b>DATE</b> 01 . 01 . 2022
<b>JOB NO.</b> 21-059	<b>DRG NO.</b> 101



Note  
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# PROPOSED SITE LAYOUT

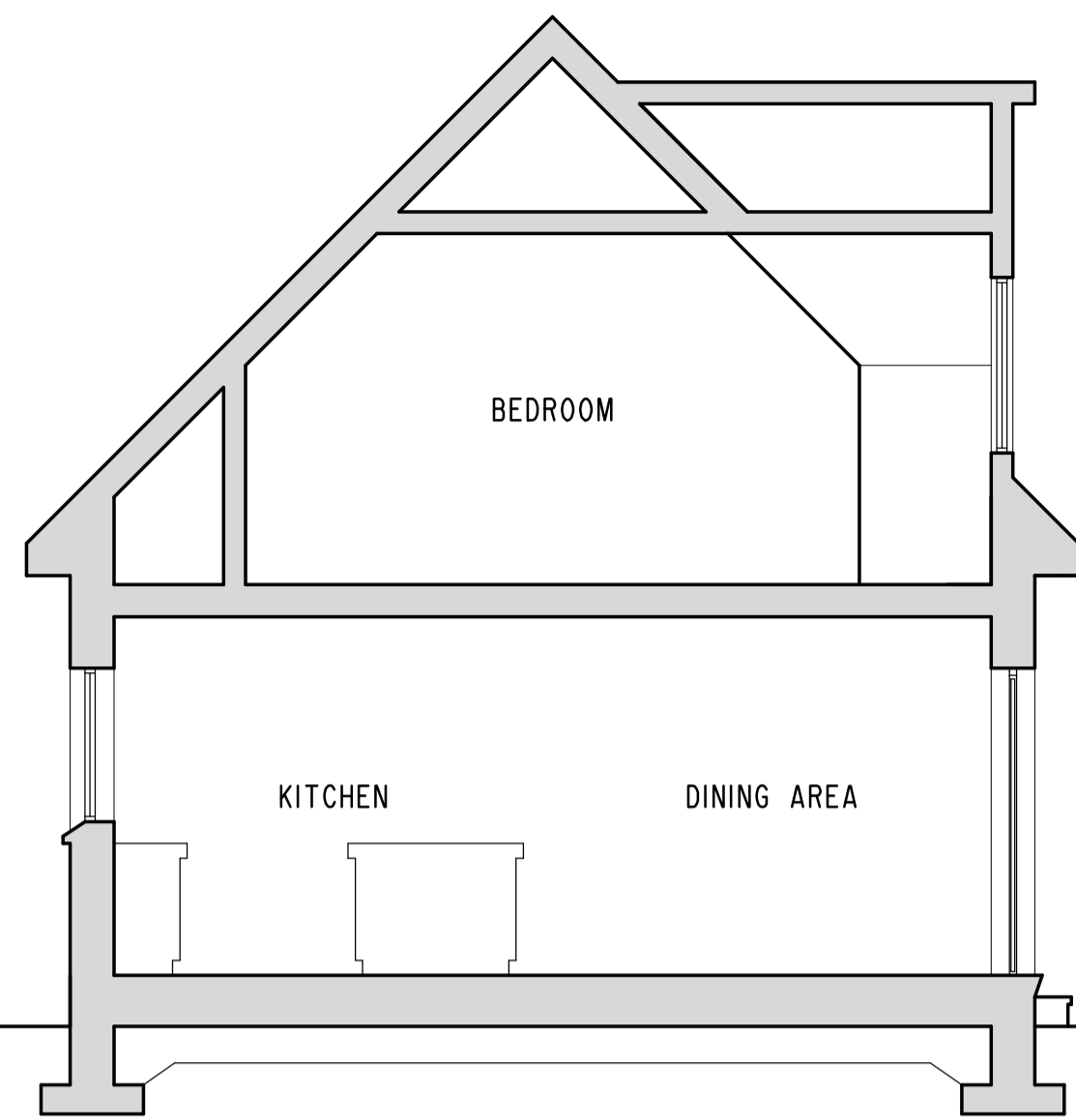


<b>PROJECT</b>	PROPOSED DWELLING HOUSE AND GARAGE AT MUIR OF ORD.
<b>CLIENT</b>	MR & MRS TURNER.
<b>DETAIL</b>	PROPOSED SITE LAYOUT.

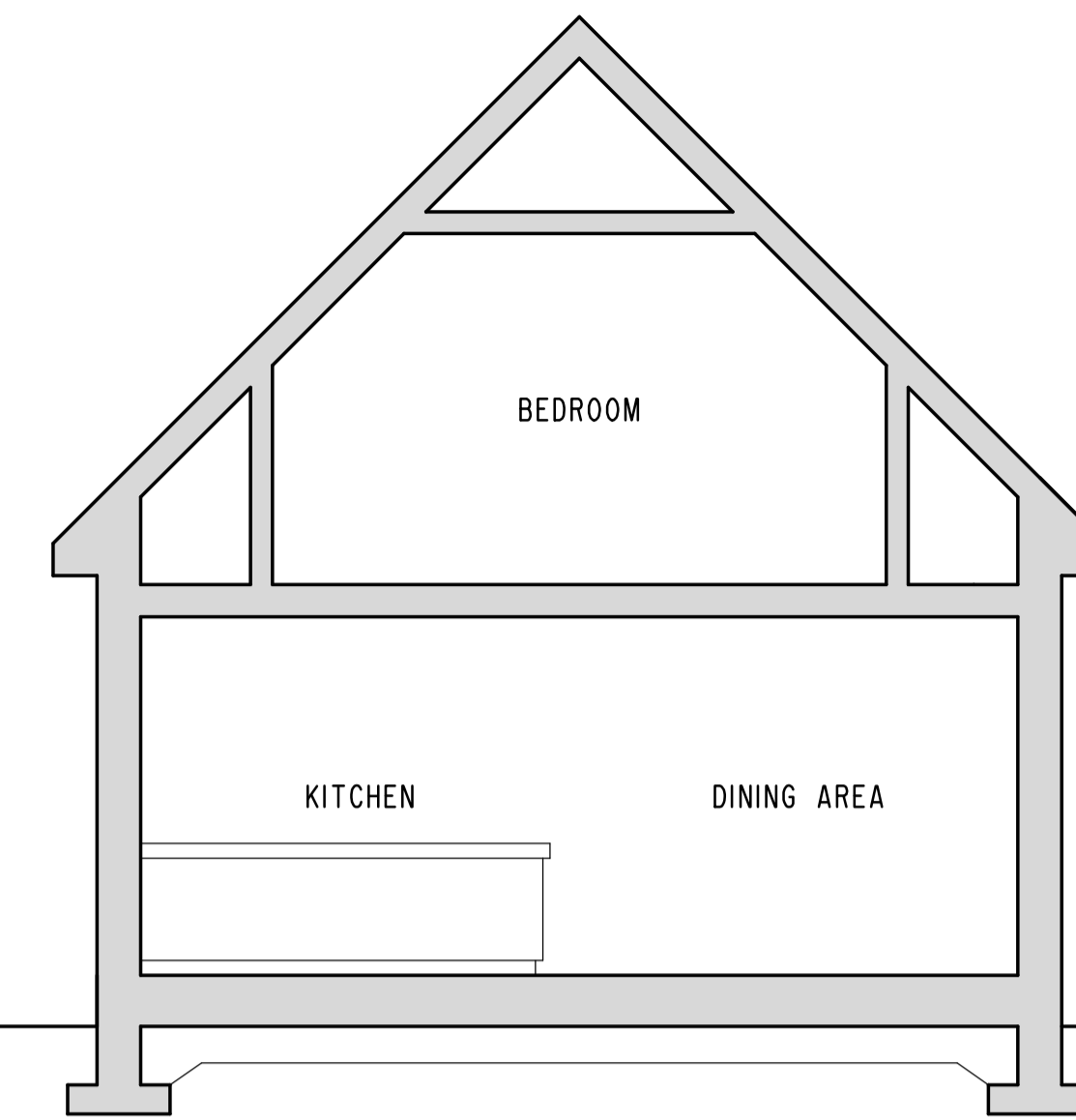


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<b>JOB NO.</b>	21-059	<b>DRG NO.</b>	102

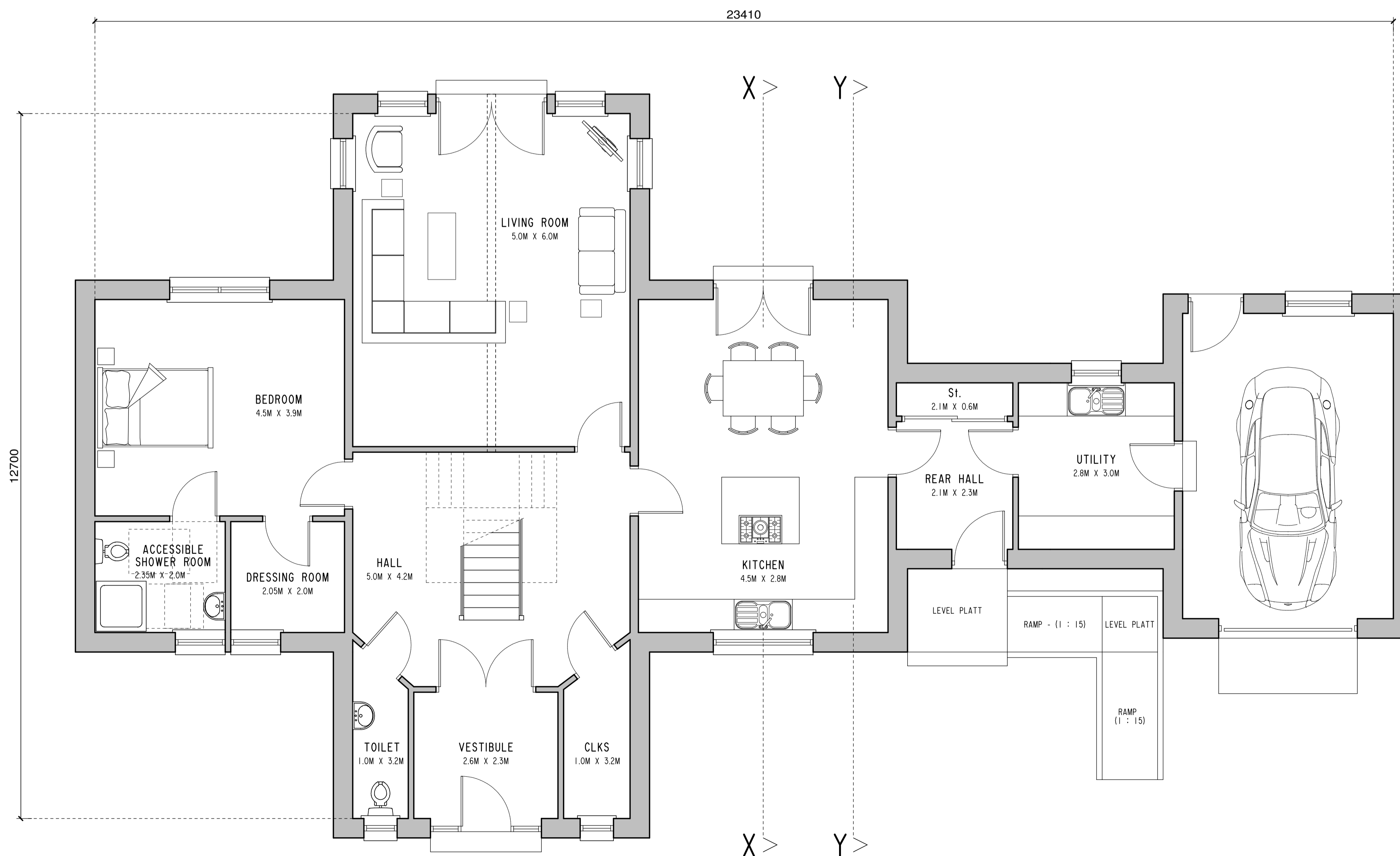




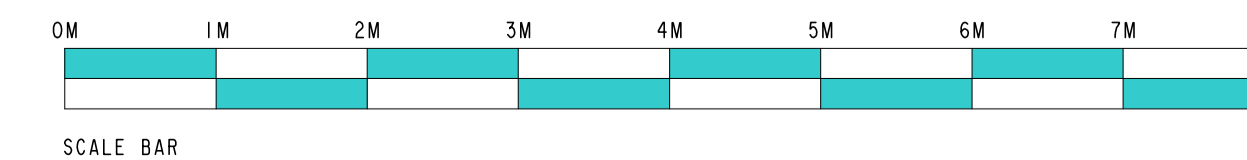
SECTION XX



SECTION YY



**GROUND FLOOR PLAN**  
FLOOR AREA = 156M<sup>2</sup> (INCLUDING GARAGE)



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PROJECT  
PROPOSED DWELLING HOUSE AND GARAGE  
AT MUIR OF ORD.

CLIENT  
MR. & MRS. TURNER.

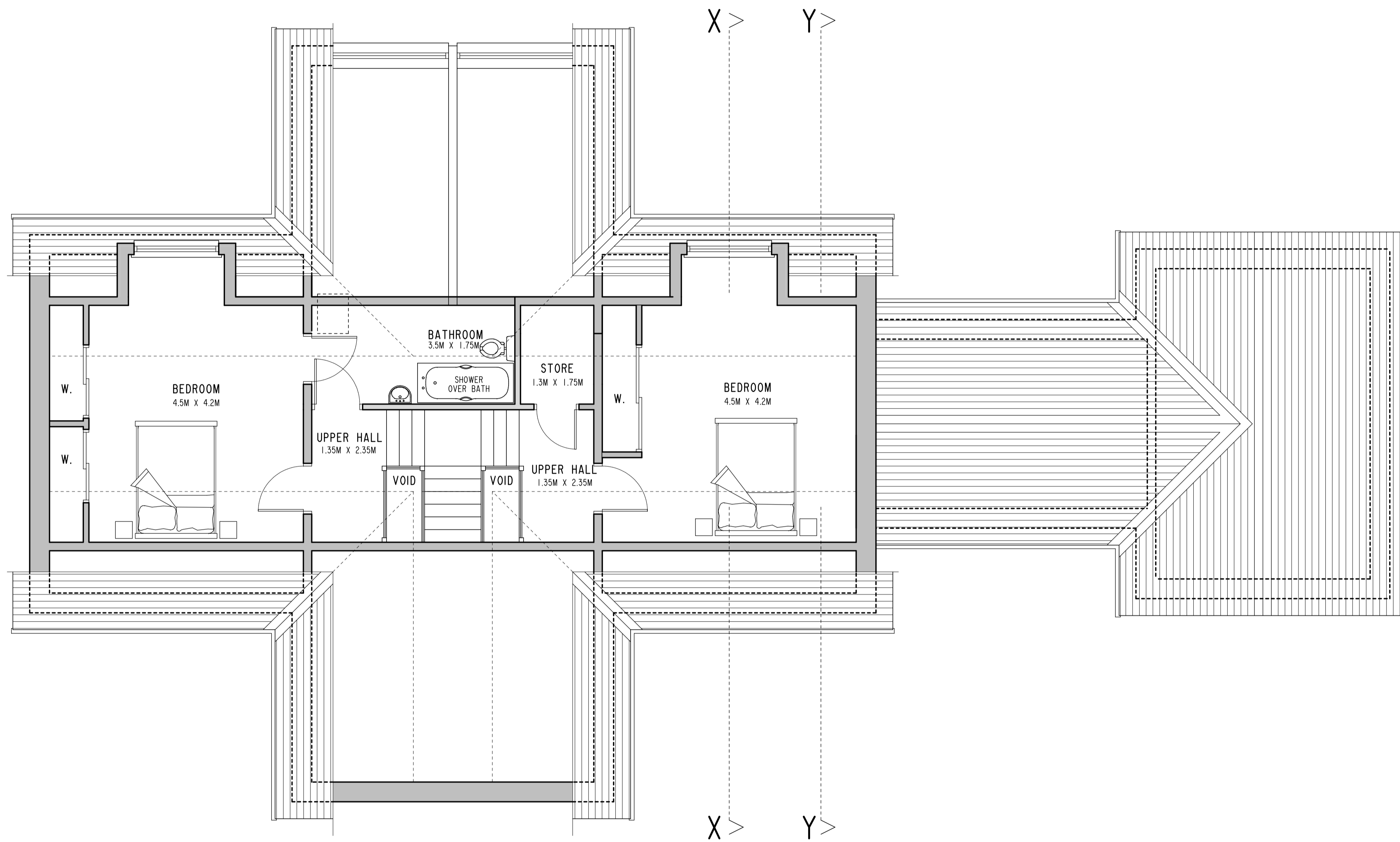
DETAIL  
AS PROPOSED GROUND FLOOR PLAN.



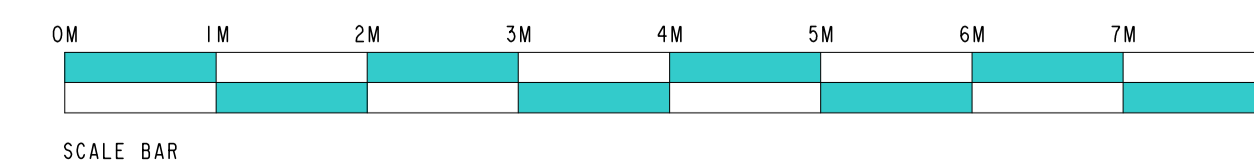
E-MAIL - GREAT.GLEN.DESIGNS@GMAIL.COM  
TELEPHONE - 0798 36361922 / 01897 534072

SCALE 1 : 50 DATE 01 . 01 . 2022

JOB NO. 21-059 DRG NO. 201



FIRST FLOOR PLAN  
FLOOR AREA = 63M<sup>2</sup>



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PROJECT  
PROPOSED DWELLING HOUSE AND GARAGE  
AT MUIR OF ORD.

CLIENT  
MR. & MRS. TURNER.

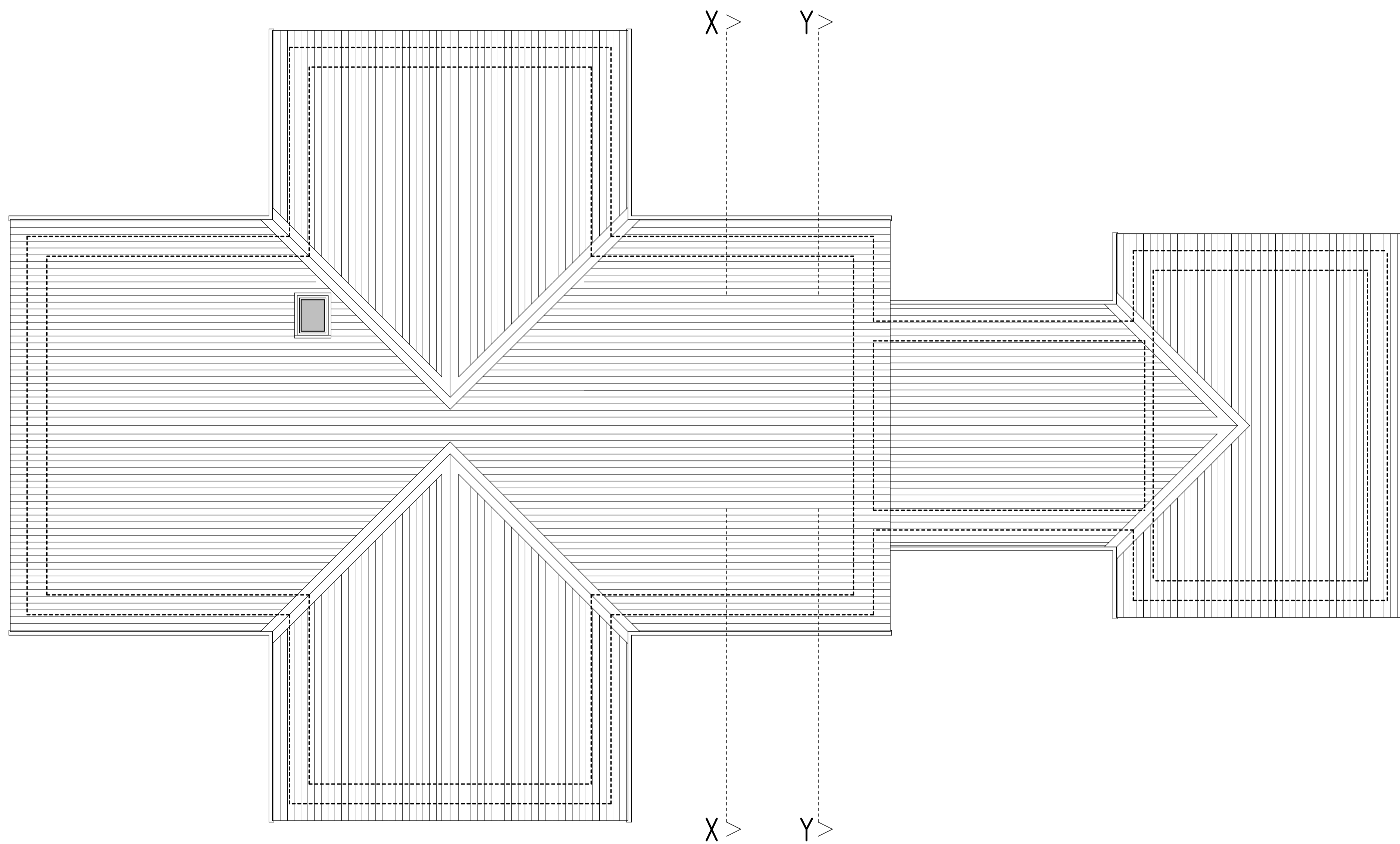
DETAIL  
AS PROPOSED FIRST FLOOR PLAN.



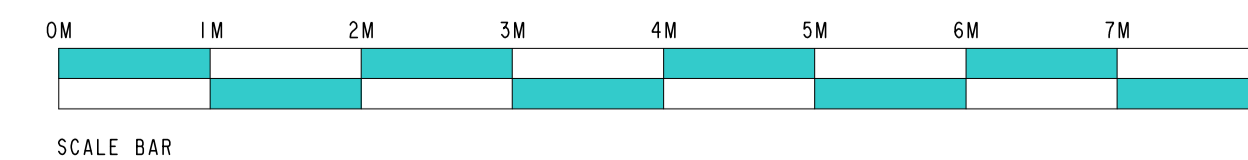
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TELEPHONE - 0798 36361922/ 01897 534072

SCALE 1 : 50 DATE 01 . 01 . 2022

JOB NO. 21-059 DRG NO. 202



ROOF PLAN



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PROJECT  
 PROPOSED DWELLING HOUSE AND GARAGE  
 AT MUIR OF ORD.

CLIENT  
 MR. & MRS. TURNER.

DETAIL  
 AS PROPOSED ROOF PLAN.



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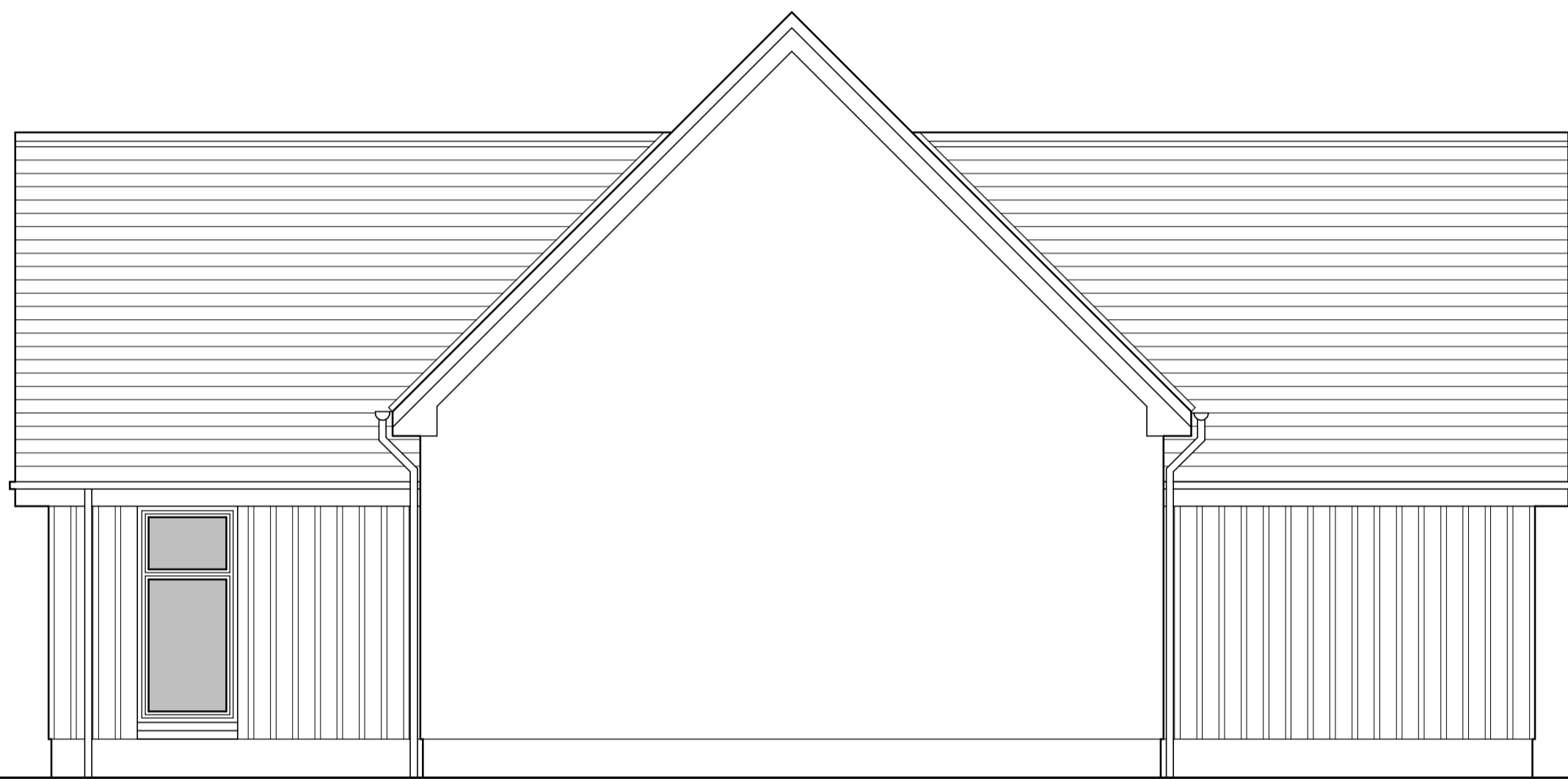
SCALE 1 : 50 DATE 01 . 01 . 2022

JOB NO. 21-059 DRG NO. 203

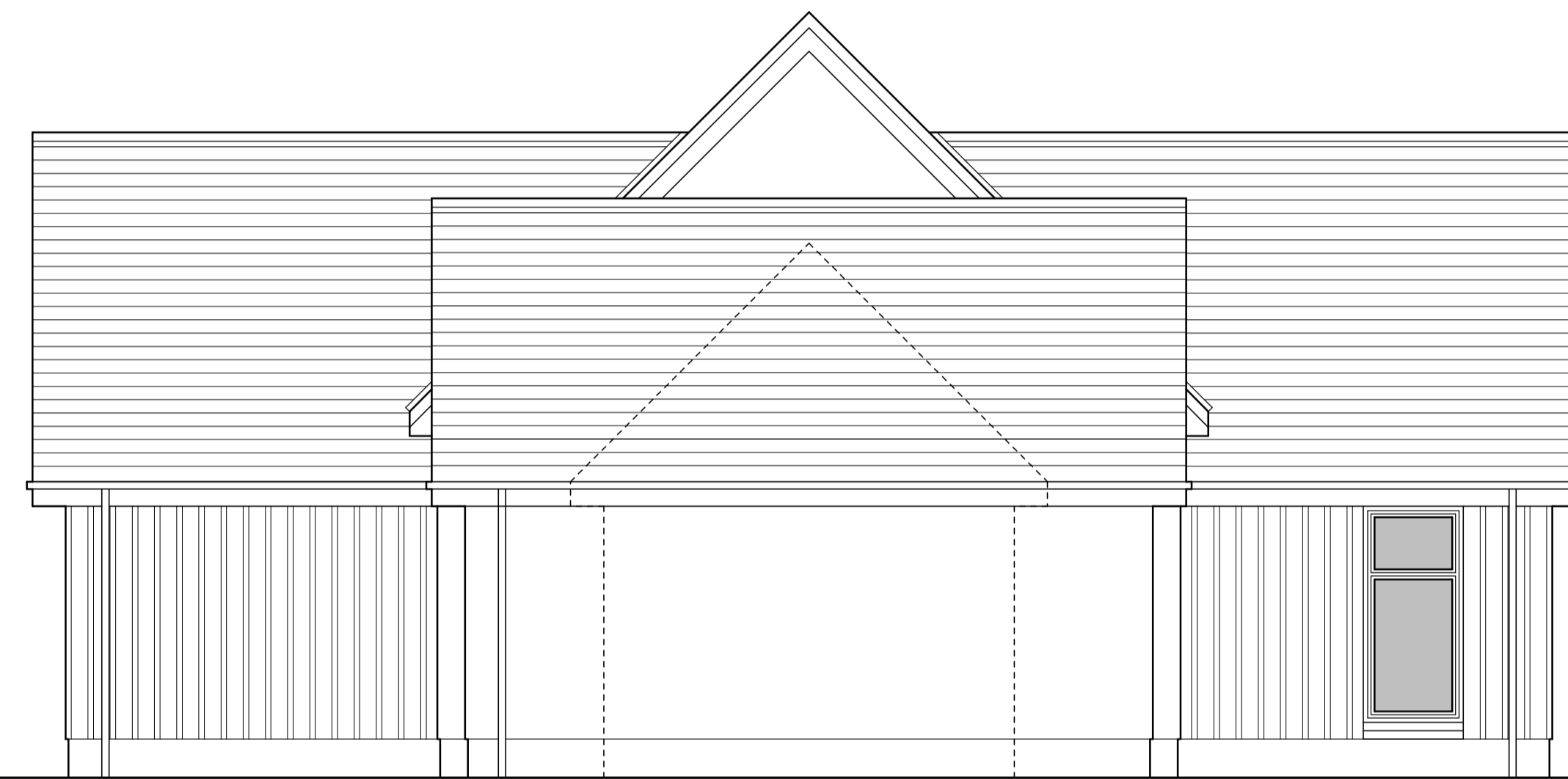


- VENTILATED RIDGE SYSTEM
- NATURAL SLATE FINISH
- VERTICAL TIMBER LINING BOARD FINISH TO DORMERS
- DOUBLE GLAZED WINDOWS
- PVC GUTTERING  
PVC FASCIA BOARDS
- SMOOTH RENDER FINISH TO WALLS
- VERTICAL TIMBER LINING BOARD FINISH TO PROJECTIONS
- PRECAST CILLS
- PVC DOWNPIPES
- SMOOTH RENDER BASECOURSE

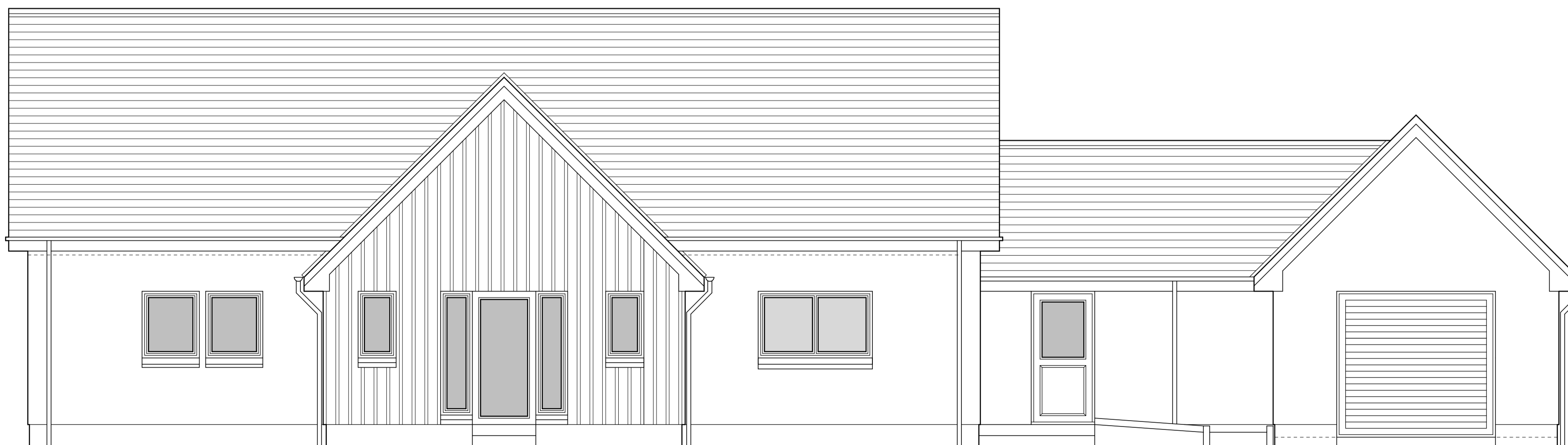
FRONT ELEVATION



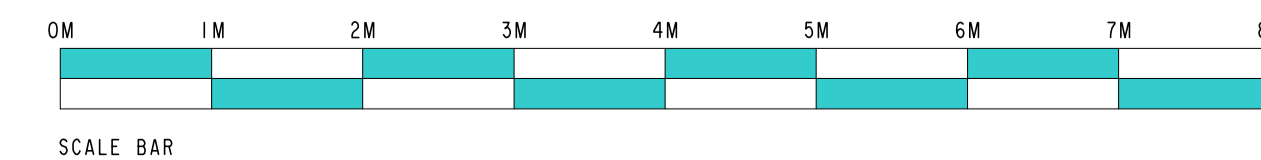
SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION



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PROJECT  
PROPOSED DWELLING HOUSE AND GARAGE  
AT MUIR OF ORD.

CLIENT  
MR. & MRS. TURNER.

DETAIL  
AS PROPOSED ELEVATIONS.



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TELEPHONE - 0798 36361922 / 01897 534072

SCALE 1 : 50	DATE 06 . 01 . 2022
JOB NO. 21-059	DRG NO. 204