

Agenda Item	6.7
Report No	PLN-072-22

HIGHLAND COUNCIL

Committee: North Planning Applications Committee
Date: 13 September 2022
Report Title: 22/02780/FUL: Mr & Mrs Sean & Jane Laird
Land 180M East Of East Achinchanter Cottage, Dornoch
Report By: Area Planning Manager - North

Purpose/Executive Summary

Description: Erection of a house and stables/outbuildings

Ward: 04 - East Sutherland And Edderton

Development category: Local

Reason referred to Committee: Community Council objection

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 The application seeks full planning permission for the erection of a single storey farm steading consisting of a 3-bedroom dwelling, stables and a garage outbuilding, all to be accessed via a new private access of the adjacent public road which runs from Dornoch towards Embo. The proposal is arranged in an elongated footprint to create a series of courtyards, some forming private garden areas, with an entrance working courtyard to the rear of the proposed stable block. The proposed steading will have a rendered exterior and a dark grey profiled metal roof, with timber posts and beam construction elements visible in open-sided areas of the proposal. Aluminium windows will be integrated throughout the dwelling along with rooflights to capture sunlight. It is also proposed for an Air Source Heat Pump to be installed to service the proposed dwelling.
- 1.2 A new private access with the appropriate SDB1 service bay of the adjacent public road is proposed to serve the farm steading, with vehicle turning provision and parking spaces provided within the entrance courtyard of the proposal. It is proposed for the development to connect onto both the public fresh water supply and the public foul drainage network. There are existing overhead electricity lines situated to the northwest of the development site, in close proximity to the proposed access, which run parallel to the public road throughout the adjacent farmland.
- 1.3 Previous Pre-Application Advice was given regarding, the erection of a single dwelling including garage with sewer connection to public sewer and water connection to public water main, within the chosen site in 2021 under application reference 21/04291/PREAPP. The applicant was advised that the proposed development may receive officer support, however, this was subject to any application demonstrating compliance with the hinterland policy with operational rationale fully justified.
- 1.4 The application is supported with a Private Access Checklist, Supporting Statement and an Operational Needs Assessment.
- 1.5 Variations: none.

2. SITE DESCRIPTION

- 2.1 The proposal site is approximately 1.07ha of farmland within the designated hinterland area surrounding Dornoch. The site is bounded by the public road to the northwest with open countryside and residential development situated on the opposite side of the road. To the north of the site sits a dismantled railway line which is a recognised core path, and a disused gravel pit is situated further to the northeast. The remaining land immediately to the south of the proposed farm steading is additional agricultural land in the ownership of the applicant, with a forestry border found along the east and south boundaries of the croft.

3. PLANNING HISTORY

- 3.1 **None since electronic records began.**

4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown Neighbour

Date Advertised: 08.07.2022

Representation deadline: 26.08.2022

Timeous representations: 1

Late representations: 0

4.2 Material considerations raised are summarised as follows:

a) None

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 **Dornoch Area Community Council** object to the application on the following grounds;

1. Lack of evidence to support the business need for a new house (as requested in the PREAPP response).

2. The overall scale of the construction (c. 500m² total roof area) is not in keeping with a residential development on the edge of Dornoch.

3. The development lacks compliance with the 'hinterland' guidance on Rural Housing (December 2021).

4. The application fails to acknowledge that the Dornoch/Embo Road has been upgraded to allow (faster) two-way traffic at the point where another new access is proposed, almost directly opposite an existing entrance and thus creating additional danger.

5. Residential development on agricultural land to the east of the Embo road on the edge of Dornoch would create a dangerous precedent for possible future developments.

5.2 **Flood Risk Management Team** do not object to the application. The site is located to the north of an area predicted to be at medium to high risk of surface water flooding on SEPA's flood maps. The topography provided indicates that the proposed development will be located on ground at or above 13.00mAOD with the proposed finished floor level of the building at 13.30mAOD. Ground levels in the area predicted to be at risk of surface water flooding are approximately 10.00mAOD. Given the elevation of the proposed buildings above the area predicted to be at risk of surface water flooding, we are content that the flood risk is likely to be low. We therefore have no objection to the application.

5.3 **Contaminated Land** no objection subject to a condition being attached to any permission granted. Records indicate the site/part of the site has an historic use as a Sheep Dip which may have resulted in land contamination. Therefore, a condition

should be attached which states that no development shall commence until a scheme to deal with potential contamination on site has been submitted and agreed in writing with the Planning Authority.

- 5.4 **Access Officer** no response received.
- 5.5 **Agricultural Advisor** reviewed the submitted Operational Needs Assessment and concludes there is sufficient justification for a house in this location in order to manage the landholding and agricultural activities.
- 5.6 **Scottish Water** no objection to the application. Stated that there is sufficient capacity for the proposed development to connect onto both the public fresh water supply at Londornoch Water Treatment Works and the public foul drainage network at Dornoch Waste Water Treatment Works. Applicant should be aware Scottish Water Records indicate that there is live infrastructure in the proximity of the development area and any conflict with assets identified will be subject to restrictions on proximity of construction.
- 5.7 **SSEN Transmission** no objection to this application. We do not anticipate any impacts on our Transmission infrastructure from the proposed development and as such have no comments at this time. PLEASE NOTE: The overhead line running close to the proposed development appears to be a SSEN Distribution line, as opposed to an SSEN Transmission line which this inbox is responsible for monitoring. It is therefore recommended that you consult SSEN Distribution separately for comment on the application.
- 5.8 **SSEN Distribution** no response received.

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)
- 42 - Previously Used Land
- 58 - Protected Species
- 59 - Other important Species
- 60 - Other Importance Habitats
- 64 - Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage

6.2 **Caithness and Sutherland Local Development Plan (2018)**

The site lies within the defined Hinterland area

- 6.5 **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)
Rural Housing (December 2021)
Sustainable Design Guide (Jan 2013)

7. **OTHER MATERIAL POLICY CONSIDERATIONS**

7.1 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy
National Planning Framework 3
Creating Places

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) Amenity
 - d) Access and Parking
 - e) Drainage and Flood Risk
 - f) Developer Contributions
 - g) any other material considerations

Development plan/other planning policy

- 8.4 The application seeks full planning permission for the erection of a new farm steading consisting of a dwelling, stables and outbuilding. The site lies within the hinterland area as defined by the Caithness and Sutherland Local Development Plan; therefore the proposal requires to be primarily assessed against Policy 35 – Housing in the Countryside (Hinterland Areas) of the Highland-wide local Development Plan and the associated Rural Housing supplementary guidance. The policy sets out that the

council will presume against further housing development in the hinterland unless certain exceptions apply. Such exceptions relate largely to land management and business/operational requirements however there is also scope to consider whether proposals represent rounding off or an acceptable expansion of an existing housing group. In this instance the application is made on the basis of operational need and is supported by an Operational Needs Assessment (ONA) as required by the policy. In addition, the general policies of the Highland-wide Local Development Plan as listed above carry due weight in the assessment.

- 8.5 Achinchanter Farm in which this application proposes to erect a new farm steading upon, is a farm holding of which is owned by the applicant and extends to a total of 17.81 hectares. The ONA outlines that the farm is predominantly based around a rotational grassland system, and in 2021 around 10 hectares was cropped for fodder, with the remainder grazed. The ONA further states that it is the applicants long term aim to grow fodder crops on the holding to be grazed directly by livestock, with the aim to produce quality stores which can be sold for finishing. Given the size of the landholding, as well as the extent of both existing and proposed agricultural activities, the ONA concludes that its labour requirement is 1.3 labour units which equates to a full-time labour requirement. Therefore, this demonstrates that there is sufficient justification for the proposed house in relation to the operational needs of the farm and it is required to fully enable the applicant to develop the business with secure accommodation on-site.
- 8.6 Taking account of the above, the principle of development can be considered acceptable when assessed against Policy 35 and its exception relating to operational land management. The proposal is also assessed in terms of compliance with the general policies of the HwLDP and the design criteria of the Rural Housing supplementary guidance below:

Siting and Design

- 8.7 It is proposed for the proposal to be located entirely within a strip of land to the north of Achinchanter Farm, with the farm steading to be situated towards the north-eastern corner of the proposed development site. It is considered that this siting takes away the least productive part of the croft in order to not impede on its overall viability by providing a sufficient amount of remaining land for agricultural purposes.
- 8.8 The proposal demonstrates a design similar to a traditional farm steading which is found throughout the highland region, with it considered as having a clear and simple geometric form that allows for suitable distinction and incorporation between the dwelling, stables and outbuilding elements. Due to the single storey nature of the proposed property and its siting setback from the public road, the farm steading should not become visually dominant both within the surrounding landscape and for passers-by on the public road. The substantial footprint of the proposed property is broken up by its layout and through good design, and as stated within the Rural Housing supplementary guidance single storey buildings arranged in the same way as a typical farm steading, such as this proposed development, result in a smaller mass and a lower building which allows the property to nestle into the landscape.
- 8.9 The proposed rendered exterior will ensure the property coheres with surrounding dwellings situated on the opposite side of the public road. The incorporation of timber

posts, an entrance courtyard and the low-lying roof and eaves, adds clear design distinction to similar traditional farm steadings found throughout highland. The profiled metal sheeted roof is also similar to the roofs found upon other agricultural buildings situated within the countryside. The similar design and use of materials between each aspect of the steading, is welcomed as it minimises contrast within the design as advised within the Rural Housing supplementary guidance.

- 8.10 In response to the concerns raised by the community council regarding the overall scale of construction, the proposed farm steading consists of a dwelling with an approximate area of 200m². The stables and an outbuilding will have a combined area of 100m². Therefore, the estimated area and scale of development is considered as appropriate for that of an agricultural business which this application is classed as rather than being solely for residential purposes.
- 8.11 It is considered that the siting and design of the proposal replicates that of a traditional farm steading, which will visually correspond to both surrounding dwellings and agricultural properties located within the countryside. The main views on approach along the adjacent public road, the north-western and south-western elevations, further distinguish a traditional farm steading design that demonstrates clear coherence throughout, and therefore the siting and design of the proposal is considered acceptable.

Amenity

- 8.12 Within a 20m radius of the proposed development site there are only two neighbouring properties situated on the opposite side of the public road. It should also be noted that there are numerous dwellings under construction along the public road which will face onto the wider farmland in which this proposal will be sited upon. It is considered that with sufficient distance between the proposed development and existing properties, the proposal will not result in any invasion of privacy, blocking of daylight or increased noise issues with neighbouring properties. The inclusion of an Air Source Heat Pump is welcomed during a time of climate emergency; however, a condition should be used to ensure the noise generated from this sustainable measure is kept to an acceptable level.

Access and Parking

- 8.13 The application proposes to create a new private access from the nearby public road which runs from Dornoch towards Embo. The access will be required to adhere to the Access to Single Houses and Small Housing Developments guidelines with the junction formed in accordance with drawing ref SDB1. Visibility splays of 2.4m x 160m shall be provided and maintained on each side of the access at its junction with the public road which is considered to be commensurate with the assessed road speeds on the public road. The submitted Private Access Checklist confirms that such splays can be achieved. There is also suitable space within the development site for a minimum of two parking spaces and an adequate turning area. Both the access and parking requirements should be secured via condition to be fully delivered prior to the first occupation of the development.

- 8.14 It should be noted that there is an existing overhead electricity line and pole situated within close proximity to the proposed access. This electricity infrastructure may require to be relocated, however, SSEN Distribution were consulted regarding the proposed development but have not responded. Therefore, this is a matter which will need to be dealt with in due course by the relevant parties rather than the planning authority.
- 8.15 In response to the road safety concern raised by the community council regarding the creation of an additional access opening onto the public road which opposes an existing access entrance. The location of the new private access regarding this application is approximately 20m from the nearest existing property entrance at Whin Cottage, on the opposite side of the public road. This separation distance therefore distinguishes that the proposed access will not be directly opposite an existing property entrance opening, with both accesses considered as being staggered along the public road from each other. This means that should a situation arise where vehicles are trying to enter or exit either access at the same time, they will not directly cross paths as would have been the case if the access openings were directly opposing. Therefore, with a reasonable separation distance between both the proposed and existing access junctions, and the staggered arrangement, it is considered that the proposed development will not create any additional road safety concerns in its chosen location.

Drainage and Flooding

- 8.16 Scottish Water have confirmed that there is sufficient capacity for the proposed development to connect onto both the public fresh water supply and the public foul drainage network. There is sufficient space within the proposed development site for provision of surface water drainage measures which should be secured via condition with details provided before any development takes place.
- 8.17 The proposed development site is located to the north of an area predicted to be at a medium to high risk of surface water flooding. The topography provided within the application indicates that the proposed development will be sited on ground at or above 13.00mAOD with the proposed finished floor level of the property at 13.30mAOD. Ground level in the area which is predicted to be at risk of surface water flooding is approximately 10.00mAOD. Therefore, given the elevation of the proposed development above the area predicted to be at risk of surface water flooding, it is considered that the flood risk on site is likely to be low. The council's Flood Team were consulted regarding this application and have no objections to the proposed development.

Developer Contributions

- 8.18 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 there are no capacity constraints at either Dornoch Primary School or Dornoch Academy, no developer contributions would be required in accordance with Policy 31.

Other material considerations

- 8.19 There are no other material considerations.

Non-material considerations

- a) Concerns regarding future postal delivery issues as the proposed property is referred to as Achinchanter House within the application which is the same name as an existing dwelling on the opposite side of the public road.
- 8.20 The issue regarding the name of the property and future postal delivery complications is not a material planning consideration.

9. CONCLUSION

- 9.1 Policy 35 places a presumption against further housing within the hinterland unless certain exceptions apply, which relate largely to land management and business/operational requirements. The ONA submitted within the application, concludes the size of the landholding, as well as the extent of both existing and proposed agricultural activities to take place on the farm. The labour requirement detailed is 1.3 labour units which equates to a full-time labour requirement. Therefore, this demonstrates sufficient justification for the proposed house in relation to the operational needs of the farm and is considered acceptable when assessed against Policy 35 and its exception to operational land management. In addition, the proposed siting and design of the development replicates that of a traditional farm steading, which will visually correspond to both surrounding dwellings and agricultural development located within the countryside. It is therefore considered the proposed development accords with design criteria regarding housing in the countryside detailed within the Rural Housing supplementary guidance. Although the concerns of the Community Council are understood, the application does detail the required evidence to support the business need for a new house and accords with the council's hinterland guidance on rural housing. The overall scale of the development is considered suitable for an agricultural business development, with the proposed layout considered to break-up the overall footprint of the development. The proposal is not solely for residential purposes and by demonstrating a private access which is found to be staggered and a reasonable distance from the nearest existing property access along the public road, the proposed development is deemed to accord with policy and is considered acceptable.
- 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 actions, it is recommended to **GRANT** the application subject to the following conditions and reasons

1. No other development shall commence until the site access has been constructed in accordance with The Highland Council's Access to Single Houses and Small Housing Developments guidelines, with:
 - i. the junction formed to comply with drawing ref. SDB1; and
 - ii. visibility splays of 2.4m x 160m (the X dimension and Y dimension respectively) in each direction formed from the centre line of the junction.

Within the stated visibility splays, at no time shall anything obscure visibility between a driver's eye height of 1.05m positioned at the X dimension and an object height of 0.60m anywhere along the Y dimension.

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

2. Prior to the first occupation of the dwellinghouse, parking spaces (excluding garages) and vehicle turning provision for a minimum of 2 cars shall be provided as detailed on the approved plans and shall thereafter be maintained for this use in perpetuity.

Reason: To ensure that sufficient space is provided within the application site for the parking (and, where necessary, turning) of cars, so they do not have to park within or reverse onto the public road.

3. No development shall commence until full details of all surface water drainage provision within the application site (which shall accord with the principles of Sustainable Urban Drainage Systems (SUDS) and be designed to the standards outlined in Sewers for Scotland Fourth Edition, or any superseding guidance prevailing at the time) have been submitted to, and approved in writing by, the Planning Authority. Thereafter, only the approved details shall

be implemented, and all surface water drainage provision shall be completed prior to the first occupation of any of the development.

Reason: To ensure that surface water drainage is provided timeously and complies with the principles of SUDS; in order to protect the water environment.

4. No development shall commence until a scheme to deal with potential contamination on site has been submitted to and agreed in writing by the Planning Authority. The scheme shall include:
 - i. the nature, extent and type of contamination on site and identification of pollutant linkages and assessment of risk (i.e. a land contamination investigation and risk assessment), the scope and method of which shall be submitted to and agreed in writing by with the Planning Authority, and undertaken in accordance with PAN 33 (2000) and British Standard BS 10175:2011+A2:2017 Investigation of Potentially Contaminated Sites - Code of Practice;
 - ii. the measures required to treat/remove contamination (remedial strategy) including a method statement, programme of works, and proposed verification plan to ensure that the site is fit for the uses proposed;
 - iii. measures to deal with contamination during construction works;
 - iv. in the event that remedial action be required, a validation report that will validate and verify the completion of the agreed decontamination measures;
 - v. in the event that monitoring is required, monitoring statements shall be submitted at agreed intervals for such time period as is considered appropriate by the Planning Authority.

Thereafter, no development shall commence until written confirmation has been received that the scheme has been implemented, completed and, if required, monitoring measurements are in place, all to the satisfaction of the Planning Authority.

Reason: In order to ensure that the site is suitable for redevelopment given the nature of previous uses/processes on the site.

5. All plant, machinery and equipment associated with ventilation, air-conditioning, heating and refrigeration services or similar and including fans, ducting and external openings shall be so installed, maintained and operated such that any associated operating noise does not exceed NR 20 when measured or calculated within any noise-sensitive premises with windows open for ventilation purposes. For the purposes of this condition, "noise-sensitive premises" includes, but is not necessarily limited to, any building,

structure or other development the lawful use of which a) falls within Classes 7 (Hotels & Hostels), 8 (Residential Institutions) or 9 (Houses) of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended), or b) is as a flat or static residential caravan.

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

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.

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 & 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

Signature:

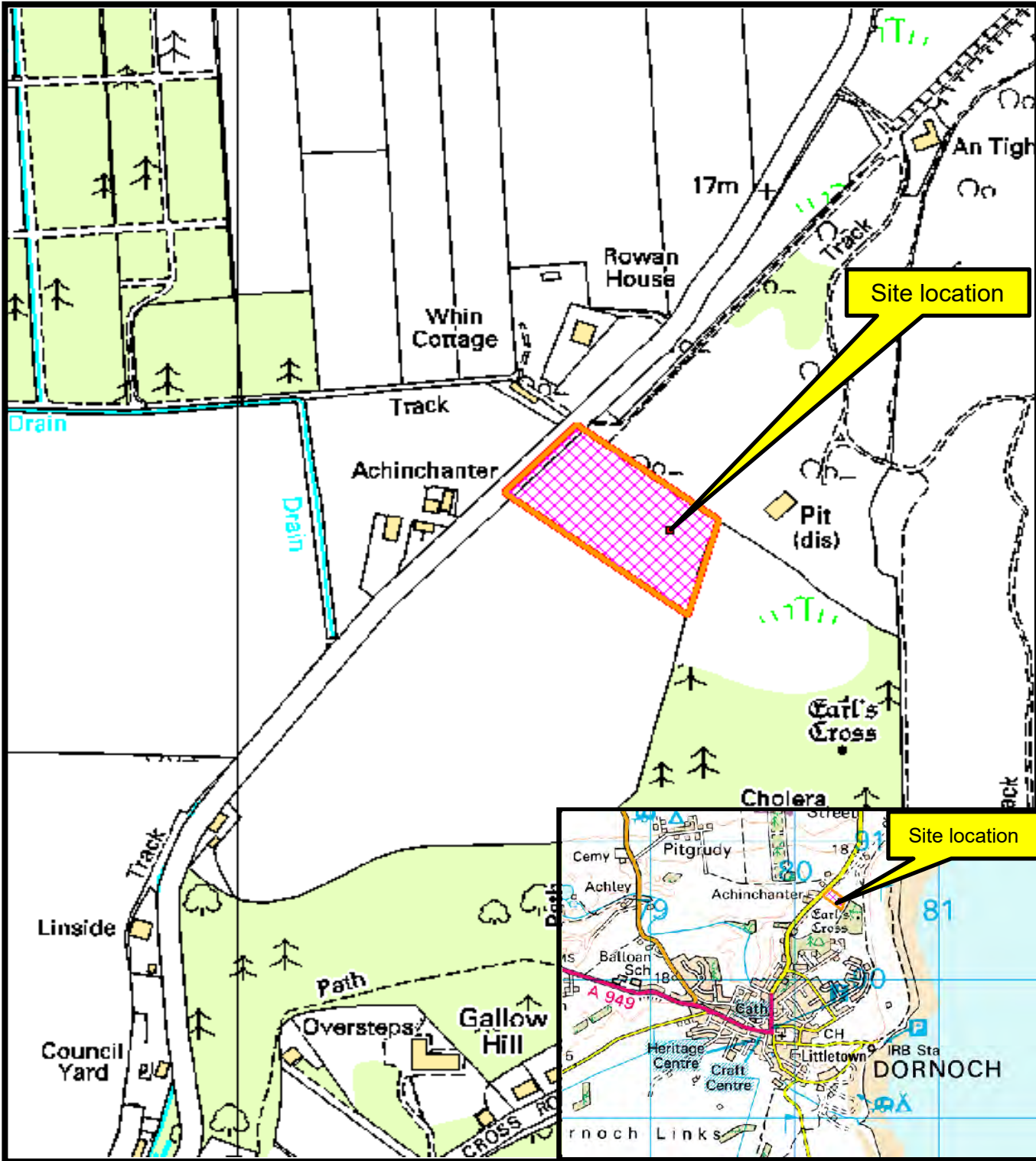
Designation: Area Planning Manager - North

Author: Liam Burnside

Background Papers: Documents referred to in report and in case file.

Relevant Plans:

- Plan 1 - LP_001 Location Plan
- Plan 2 - SP_001 Site Layout Plan
- Plan 3 - GA 100 Ground Floor Plan
- Plan 4 - GA_101 Roof Plan
- Plan 5 - GA_200 Elevations
- Plan 6 - GA_300 Section Plan



The Highland
Council
Comhairle na
Gàidhealtachd

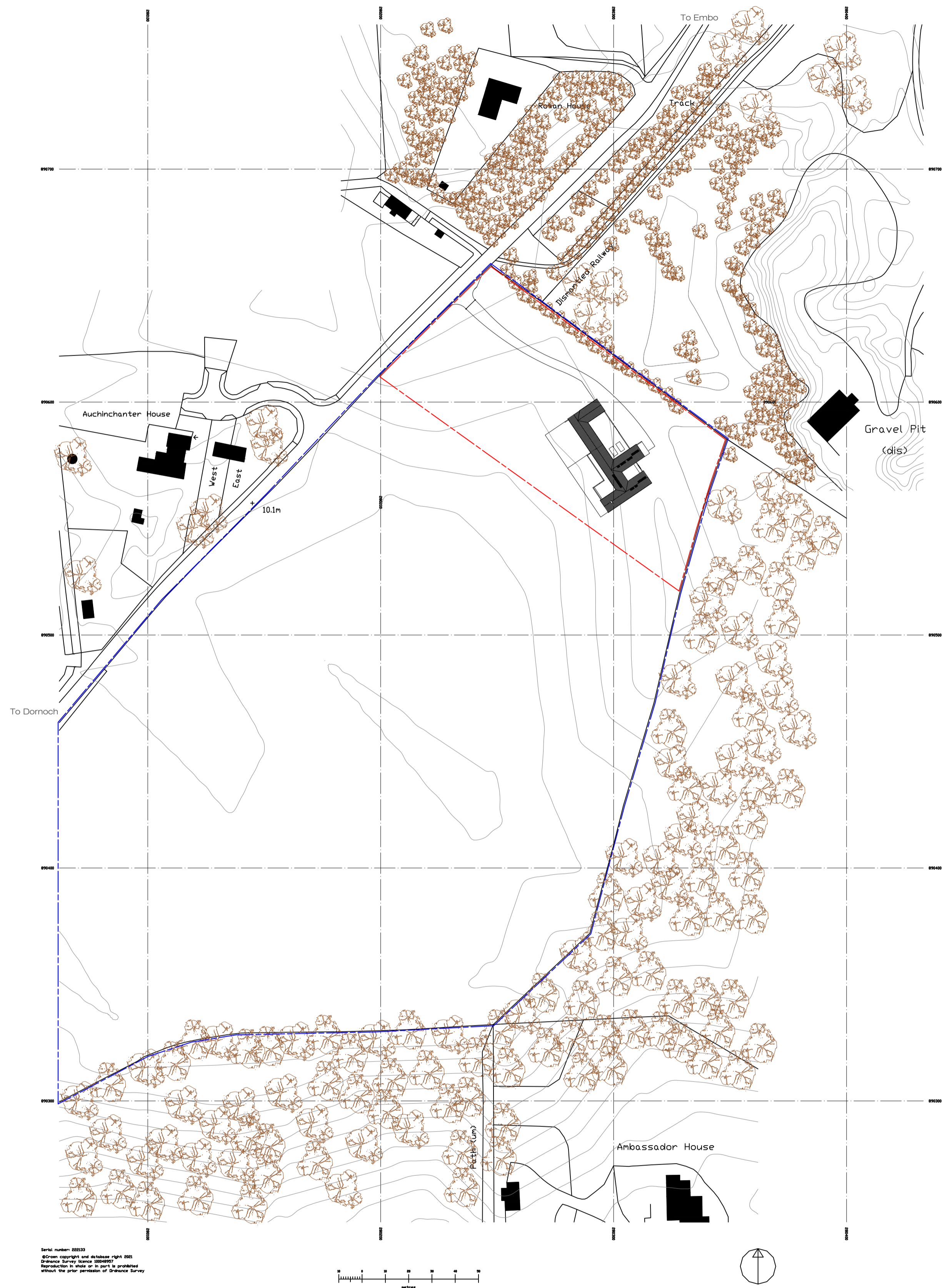
Development & Infrastructure
Service

22/02780/FUL

**Erection of house and stables/outbuildings
Land 180M East Of East Achinchanter Cottage
Dornoch**

September 2022





— site boundary
— land ownership boundary



REV	DATE	ISSUE

REV	DATE	ISSUE

PROJECT
Achinchanter House
Sean & Jane Laird

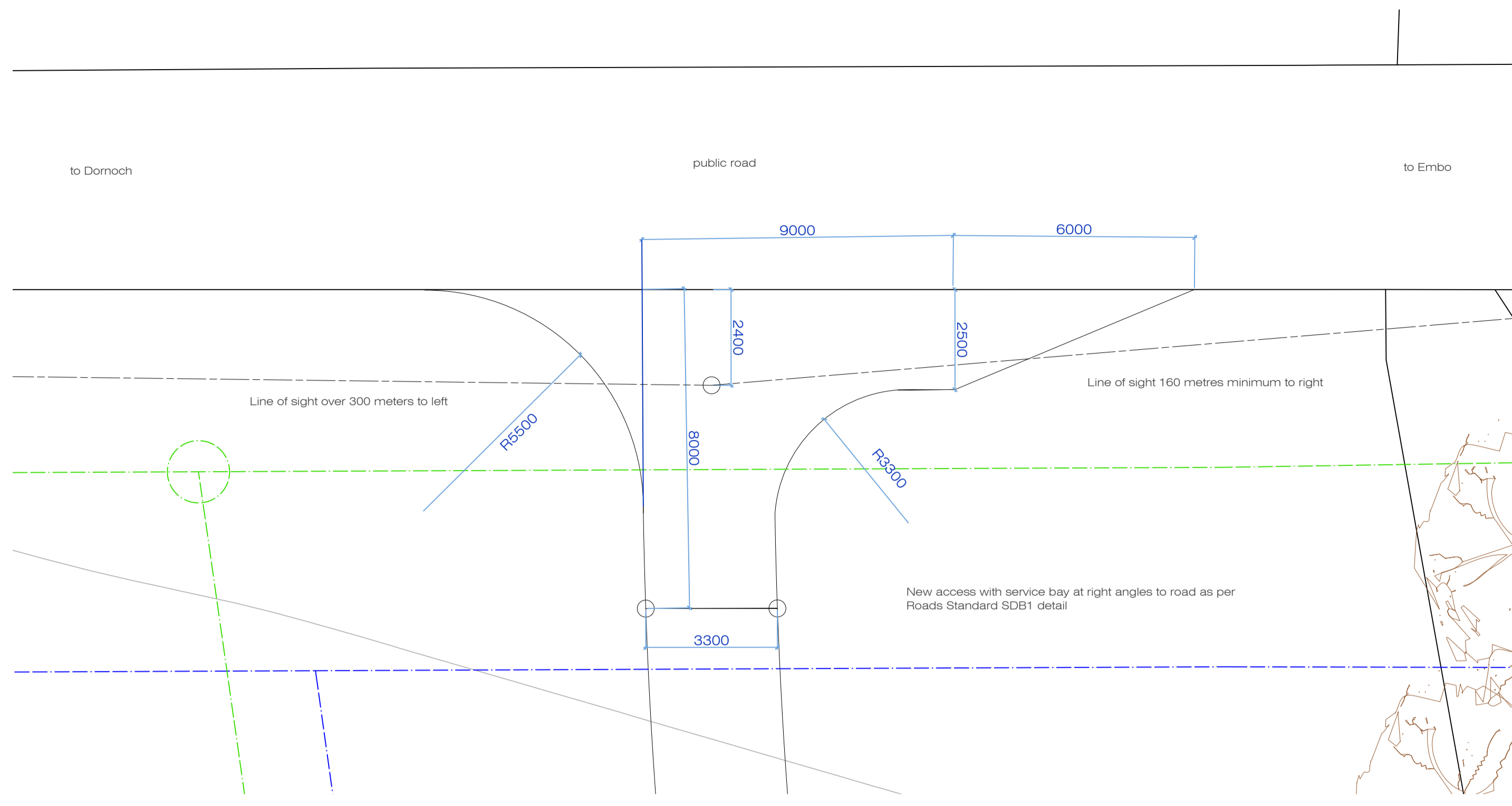
PROJECT NO	PLOT DATE	DRAWN
21_056	24/05/2022	JM

STATUS
Planning Permission Application

VERIFIED	SHEET SCALE	SHEET SIZE	NORTH
IVL	1:1250	A1	N

DRAWING TITLE
LOCATION PLAN

DRAWING NUMBER	REVISION
LP_001	



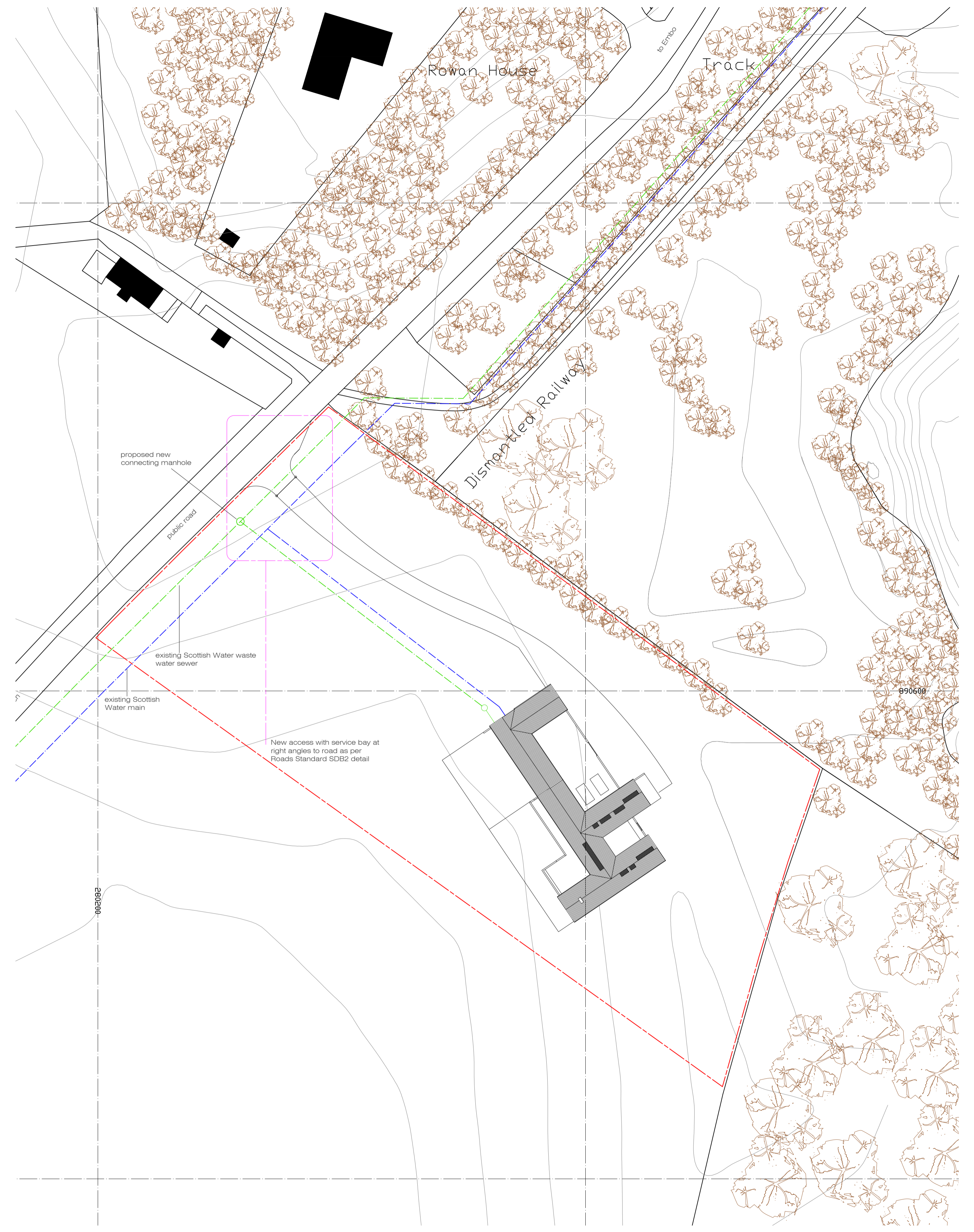
ACCESS PLAN - 1:100



Looking left from site access



Looking right from site access

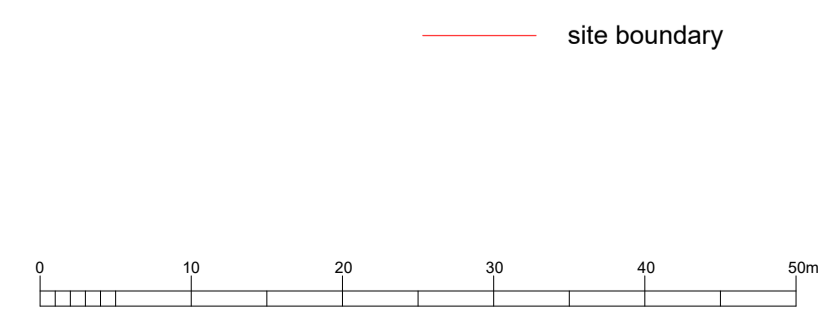


SITE PLAN - 1:500

ARCHITECT
LEVENS STUDIO
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THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS DRAWING IS VESTED IN LEVENS STUDIO.



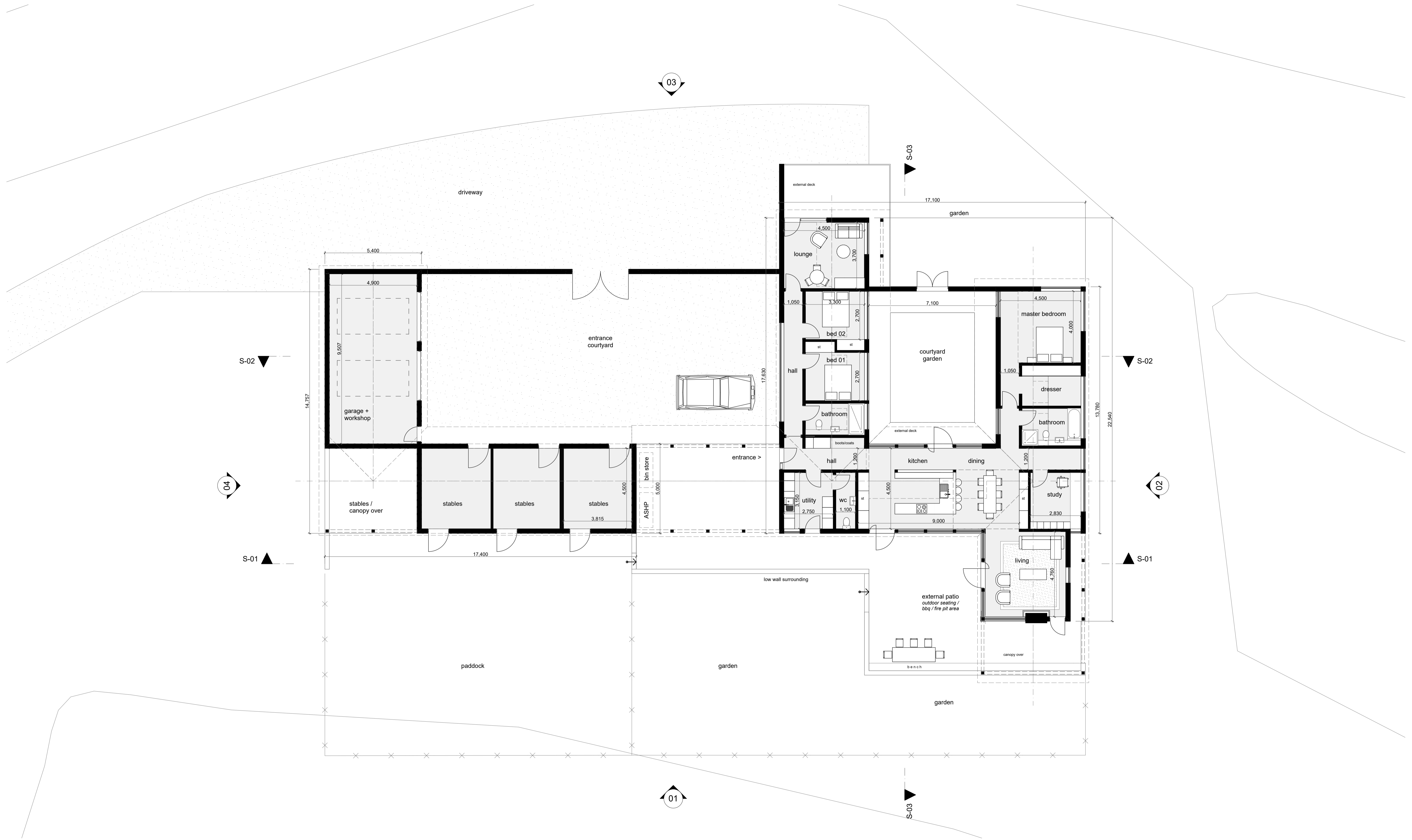
REV	DATE	ISSUE

REV	DATE	ISSUE

PROJECT			
Achincharter House			
Sean & Jane Laird			
PROJECT NO	PLOT DATE	DRAWN	VERIFIED
21_056	25/05/2022	JM	IVL

STATUS			
Planning Permission Application			
SHEET SCALE	SHEET SIZE	NORTH	
1:500, 1:100	A1		

DRAWING TITLE	
SITE PLAN	
DRAWING NUMBER	REVISION
SP_001	



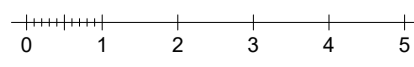
ground floor area of house = 194m²

outbuildings = 99m²

ARCHITECT
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REV	DATE	ISSUE

REV	DATE	ISSUE

PROJECT
Achinchanter House
 Sean & Jane Laird

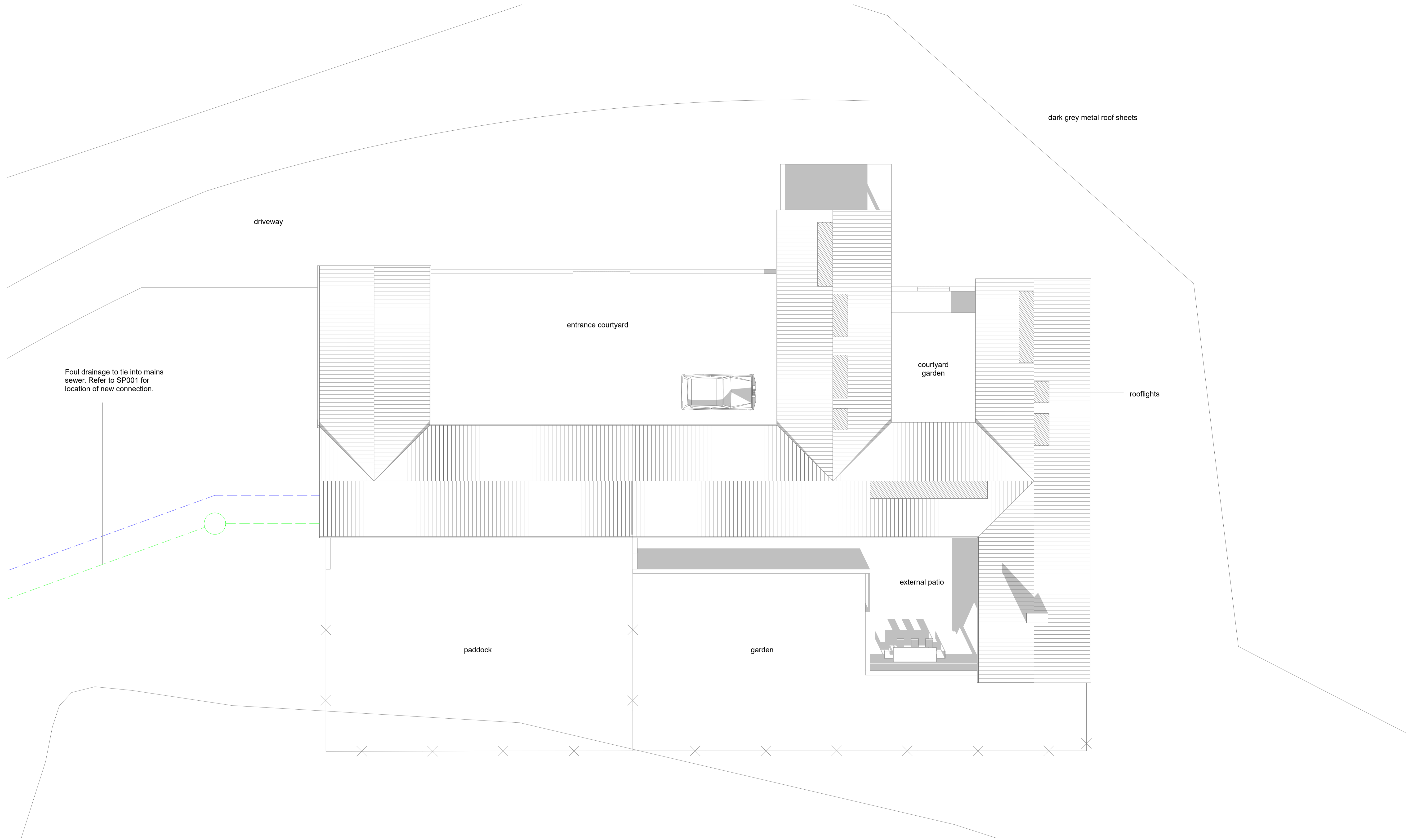
PROJECT NO	PLOT DATE	DRAWN
21_056	24/05/2022	JM

STATUS
 Planning Permission Application

SHEET SCALE	SHEET SIZE	NORTH
1:100	A1	

DRAWING TITLE
GROUND FLOOR PLAN

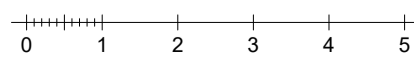
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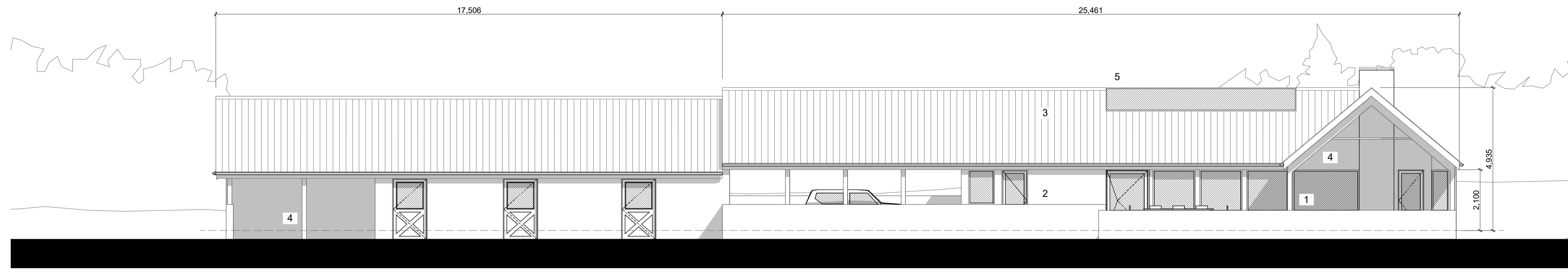
STATUS
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PROJECT NO	PLOT DATE	DRAWN	VERIFIED	SHEET SCALE	SHEET SIZE	NORTH
21_056	23/05/2022	JM	IVL	1:100	A1	

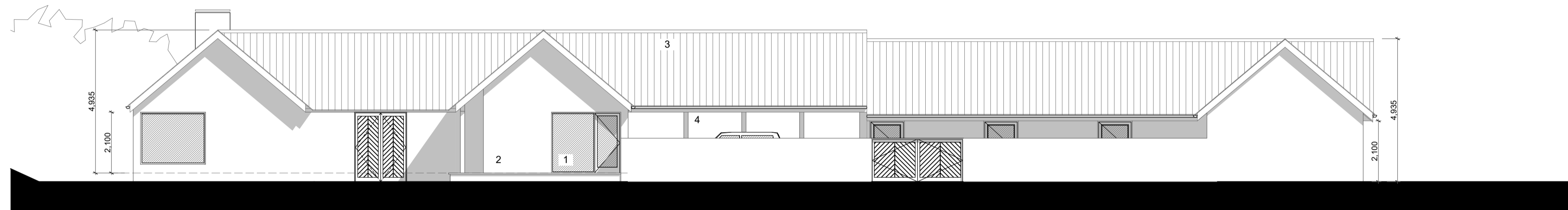
DRAWING TITLE
ROOF PLAN

DRAWING NUMBER
GA_101

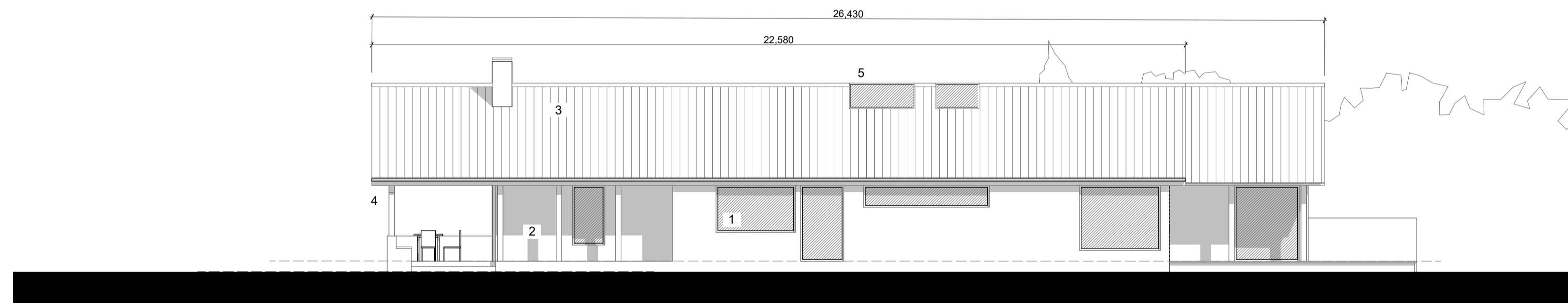
REVISION



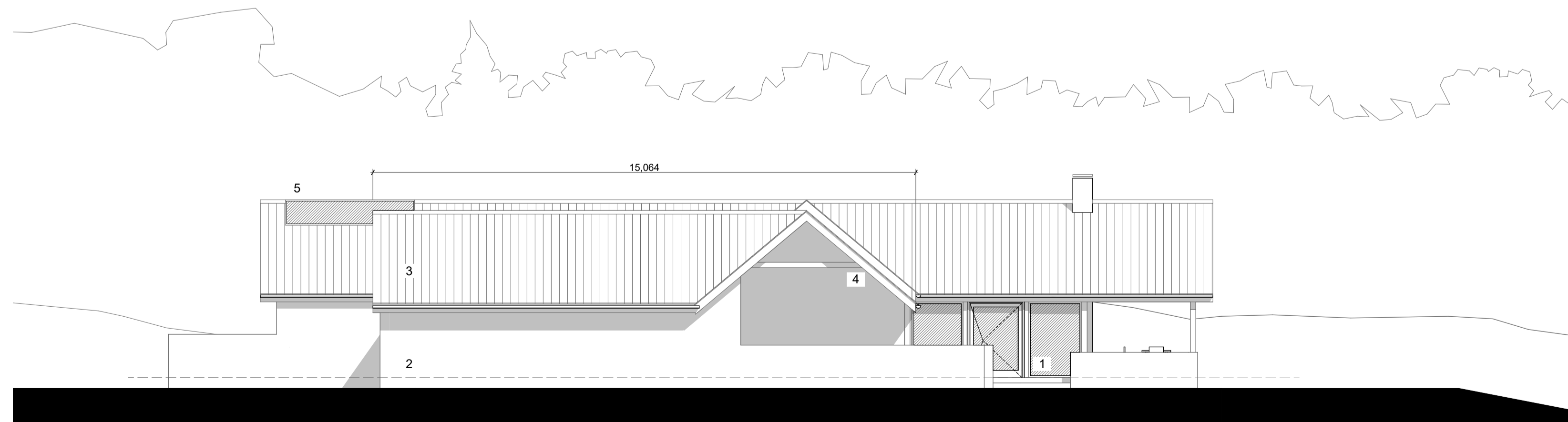
ELEVATION 01 - 1:100



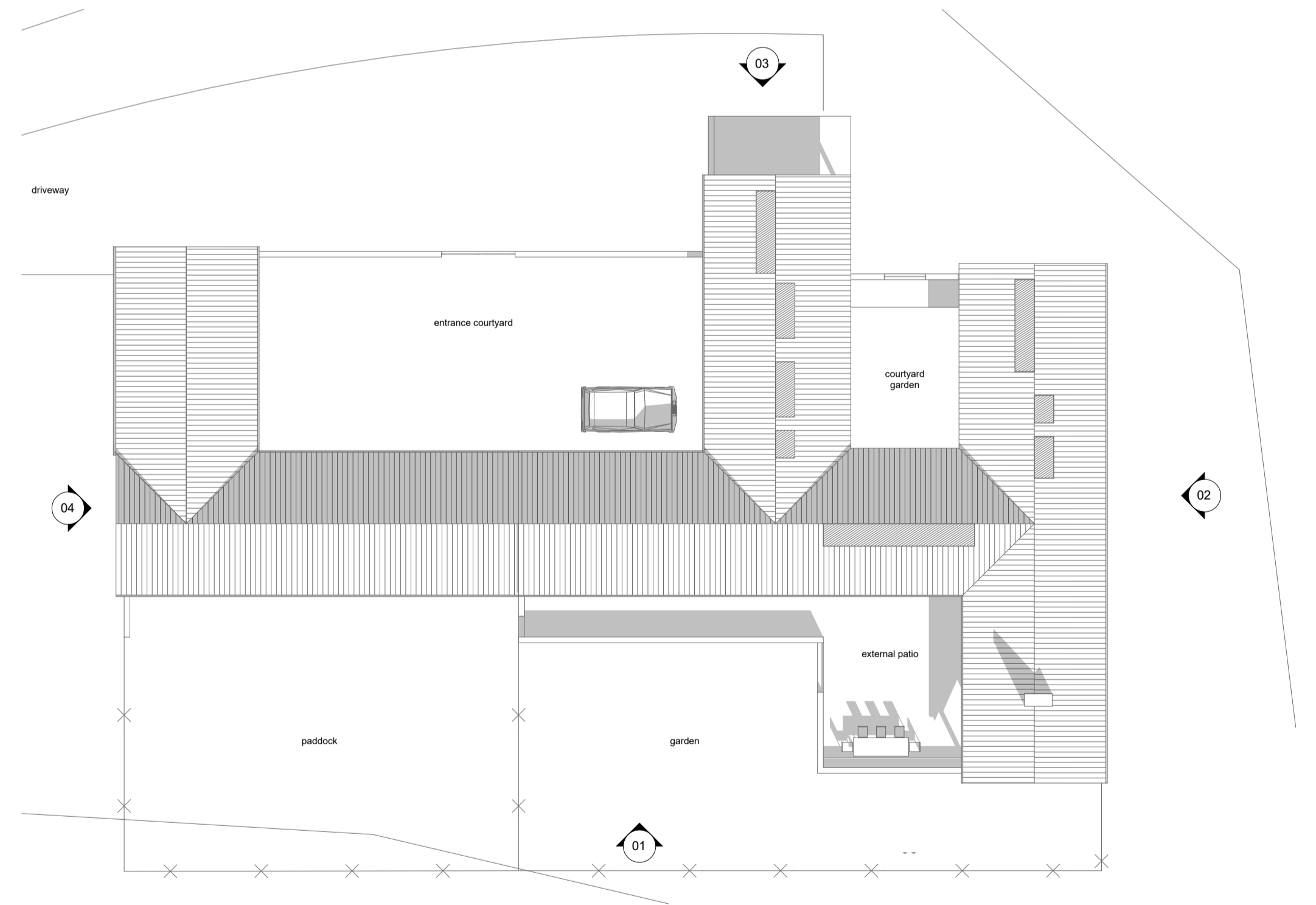
ELEVATION 02 - 1:100



ELEVATION 03 - 1:100



ELEVATION 04 - 1:100



ROOF PLAN - 1:200

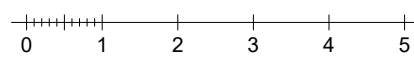
MATERIAL KEY

- 1 - double glazed aluminium windows & door units
- 2 - rendered blockwork
- 3 - dark grey metal roofing
- 4 - timber post and beam structure
- 5 - double glazed rooflights

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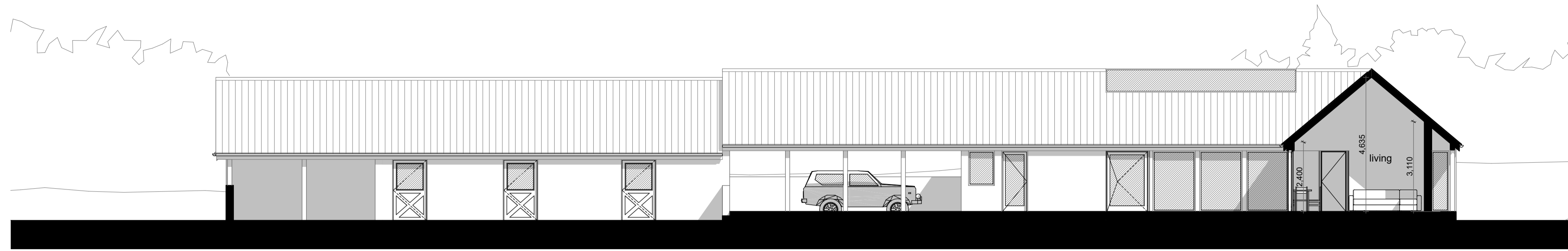
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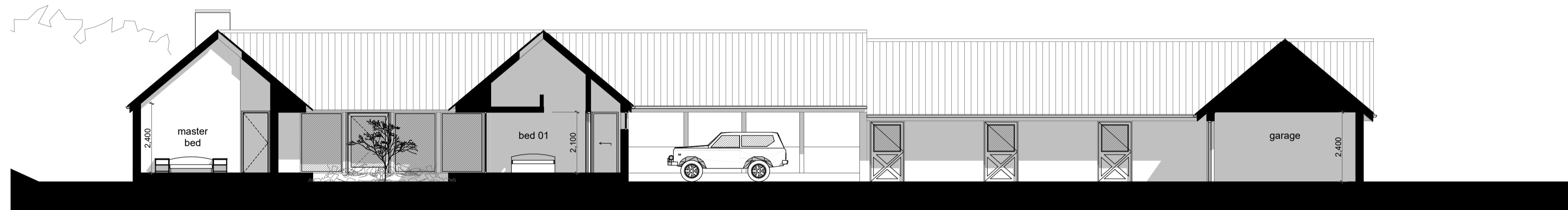
DRAWING TITLE
ELEVATIONS SHEET 01

PROJECT NO	PLOT DATE	DRAWN	VERIFIED	SHEET SCALE	SHEET SIZE	NORTH
21_056	23/05/2022	JM	IVL	1:100, 1:200	A1	

DRAWING NUMBER	REVISION
GA_200	



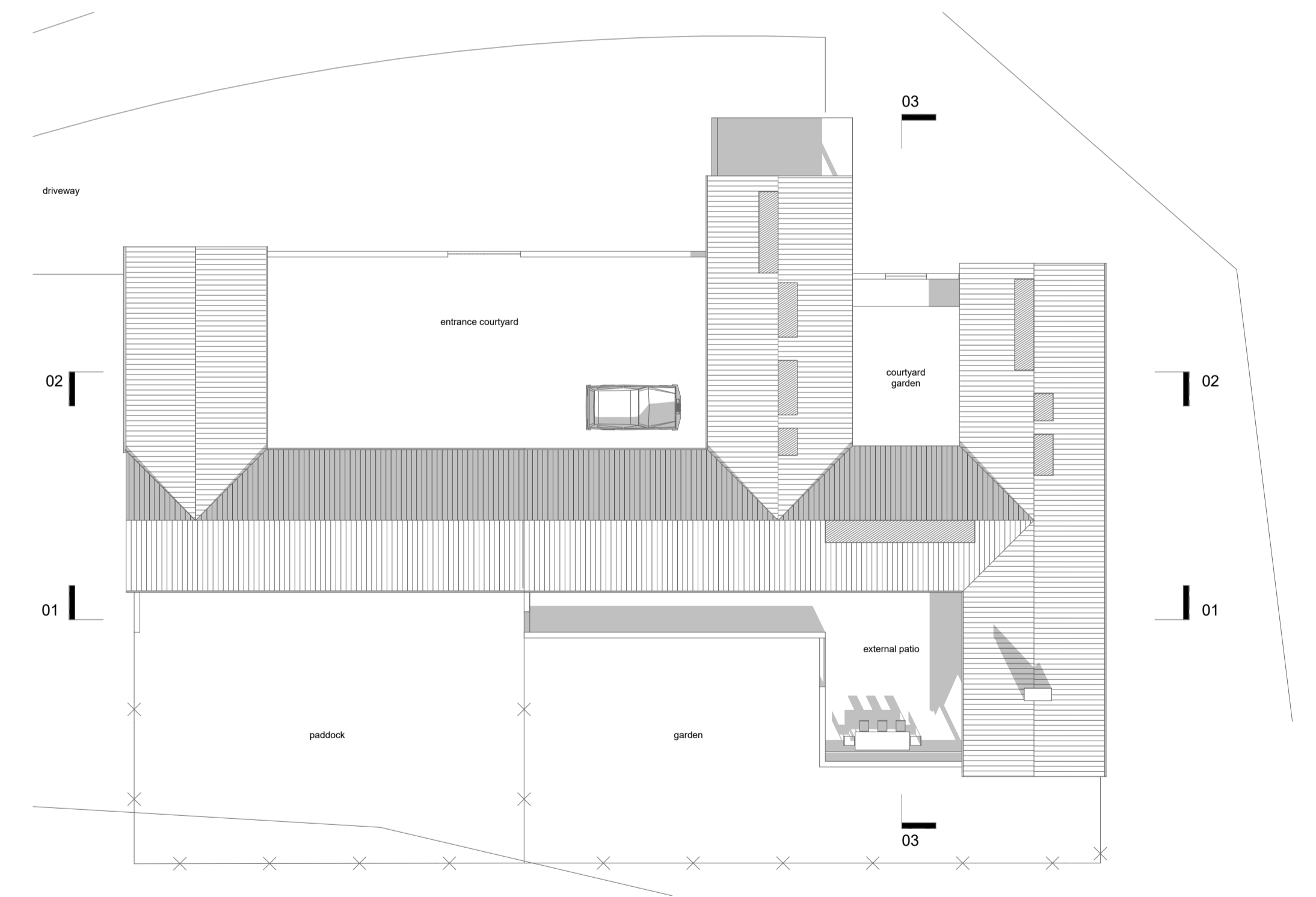
SECTION 01 - 1:100



SECTION 02 - 1:100



SECTION 03 - 1:100

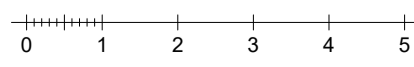


ROOF PLAN - 1:200

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DRAWING TITLE
SECTIONS - SHEET 01

PROJECT NO | PLOT DATE | DRAWN | VERIFIED
 21_056 | 23/05/2022 | JM | IVL

SHEET SCALE | SHEET SIZE | NORTH
 1:100, 1:200 | A1 |

DRAWING NUMBER | REVISION
 GA_300 |