

Agenda Item	6.13
Report No	PLS-72-22

HIGHLAND COUNCIL

Committee: South Planning Applications Committee
Date: 18 August 2022
Report Title: 22/00609/FUL: Mr and Mrs Jason and Lisa Lugton
Greenhill, 19 Drummond Crescent, Inverness
Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Alterations and erection of extension to house and erection of two holiday letting units with Air Source Heat Pumps
Ward: 15 – Inverness Ness-Side
Development category: Local
Reason referred to Committee: 5 or more objections by members of public

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** the application as set out in section 11 of the report

1. PROPOSED DEVELOPMENT

- 1.1 There are two distinct elements to this application. Firstly, the extension to the rear and side elevations of Greenhill, a traditional sandstone detached villa; and secondly, the erection of 2 pods within the curtilage of the house, for holiday letting use.
- 1.2 The redevelopment of the house includes the formation of a small side extension and replacement of an existing modern flat roofed extension with a new, contemporary, single storey extension to the rear.
- 1.3 The holiday accommodation is proposed to sit towards the rear of the substantial gardens which adjoin the escarpment. The pods each include a bedroom, bathroom, kitchen and living area and external decking. A new parking and turning area will serve the holiday units.
- 1.4 The site is accessed off Drummond Crescent – a predominantly residential part of Inverness, and is serviced by mains water and waste.
- 1.5 Pre-Application Consultation: No pre-application advice was sought for this proposal. Preapplication advice was given on a previous proposal to formally split the site to create 2 separate house plots to the rear of the main house in 2013. The advice stated that such a proposal would be unlikely to be supported and the proposal was not progressed.
- 1.6 Supporting Information: Design Statement; Planning Statement; Arboricultural Report
- 1.7 Variations: amendments to position and design of western pod; new hedge along western boundary; removal of BBQ area, woodburning stoves and hot tubs.

2. SITE DESCRIPTION

- 2.1 The gardens are large and attractive with terracing, stone walling and mature trees and shrubs. The site sits within the Inverness Riverside Conservation Area and is protected by the Godsman Brae Tree Preservation Order.
- 2.2 The rear boundary adjoins woodland which is protected under a Tree Preservation Order (TPO). The boundary to the west adjoins a residential property and the eastern boundary adjoins the grounds of L'Arche, a residential shared home for adults with learning disabilities.

3. PLANNING HISTORY

- 3.1 13/01449/PREAPP Erection of 2 houses in garden ground CLOSED

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Unknown Neighbour; Affecting a Conservation Area
Date Advertised: 25.03.2022
Representation deadline: 15.04.2022

Timeous representations: 11 representations (11 households)

Late representations: 1 representation

4.2 Material considerations raised are summarised as follows:

- a) Proposal for 2 holiday lodges will change the atmosphere of the area - should remain a residential area; will lead to overdevelopment of the site
- b) Doesn't relate to Policy 28 of the HwLDP as will directly affect wellbeing of neighbours; around 3m from existing neighbouring home; doesn't demonstrate sensitive siting; out of character with the area;
- c) Noise from traffic and the hot tub and emissions from wood burner and BBQ; noise may be produced during the working week, going beyond what is expected in a quiet, residential area, emissions may not disperse due to position of escarpment etc. (Planning Note: woodburning stoves, hot tubs and BBQ area have been removed from application)
- d) Traffic will increase – four parking spaces are shown and the existing road is already in a poor state of repair. Public road prone to flooding which the proposal may exacerbate; increase in risk to pedestrians and local traffic from additional vehicles
- e) Design of the units are out of character and show no sensitivity of design; appear as temporary structures; do not merit construction in a Conservation Area; siting is poor in terms of overlooking and proximity to boundaries (especially No. 21G)
- f) Holiday units not compatible with the existing pattern of development and landscape character; existing adjacent land use is residential – there is already a number of self-catering units in the vicinity and this proposal will add to such pressure. Holiday lets can have a severe negative impact on neighbours as recent Scottish Government legislation to allow Councils to regulate short term lets demonstrates.
- g) landscape will be negatively impacted; no reference to protected species including bats and other protected species
- h) Application does not demonstrate that all surface water can be dealt with within the application site; surface water known to sit on the public road at the end of the driveway during periods of high rainfall
- i) Would not comply with Policy 44 as the tourist accommodation would have adverse impacts upon neighbouring uses.
- j) A B&B use within the main house would be a far less intrusive option
- k) Area used as a pet cemetery
- l) Overall support for the extension proposals

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:** "Proposed extension to the main house should result in an improvement to the character of the building and can be supported. Doors to be timber and windows to be timber or aluclad frames. Replacement of any existing original windows will not be supported.

The proposed lodges are single storey timber clad units of contemporary design and typical of many 'garden rooms'. Only the eastern lodge may be visible from the public realm. Additional planting may be required to the front of the easterly lodge to screen and break up its massing to minimise visual impact when viewed from the public realm. Taking into account the size of the garden, the proposals siting within it and also the wider conservation area context, it is considered that – subject to confirmation of visual impacts from the public realm, the application will not have a significant adverse impact on the character of this part of the conservation area. A visualisation/section was submitted and the HET team commented that they show that the impact upon the character of the Conservation Area will be relatively minor and in conservation terms the proposal can be supported. Some planting between the road and the new development is recommended to break up the massing and further reduce impact.”

- 5.2 **Forestry Officer** advises that the site is within the Riverside Conservation Area and Godsman Brae Tree Preservation Order, therefore the trees are protected. An Arboricultural Report containing tree schedule and Tree Constraints Plan has been submitted which identifies 2 trees for removal (category B and C). There are a good number of trees in the property and this minor impact on trees could be accepted. The proposed site plan shows 10 new trees within the garden which is welcome and would be accepted as adequate mitigation for the trees to be removed. No objection subject to conditions.
- 5.3 **Environmental Health:** No comments regarding the house extension. However, it objects to the application on the grounds of a likely adverse impact on the amenity of neighbouring residents due to the wood burning stoves within the pods. This is as a result of the relatively low discharge height and close proximity to neighbouring properties with a consequential potential for smoke/odour from the stoves to constitute a Statutory Nuisance in terms of the Environmental Protection Act 1990. EH advises that should this aspect be withdrawn from the proposal it would withdraw its objection subject to a suitably worded condition prohibiting any subsequent installation and the applicant submitting a Noise Impact Assessment, due to the location of the hot tubs, heat pumps and BBQ area.

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
- 51 - Trees and Development
- 56 - Travel
- 57 - Natural, Built and Cultural Heritage
- 58 - Protected Species

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

No site specific policies

6.3 **Highland Council Supplementary Planning Policy Guidance**

Access to Single Houses and Small Housing Developments (May 2011)

Developer Contributions (March 2018)

Flood Risk and Drainage Impact Assessment (Jan 2013)

Highland's Statutorily Protected Species (March 2013)

Highland Historic Environment Strategy (Jan 2013)

Sustainable Design Guide (Jan 2013)

Trees, Woodlands and Development (Jan 2013)

7. **OTHER MATERIAL POLICY CONSIDERATIONS**

7.1 **Inner Moray Firth 2 Proposed Local Development Plan**

1 – Low Carbon Development

2 – Nature Protection, Preservation and Enhancement

14 – Transport

7.2 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy (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.

8.2 Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that, the Planning Authority has to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

Determining Issues

8.3 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

8.4 The key considerations in this case are:

- a) compliance with the development plan and other planning policy;
- b) siting, design and amenity;
- c) impact on trees;
- d) access and infrastructure; and
- e) any other material considerations

Development plan/other planning policy

- 8.5 The site is within the Settlement Development Area of Inverness therefore Policy 34 of the Highland wide Local Development Plan applies. This supports proposals for developments which meet the requirements of Policy 28 (Sustainable Design) and all other relevant policies within the plan; which conform with existing land uses; and are compatible with the existing patterns of development and character of the area.
- 8.6 Policy 28 (Sustainable Design) assesses proposals against a number of criteria, including their compatibility with public service provision; transport; impact on individual and community residential amenity; demonstration of sensitive siting and high-quality design in keeping with local character; and contribution to the economic and social development of the community. Subject to the proposal being well sited and having no significant impact upon residential amenity it would comply with the development plan.
- 8.7 Policy 44 (Tourist Accommodation) is also relevant to the holiday unit part of the proposal. This states that proposals within settlement boundaries will be supported if they can be accommodated without adverse impacts upon neighbouring uses and comply with Policy 28.
- 8.8 The proposal is within the Inverness Riverside Conservation Area, therefore Policy 57 (Natural, Built and Cultural Heritage) is relevant. This supports developments where it can be satisfactorily demonstrated that they will not have an unacceptable impact on the natural environment, amenity and heritage resource. Conservation Areas are identified as areas of special architectural interest, the character or appearance of which it is desirable to preserve or enhance.
- 8.9 The site is also covered by a Tree Preservation Order which is identified in the HwLDP as a feature of national importance. Protection is further given to all trees within Conservation Areas. Policy 51 (Trees & Development) supports development which promotes significant protection to existing hedges, trees and woodland on and around development sites. Additional planting to compensate removal and to enhance the setting of any new development will be secured where appropriate.
- 8.10 Policies 34 and 44 provide support in principle for the proposal therefore provided that the siting and design of the holiday letting units is compatible with the established settlement character of the area; does not have a significantly detrimental impact upon individual or community residential amenity; and does not adversely impact upon existing infrastructure, then the development would comply with the Development Plan.

Siting, design and amenity

- 8.11 The proposed alterations to the main house will remove an unsympathetic modern flat roofed rear extension and replace it with a new single storey pitched roofed extension of contemporary design and utilising high quality materials, including slate roofing and larch cladding. A small lean-to side extension measuring 5.1m x 2.1m of matching materials is also proposed. The Historic Environment Team has confirmed that the proposals will result in an improvement to the character of the building. These elements present no overlooking or other amenity issues and

enhance the conservation area, therefore can be supported. None of the objections raise any concerns about the alterations to the main house.

- 8.12 The proposal also includes the erection of 2 one-bedroom 'pods' for holiday letting use, set towards the rear of the garden ground to the southeast. These are simple, contemporary structures measuring around 8.5m x 7.1m plus external decking, clad with black and natural timber linings. The proposal also includes a parking and turning area to serve the pods. A number of objections have been received from neighbouring properties and the Lochardil and Drummond Community Council, raising concerns about the proximity of the pods and BBQ area to existing housing; increase in traffic; noise from holidaymakers socialising; emissions from the woodburning stoves and change to the character of the Conservation Area. In response to these objections there have been a number of amendments to the proposal since its original submission, and the hot tubs, wood burning stoves and BBQ area have all now been removed from the proposal.
- 8.13 The easternmost pod faces southwest into the site and backs onto trees which separate the site from the adjacent land at L'Arche. Directly over the boundary fence sits a workshop building which is used by the residents of L'Arche and provides effective screening between the pod and L'Arche's grounds. The easternmost pod is not, therefore, considered to present any significant privacy or amenity issues. The western pod, however, sits only around 1.1m from the site boundary at its closest point and 3.2m at its farthest point, and is 5.1m from 21G Drummond Crescent at its midpoint. The residents of 21G Drummond Crescent are therefore susceptible to a loss of amenity as a consequence of this development. In recognition of this, a number of additional amendments have been made in order to further reduce any negative impact on 21G Drummond Crescent. This pod has been slightly reoriented to turn away from the boundary and into the site and has been redesigned so that the decking is reduced in size and located to the east of the building, with the building itself providing additional separation between the decking and 21G. The bathroom window has been reduced in size and part-replaced with opaque glass, and a new hedge will be planted along this section of the boundary which will provide additional visual and acoustic screening over time. The BBQ area which had originally been proposed along the western boundary of the site has also been removed from the proposal. Alongside the other amendments to the proposal noted above, such as the removal of the hot tubs and woodburning stoves, it is considered that the siting of the pods is acceptable and that the proposed holiday residential use is not likely to present any significant amenity concerns over and above those that could be expected within a residential area such as this.
- 8.14 It is acknowledged that there is a history of plot subdivision in the area. Most notable in relation to this site is the division of the adjacent 21 Drummond Crescent where the rear garden of the original house has been split to form 2 additional house plots (21G and 21H Drummond Crescent) which, along with other similar subdivisions in the area, has altered the original settlement pattern and character to some degree. It is noted that pre-application advice was given in 2013 for a similar division of the application site into 2 additional house plots. The Council's response was that such a proposal would be unlikely to be supported due to its impact upon the character of the Conservation Area and tree resource. However, this proposal for 2 holiday pods is not as invasive as the previous proposal, as it does not split the ownership of the

site and will keep the house and its grounds as one intact unit. The pods represent an ancillary use relating to the residential use of the site, and their temporary/moveable nature means that the garden could relatively easily revert to private garden ground for the main house in the future. In this context the addition of the pods is considered to be acceptable, and conditions will be applied to ensure that they are not used as permanent accommodation and will continue to be a single planning unit as part of the main house.

- 8.15 The Historic Environment Team has considered the application in terms of its potential impact upon the Conservation Area. Taking account of the size of the garden, the siting of the pods and the wider conservation area context, especially the extensive existing modern development adjacent to and opposite the site, the HET team conclude that the proposal will not have a significantly adverse impact upon the character of this part of the conservation area. Only the eastern lodge will be visible from the public realm and some additional planting between the lodge and road is recommended to further reduce any impact. This has been added to the proposal.
- 8.16 Environmental Health commented on the application and objected on the basis that the original proposal, which included woodburning stoves, had the potential to constitute a Statutory Nuisance in terms of the Environmental Protection Act, and at the least the smoke and fumes were likely to have a negative impact on the amenity of adjacent residents. These stoves have now been removed from the proposal and a condition will be included to remove permitted development rights, thereby ensuring that they cannot be installed at a later date without planning permission being sought. Environmental Health also raised concerns about operational noise caused by the Air Source Heat Pumps and hot tub motors which could adversely impact upon the amenity of residents and the inclusion of the hot tubs and BBQ area is likely to encourage holidaymakers to sit out and socialise in the evenings. The hot tubs and BBQ area have subsequently been removed from the proposal and Environmental Health have removed their objection to the application, subject to a condition ensuring the submission of a noise management plan to set out proposals to reduce and manage any noise arising from the use of the pods.

Impact on trees

- 8.17 The trees within the site are protected by a Tree Preservation Order and by their position within the Riverside Conservation Area. Two trees will need to be removed in order to accommodate the development, and ten new trees will be planted as mitigation. The Forestry Officer states that there are a good number of trees within the property and that this minor impact on trees can be accepted subject to conditions to ensure the protection of all retained trees and submission of details of the proposed tree planting.

Access and Infrastructure

- 8.18 The pods will be accessed via the existing driveway which sits to the east of the house. This will be extended to the rear and a separate parking and turning area for 4 cars to serve the pods will be provided alongside the eastern boundary of the site, to the rear of the shed. A number of the objections refer to the increase in traffic which will be generated by the holiday pods. While it is accepted that the pods will

result in additional traffic using Drummond Crescent, each pod has only one-bedroom therefore they are unlikely to generate a volume of vehicles which would significantly impact upon the access road or residential amenity.

- 8.19 Foul drainage will be to the public system and surface water soakaways will be provided within the curtilage of the site.

Other material considerations

- 8.20 There are no other material considerations.

Matters to be secured by Legal Agreement / Upfront Payment

- 8.21 No developer contributions are required.

9. CONCLUSION

- 9.1 The application is in detail and has two distinct elements. Firstly, the alterations to the house include a small contemporary design side extension and replacement of an unsympathetic existing rear extension. These are considered to be acceptable in design terms, and do not raise any difficulties with regards to their impact on the house, neighbour, or wider community residential amenity. Furthermore, they do not raise any wider issues with regard to their impact on the character or appearance of this part of the Inverness Riverside Conservation Area.
- 9.2 The second part of the proposal is for the siting of two holiday letting units within the southeastern part of the large rear garden of the house. The units are single storey, flat roofed and finished in timber cladding. Within the context of the rear garden, which itself is within a wider area covered by a Tree Protection Order, it is considered that their siting, specific placement and orientation, design and materials does preserve the character and appearance of this part of the Inverness Riverside Conservation Area.
- 9.3 Overall, the two elements are considered to comply with Policies 28 (Sustainable Design) and 57 (Natural, Built and Cultural Heritage) of the Development Plan.
- 9.4 Furthermore, general policy support can also be given for the erection of 2 holiday pods within the garden ground under Policies 34 (Settlement Development Area) and 44 (Tourist Accommodation) of the Development Plan, subject to siting, design, amenity and infrastructure considerations. It is noted that during the consideration of the application, the originally proposed woodburning stoves and hot tubs have been deleted, as they would have negatively impacted upon the amenity of neighbouring properties, particularly those to the west of the site. In addition, the eastern lodge has been redesigned and reorientated, reducing its impact on L'Arche to the northeast. These changes have considerably improved the proposal and are such that the proposal does not raise amenity concerns significant enough to warrant a recommendation to refuse the application.
- 9.5 It is acknowledged that that the original submission, with its woodburning stoves, hot tubs and proximity to the boundary, had the potential to impact negatively upon the amenity of neighbouring properties, particularly those to the west of the site. However, it is considered that with the removal of the stoves and hot tubs and

reorientation and redesign of the eastern lodge, the proposal does not raise amenity concerns significant enough to warrant a recommendation to refuse the application. It is therefore considered that the proposal complies with Policy 28 (Sustainable Design) and can be supported.

- 9.6 The site lies within the Inverness (Riverside) Conservation Area. Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 imposes a general duty to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area. In this case, it is considered that the siting, specific placement, orientation, design and use of materials is such that the proposal does preserve the character and appearance of the Conservation Area.
- 9.7 Overall, the proposal is considered to make a positive contribution to the architectural quality and character of the area.
- 9.8 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 actions, it is recommended to **GRANT** the application subject to the following conditions and reasons

1. Notwithstanding the provisions of Article 3 and Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended, revoked or re-enacted; with or without modification), no woodburning stoves, flues or hot tubs shall be installed within the holiday

letting units/curtilage of Greenhill, without planning permission being granted on application to the Planning Authority.

Reason: In the interests of residential amenity

2. Prior to any site excavation or groundworks, a Tree Protection Plan is to be submitted to and subsequently approved in writing by the planning authority, in accordance with BS 5837:2012 (Trees in Relation to Design, Demolition and Construction). Barriers are to be installed and remain in place throughout the construction period and must not be moved or removed without the prior written approval of the Planning Authority.

Reason: To ensure the protection of retained trees during construction and thereafter.

3. No development shall commence until a detailed Tree Planting Plan and maintenance programme has been submitted to and approved by the planning authority. The Tree Planting Plan shall be implemented in full during the first planting season following commencement of development or as otherwise agreed in writing by the planning authority

Reason: In the interests of amenity.

4. The holiday letting units hereby approved shall not be occupied until the parking and turning area for 4 cars has been provided in accordance with the approved drawings.

Reason: In the interests of road safety

5. The holiday letting units together with the existing house will form a single planning unit and neither will be sub-divided one from the other unless the express consent of the Planning Authority is otherwise obtained.

Reason: To ensure that further residential units are not created as a result of this development.

6. The holiday letting units hereby approved shall not be made available for occupation as a permanent residence, nor shall they be occupied for more than three consecutive months or for more than six months in total in any calendar year by the same persons or groups of persons.

Reason: In order to ensure that the caravan(s)/chalet(s) is/are occupied for holiday purposes only and not as permanent residential accommodation.

7. The air source heat pumps must be installed in accordance with the Microgeneration Scheme guidance: - MCS 020 MCS Planning Standards for Permitted Development Installations of Wind Turbines and Air Source Heat Pumps on Domestic Premises.

Reason: In order to safeguard the residential amenity of neighbouring properties

8. Prior to the development commencing the applicant shall submit, for the written approval of the planning authority, a noise management plan which sets out their proposals to reduce the impact of noise arising from this development. This may include physical measures such as barriers or enhanced insulation or management controls.

Reason: In the interests of residential amenity

REASON FOR DECISION

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

TIME LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

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.

Caravan License

The Caravan Sites and Control of Development Act 1960 states that any area of land used for the siting of a caravan would require a caravan site license. The Act provides a definition of a caravan which includes structures which are not traditionally considered as caravans such as camping pods. If the pods fall under the definition

of a caravan, the development will require a caravan site licence and, it would require comply with the Councils conditions for such sites.

For further advice on this, the applicant should contact Community Services, Environmental Health, 38 Harbour Road, Inverness, IV1 1UF email: envhealth@highland.gov.uk

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 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.

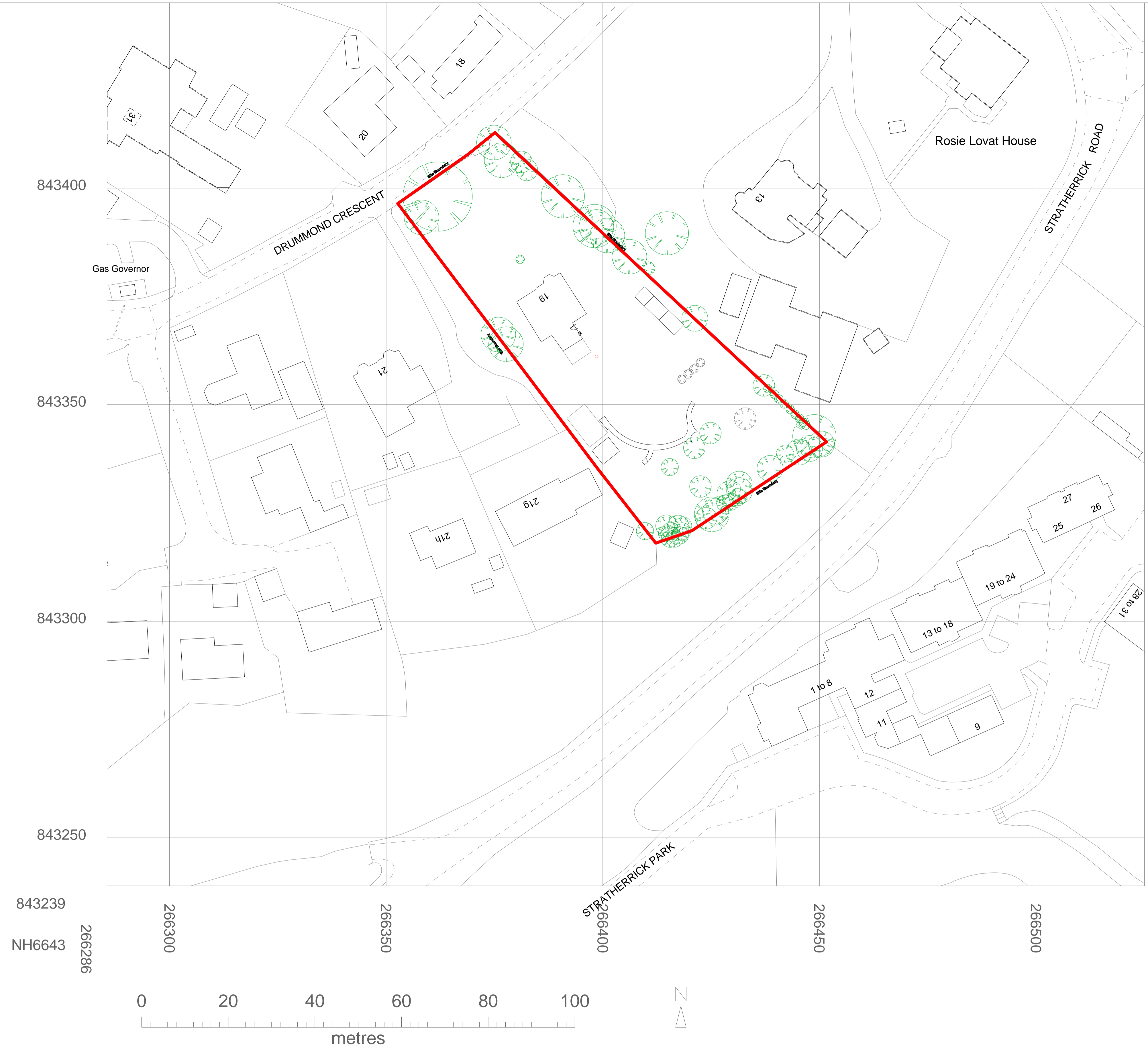
Protected Species – Halting of Work

You are advised that work on site must stop immediately, and NatureScot 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 NatureScot: <https://www.nature.scot/professional-advice/protected-areas-and-species/protected-species>

Signature: David Mudie
Designation: Area Planning Manager - South
Author: Christine Macleod
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - PL_A000 – Location Plan
Plan 2 - PL_A001 rev A – Existing Site Layout Plan
Plan 3 - PL_A002 rev E – Proposed Site Layout Plan
Plan 4 - PL_A005 rev A – Existing Floor/Elevation Plan (House)
Plan 5 - PL_A100 rev A – Proposed Floor/Elevation Plan (House)
Plan 6 - PL_A105 rev B – Proposed Floor/Elevation Plan (east Pod)
Plan 7 - PL_A110 rev A – Proposed Floor/Elevation Plan (west Pod)

Plan 8 - PL_A003 rev B – Site Section and Perspective

Plan 9 - PL_A410 rev B – Visual Information (east Pod)



1 LOCATION PLAN
PL_A005 1 : 1000

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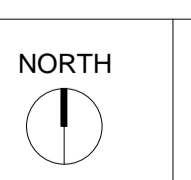
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2 LOCATION PLAN
PL_A005 1 : 500

Revision	Description	Date
A	ISSUED FOR PLANNING	24.01.22

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Inverness
IV1 1QA
Tel: 01463 263 133
info@highlandtimberconstruction.co.uk
www.highlandtimberconstruction.co.uk
SCS30132

Project Title
HTC_121
19 DRUMMOND CRESCENT
INVERNESS
IV2 4QR
Client Name
MR 7 MRS LUGTON

Drawing Title
LOCATION PLAN
Project Number
HTC_121
Drawing Number
PL_A000
Revision
A

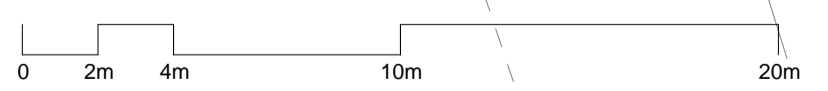
RUMMOND CRESCENT



LANDSCAPING LEGEND

- EXISTING TREE / PLANTING NO RPA
- EXISTING TREE & RPA
- EXISTING TREE TO BE REMOVED

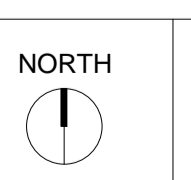
1 EXISTING SITE PLAN
PL_A005 1 : 200



Revision	Description	Date
A	ISSUED FOR PLANNING	24.01.22

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 Inverness
 IV1 1QA
 Tel: 01463 263 133
 info@highlandtimberconstruction.co.uk
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Project Title
 HTC_121
 19 DRUMMOND CRESCENT
 INVERNESS
 IV2 4QR
 Client Name
 MR 7 MRS LUGTON

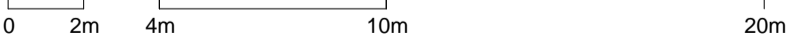
Drawing Title
 EXISTING SITE PLAN
 Project Number
 HTC_121
 Drawing Number
 PL_A001
 Revision
 A

LANDSCAPING LEGEND

-  EXISTING TREE / PLANTING NO RPA
-  EXISTING TREE & RPA
-  EXISTING TREE TO BE REMOVED



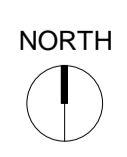
1 PROPOSED SITE PLAN
 PL_A005 1 : 200



Revision	Description	Date
A	ISSUED FOR PLANNING	24.01.22
B	UPDATED FOR PLANNING ISSUE	28.01.22
C	UPDATED FOR PLANNING ISSUE	09.02.22
D	UPDATED FOR PLANNING ISSUE	18.07.22
E	UPDATED FOR PLANNING ISSUE	25.07.22

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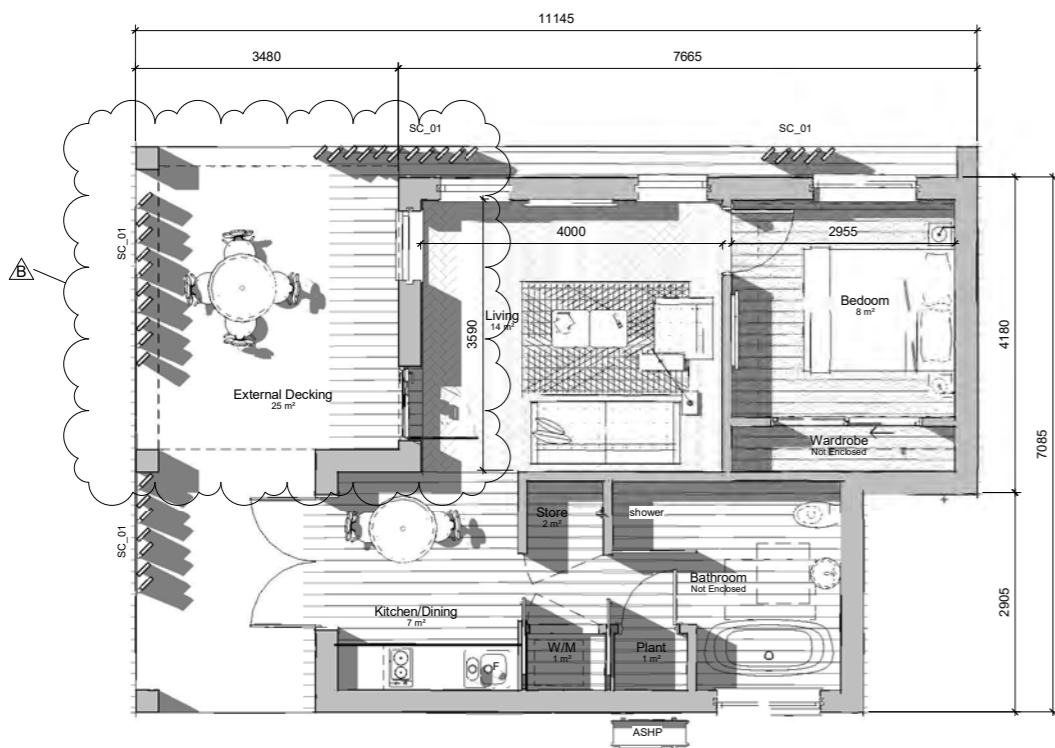
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 Inverness
 IV1 1QA
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 SC530132

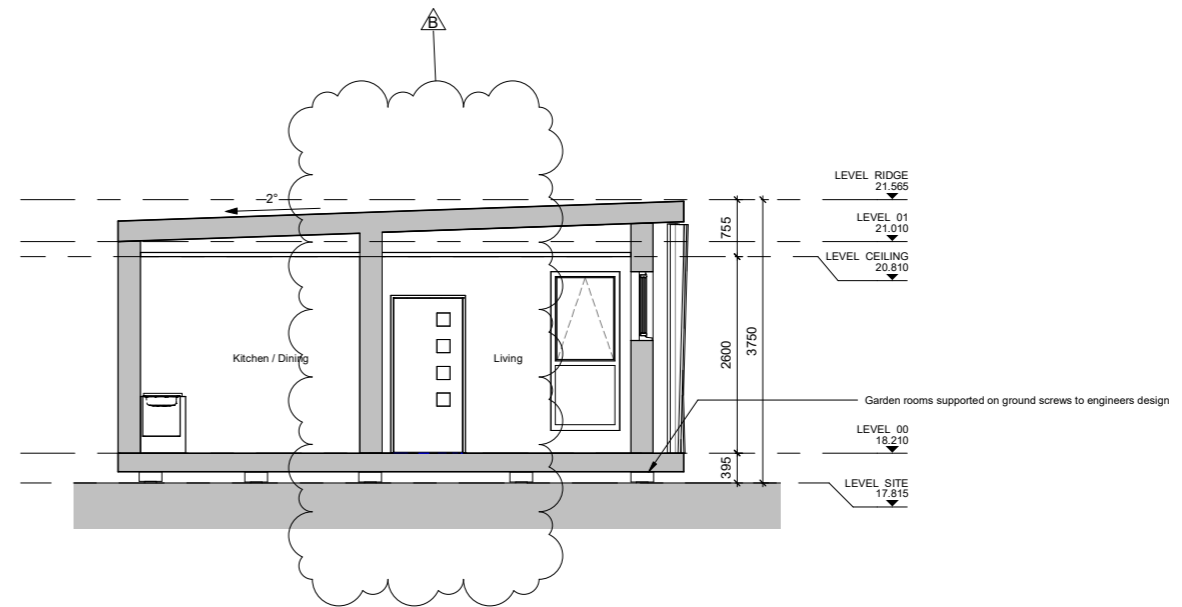
Project Title
HTC_121
**19 DRUMMOND CRESCENT
 INVERNESS
 IV2 4QR**
 Client Name
MR & MRS LUGTON

Drawing Title	
PROPOSED SITE PLAN	
Project Number	Drawing Number
HTC_121	PL_A002
Revision	
E	

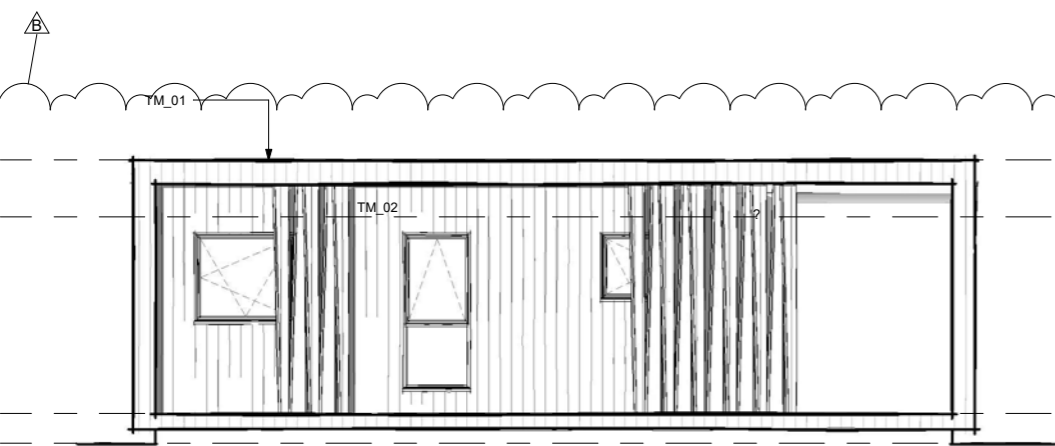


GFA: 45M²

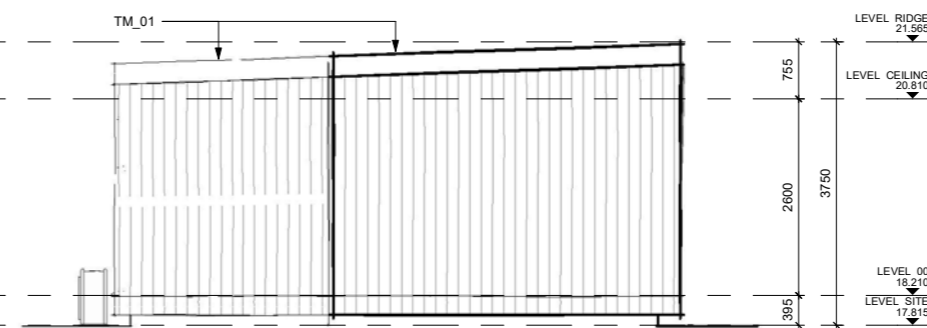
1 GROUND FLOOR PLAN
PL_A105 1:50



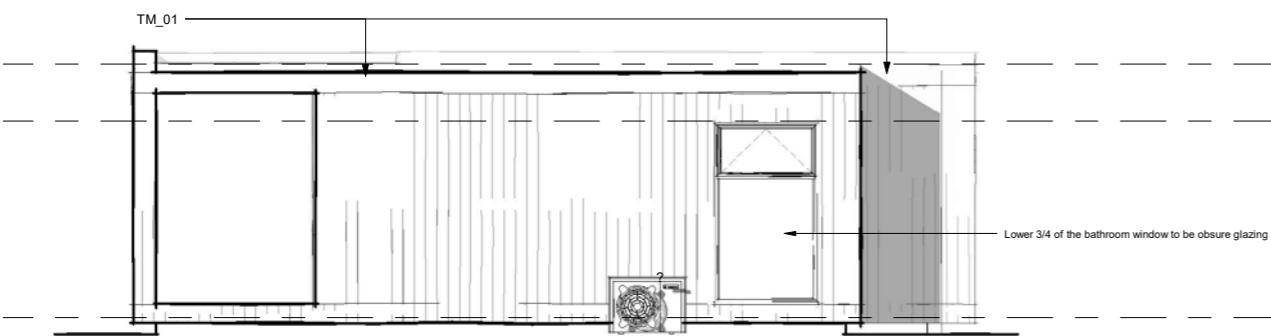
6 SECTION A
1:50



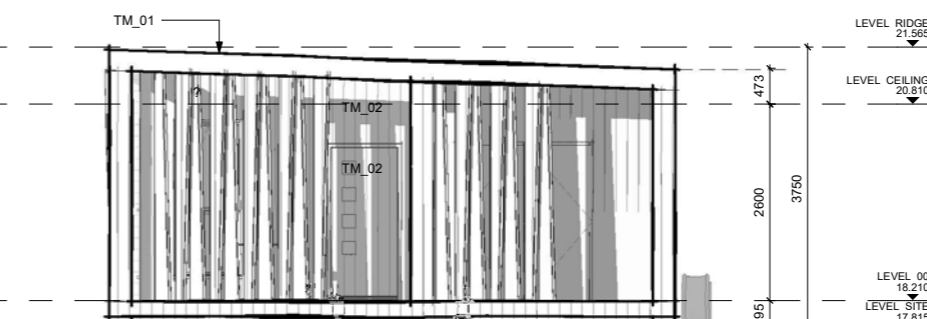
5 FRONT ELEVATION
1:50



2 SIDE ELEVATION
1:50



3 REAR ELEVATION
1:50



4 SIDE ELEVATION
1:50

EXTERNAL FINISHES	
TM_01	BLACK VERTICAL TIMBER CLADDING
TM_02	VERTICAL TIMBER CLADDING
SC_01	VERTICAL PROFILED PRIVACY SCREENING TO PREVENT OVER LOOKING

Revision	Description	Date
A	ISSUED FOR PLANNING	21.01.22
B	UPDATED FOR PLANNING ISSUE	25.07.22

PLANNING ISSUE

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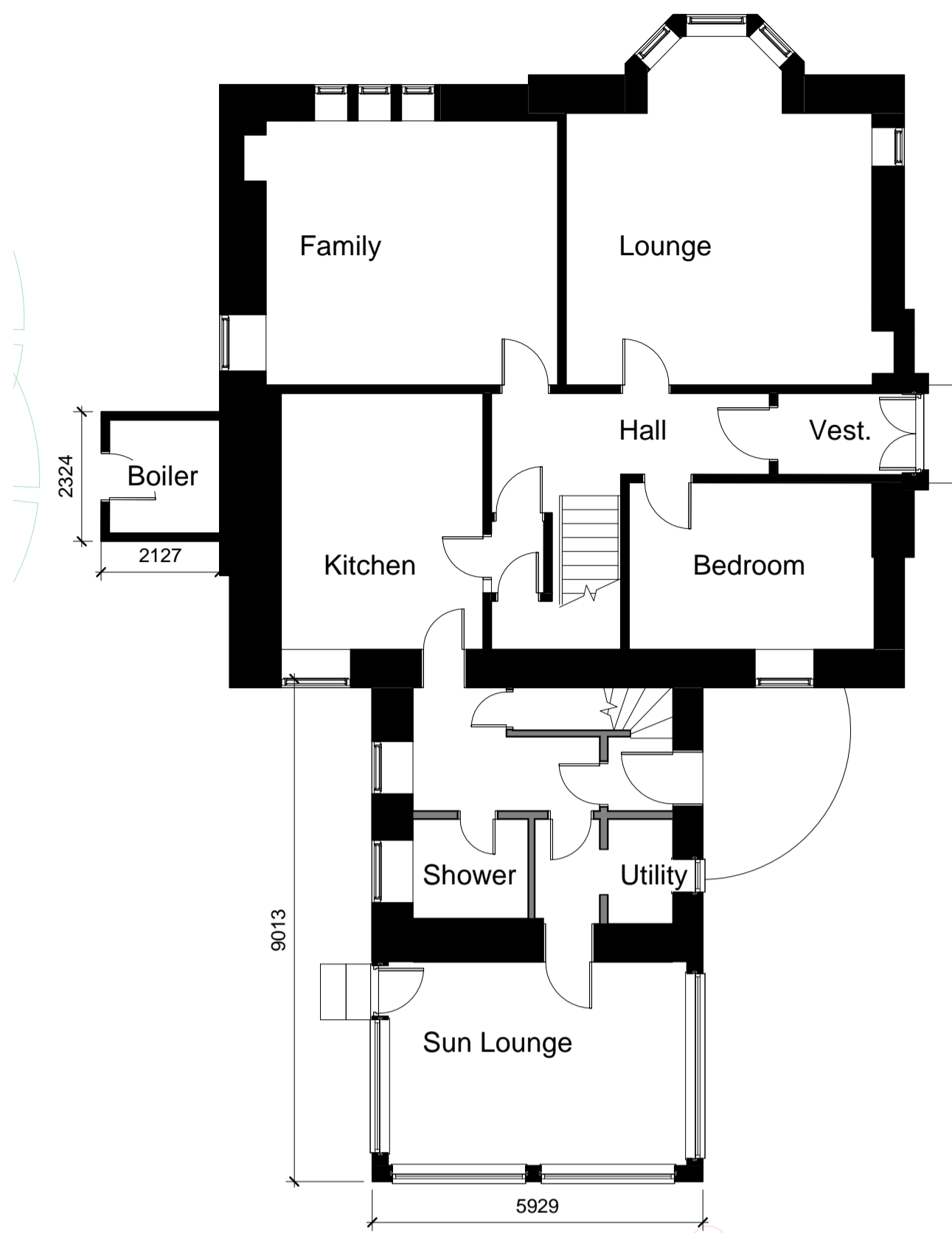
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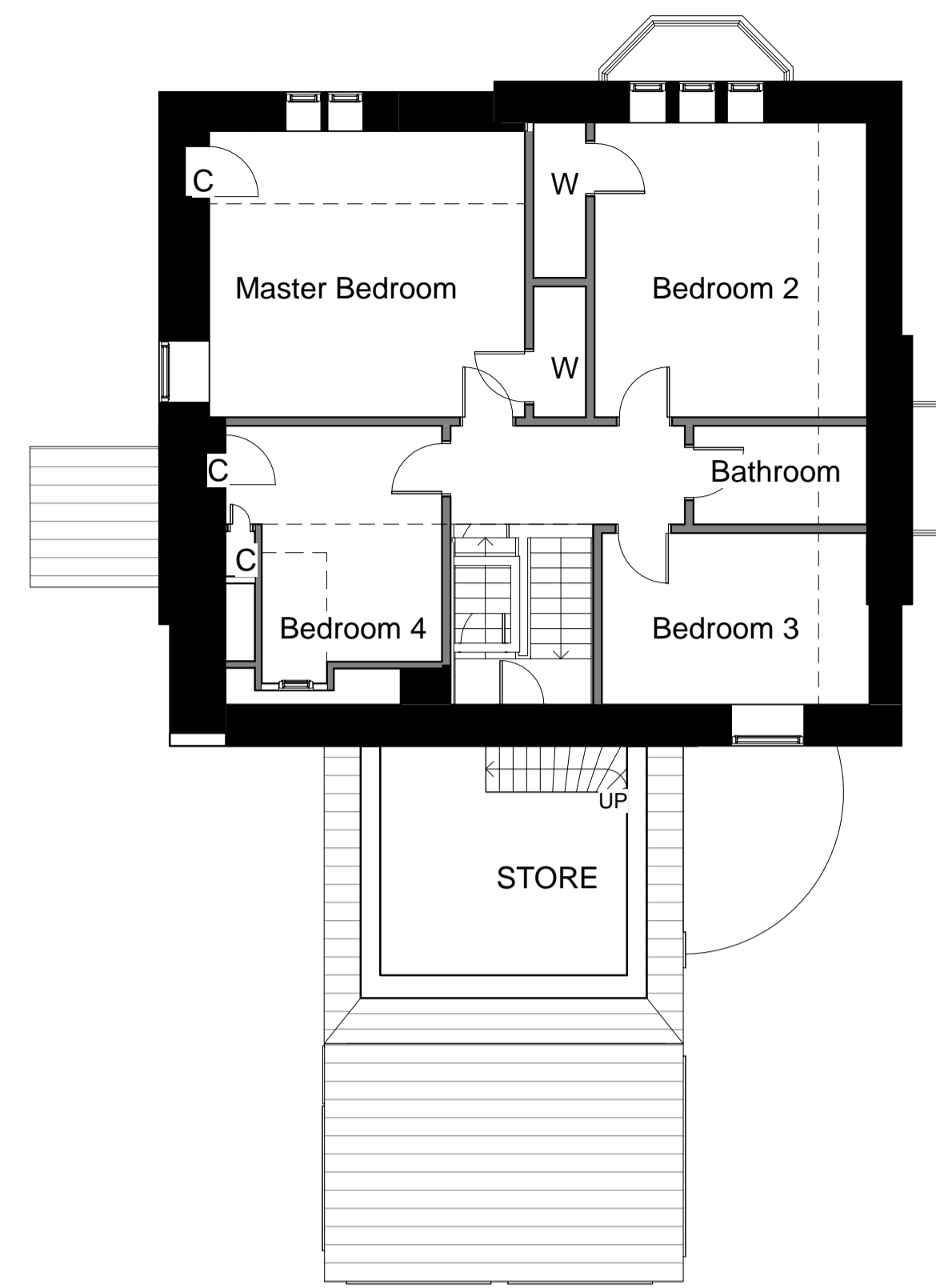
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Level 03
2 Baron Taylors Street
Inverness
IV1 1QA
Tel: 01463 263 133
info@highlandtimberconstruction.co.uk
www.highlandtimberconstruction.co.uk
SCS30132

Project Title
HTC_121
19 DRUMMOND CRESCENT
Client Name
MR & MRS LUGTON

Drawing Title
GARDEN ROOM TYPE A
GENERAL ARRANGEMENTS
Project Number
HTC_121
Drawing Number
PL_A105
Revision
B



5 EXISTING LEVEL 00 GROUND
PL_A005 1:100



6 EXISTING LEVEL 01
PL_A005 1:100



2 EXISTING NORTH
1:100



1 EXISTING EAST
1:100



3 EXISTING SOUTH
1:100



4 EXISTING WEST
1:100

Revision	Description	Date
A	ISSUED FOR PLANNING	24.01.22

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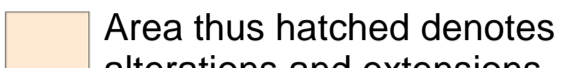
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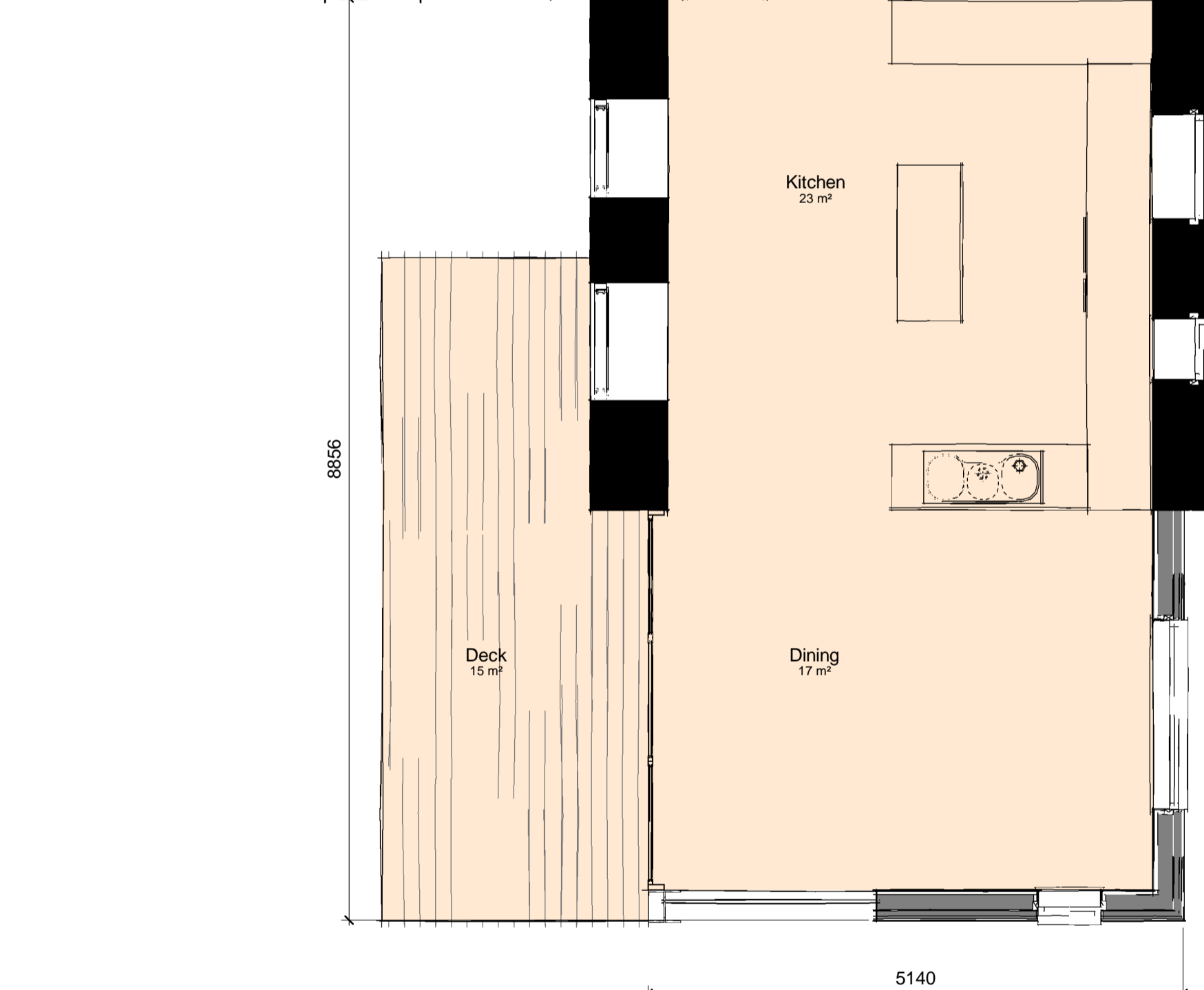
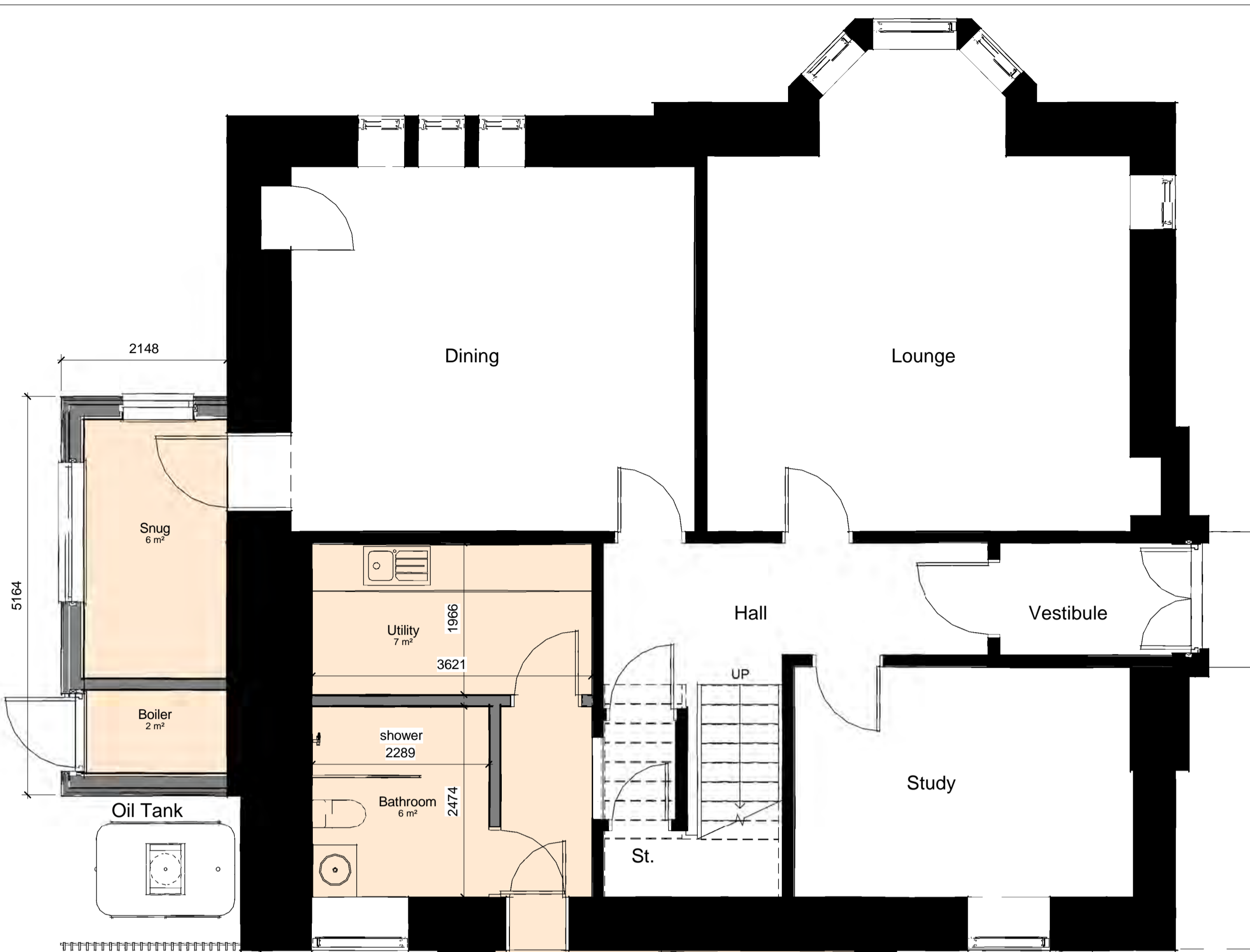


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Level 03
2 Baron Taylors Street
Inverness
IV1 1QA
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SCS30132

Project Title
HTC_121
19 DRUMMOND CRESCENT
INVERNESS
IV2 4QR
Client Name
MR 7 MRS LUGTON

Drawing Title	
EXISTING GENERAL ARRANGEMENT	
Project Number	Drawing Number
HTC_121	PL_A005
	Revision
	A

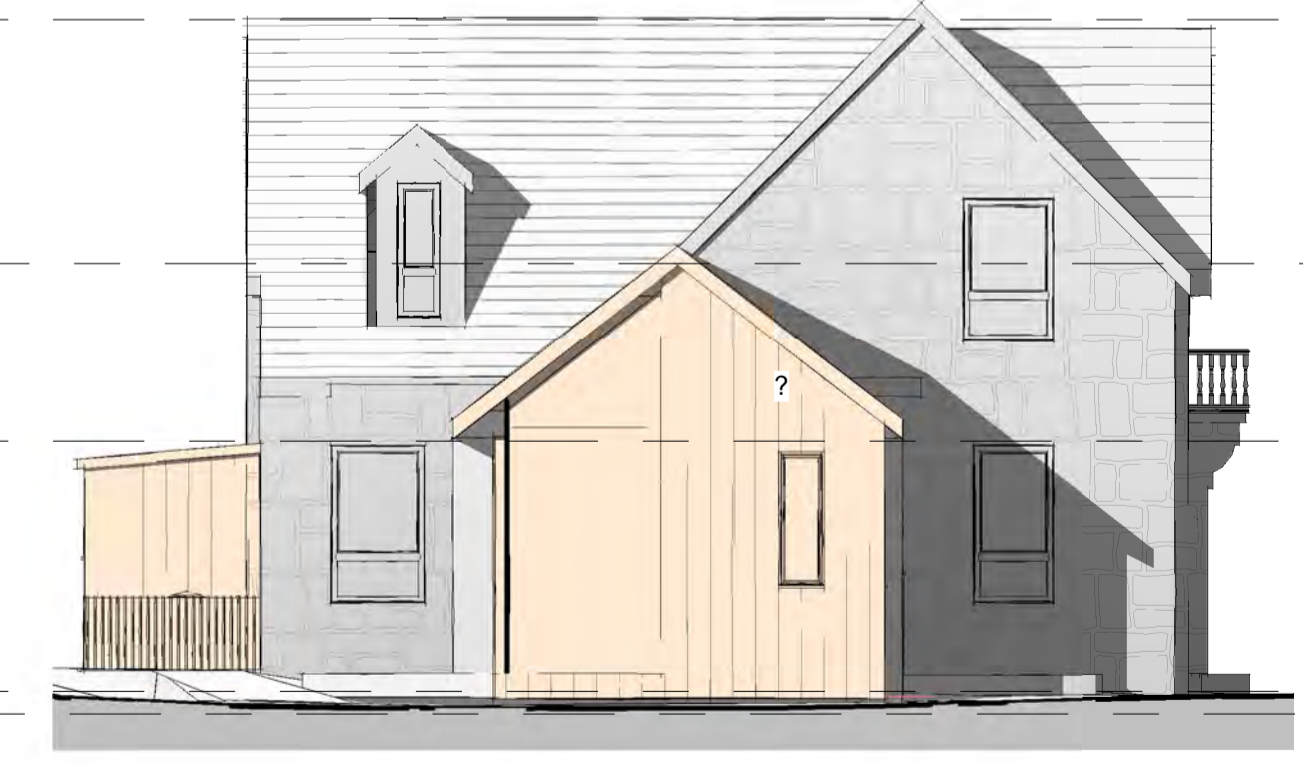
FINISHES LEGEND	
TM_01	Vertical timber cladding
RF_01	Reclaimed slate finish to match existing
RF_02	Dark grey rubberoid roof finish
ST_01	Recalimed stonework
 Area thus hatched denotes alterations and extensions	



2 PROPOSED NORTH
1:100



3 PROPOSED EAST
1:100



4 PROPOSED SOUTH
1:100

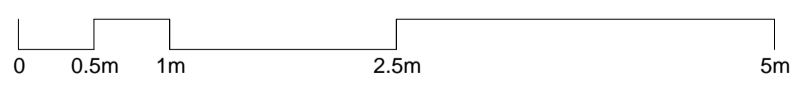


5 PROPOSED WEST
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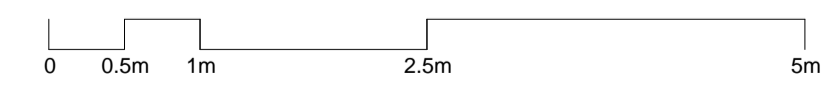
▼ Level Existing Ridge 26.838
 ▼ Level Existing Ridge Extension 23.614
 ▼ Level 00 Ground 17.956
 ▼ Level FGL 17.657

▼ Level Existing Ridge 26.838
 ▼ Level Existing Ridge Extension 23.614
 ▼ Level Existing Eaves Extension 21.266
 ▼ Level 00 Ground 17.956
 ▼ Level FGL 17.657

1 LEVEL 00 GROUND
PL_A005 1:50



4 PROPOSED SOUTH
1:100



5 PROPOSED WEST
1:100



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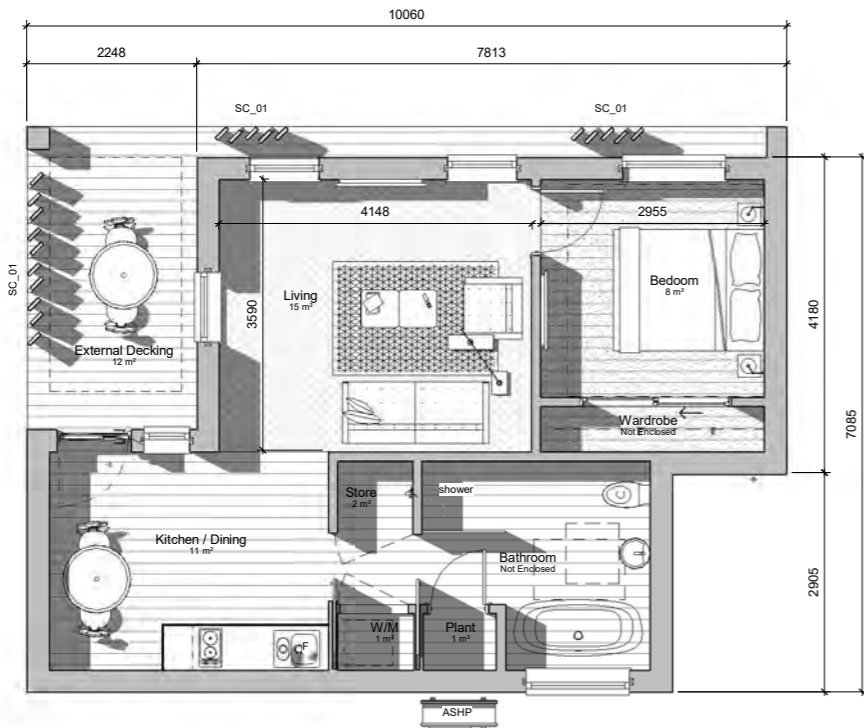
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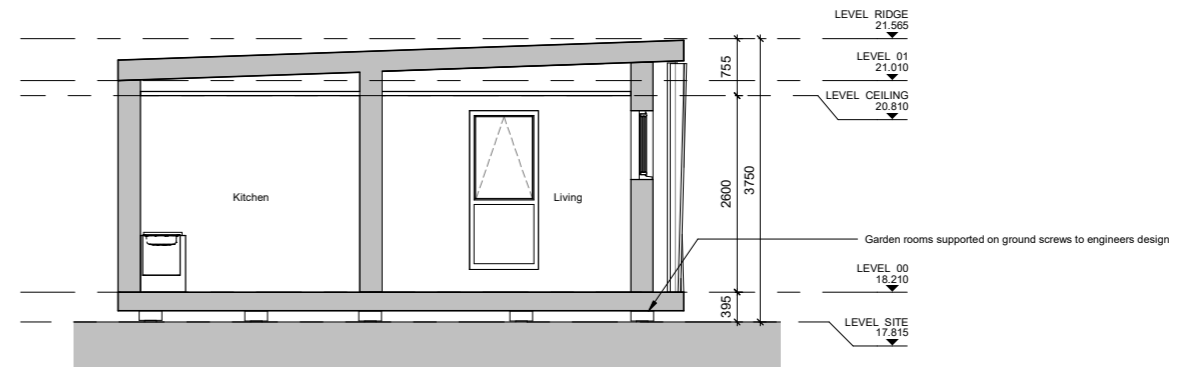
Project Title
 HTC_121
 19 DRUMMOND CRESCENT
 INVERNESS
 IV2 4QR
 Client Name
 MR 7 MRS LUGTON

Drawing Title	
GENERAL ARRANGEMENT	
Project Number	HTC_121
Drawing Number	PL_A100
Revision	A

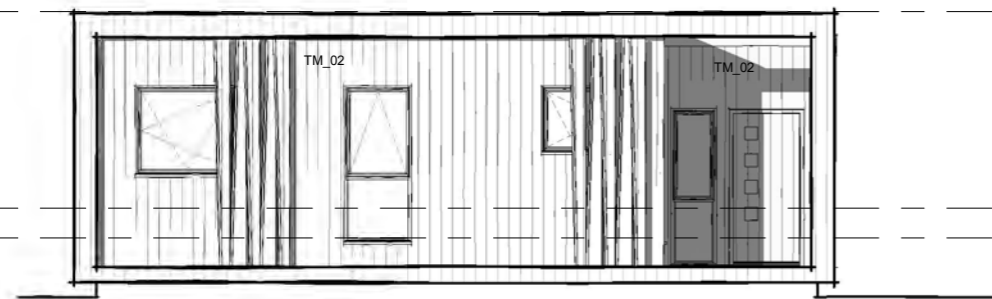


GFA: 58M²

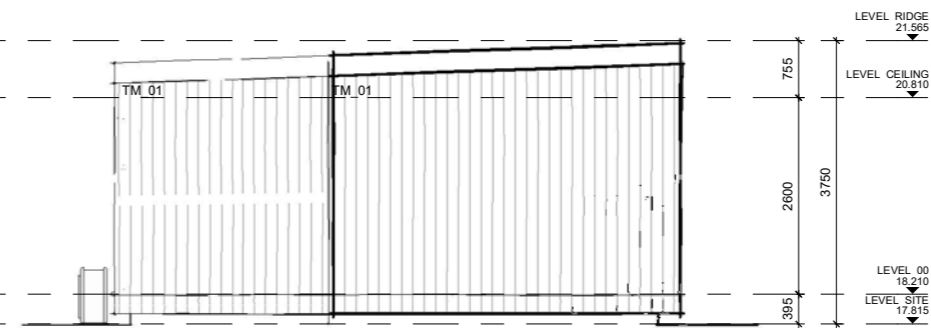
1 GROUND FLOOR PLAN
PL_A110 1:50



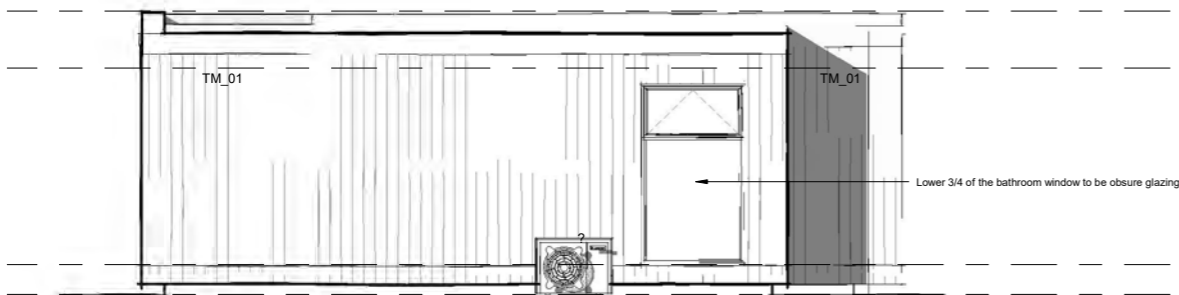
6 SECTION A
1:50



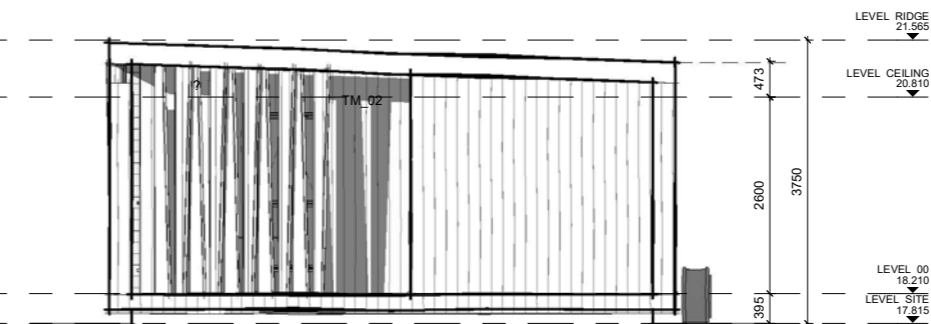
5 FRONT ELEVATION
1:50



2 SIDE ELEVATION
1:50



3 REAR ELEVATION
1:50



4 SIDE ELEVATION
1:50

EXTERNAL FINISHES	
TM_01	BLACK VERTICAL TIMBER CLADDING
TM_02	VERTICAL TIMBER CLADDING
SC_01	VERTICAL PROFILED PRIVACY SCREENING TO PREVENT OVER LOOKING

Revision	Description	Date
A	ISSUED FOR PLANNING	25.07.22

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2 Baron Taylors Street
Inverness
IV1 1QA
Tel: 01463 263 133
info@highlandtimberconstruction.co.uk
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SCS30132

Project Title
HTC_121
19 DRUMMOND CRESCENT
Client Name
MR & MRS LUGTON

Drawing Title
GARDEN ROOM TYPE B
GENERAL ARRANGEMENTS
Project Number
HTC_121
Drawing Number
PL_A110
Revision
A



SCREEN SC_01

COLOUR CONTRASTING TIMBER

BLACK VERTICAL TIMBER CLADDING



TM_01 BLACK TIMBER CLADDING

TM_02 TIMBER CLADDING



BLACK VERTICAL TIMBER CLADDING



Revision	Description	Date
A	ISSUED FOR PLANNING	21.01.22

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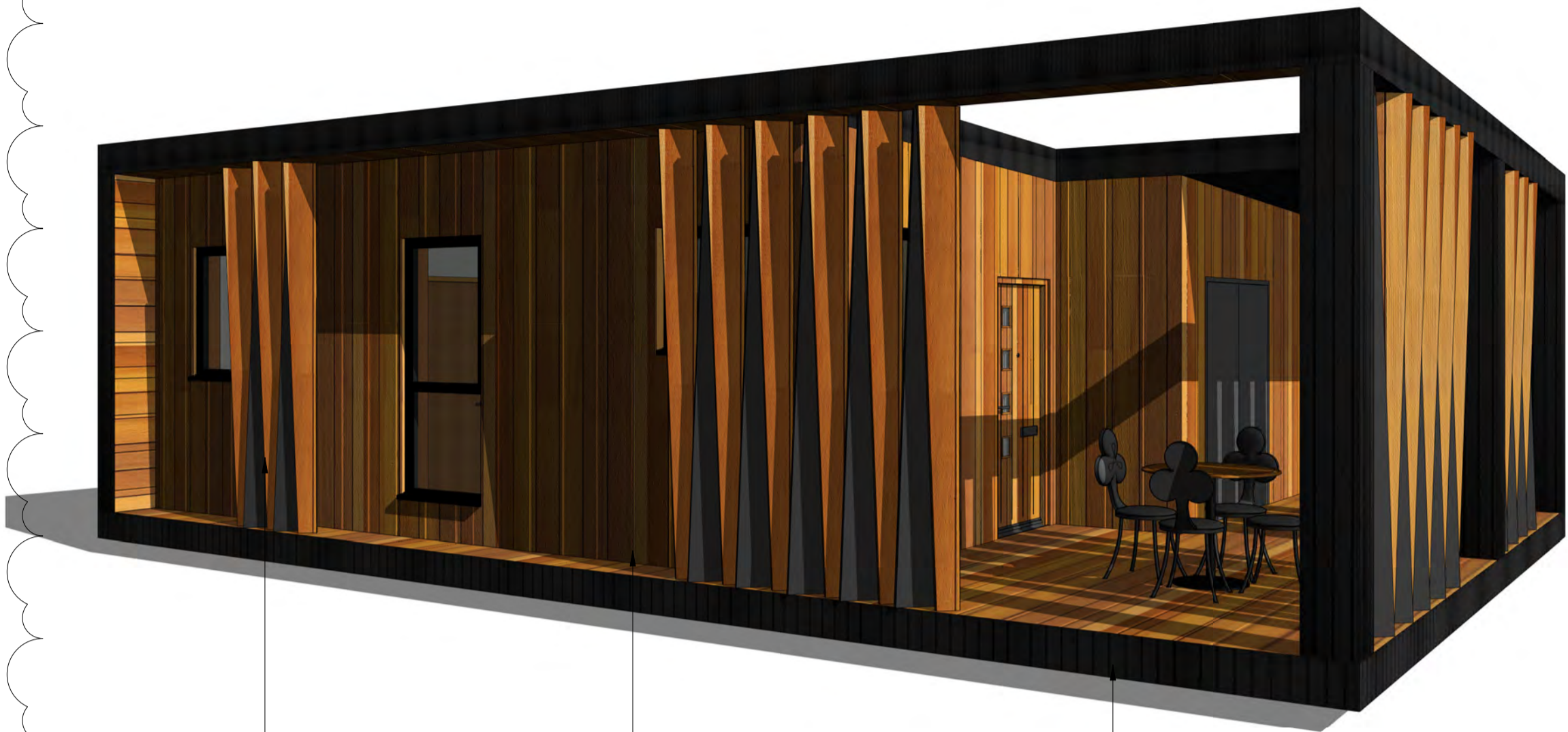
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 Inverness
 IV1 1QA
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 info@highlandtimberconstruction.co.uk
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Project Title
HTC_121
19 DRUMMOND CRESCENT
 Client Name
MR & MRS LUGTON

Drawing Title
PERSPECTIVES
 Project Number
HTC_121
 Drawing Number
PL_A410
 Revision
A

B



SCREEN SC_01

TIMBER CLADDING

BLACK VERTICAL TIMBER CLADDING



TM_01 BLACK TIMBER CLADDING

TM_02 TIMBER CLADDING



BLACK VERTICAL TIMBER CLADDING



Revision	Description	Date
A	ISSUED FOR PLANNING	21.01.22
B	UPDATED FOR PLANNING ISSUE	25.07.22

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 Inverness
 IV1 1QA
 Tel: 01463 263 133
 info@highlandtimberconstruction.co.uk
 www.highlandtimberconstruction.co.uk
 SC530132

Project Title
HTC_121
19 DRUMMOND CRESCENT
 Client Name
MR & MRS LUGTON

Drawing Title
PERSPECTIVES
 Project Number
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