

THE HIGHLAND COUNCIL
CITY OF INVERNESS AND AREA
PLANNING APPLICATIONS COMMITTEE – 3rd OCTOBER 2006

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| Agenda Item | 2.22 |
| Report No | PL189/06 |

06/00260/FULIN & 06/00362/LBCIN – Change of use and extension of workshop to form dwellinghouse (amended) on land to north east of Achnagairn House, Kirkhill

Report by Inverness Area Planning and Building Standards Manager

SUMMARY

Committee is invited to determine an application for the conversion and extension of an existing workshop on land to the northeast of Achnagairn House Kirkhill to a dwellinghouse with regard to the development plan and to all other material considerations as set out in this report.

The application has attracted a letter of representation from a member of the public.

The recommendation is to approve.

1. PROPOSAL

1.1 Planning and Listed Building consent is sought for the conversion and extension of an existing workshop to a dwellinghouse on land to the northeast of Achnagairn House, Kirkhill by Mr A Miller.

2. SITE DETAILS AND BACKGROUND

2.1 It is proposed to convert and extend the existing workshop to the east side of the recently refurbished house at ‘An Stabull’, Achnagairn, Kirkhill which is located to the east side of the access drive to Achnagairn House as indicated on the attached plan.

2.2 As members will recall planning consents were recently granted for the erection of 9 houses in the larger walled garden and paddock to the east of this site (05/01316/FULIN) and for one house in the small walled garden to the north of this site (05/01317/FULIN).

3. PUBLIC PARTICIPATION

3.1 The application has been advertised as development affecting the setting of a listed building and a letter of objection to the proposal has been received from Douglas Stuart Architect on behalf of Wardlaw Properties Ltd, owners of Achnagairn House and Estate.

3.2 The main points of objection are;

- Concern over disposal of foul effluent – it is pointed out the soil is not suitable for a soakaway.
- Concern over disposal of surface water to the existing pond. It is pointed out that this may cause flooding of the adjoining land.
- There is no known water supply for this site.
- Concern over the proposed design of the extension. It is considered that given the proximity to a Grade B Listed Building it is important that all developments in the vicinity respect the historic and traditional character of the setting.

3.3 A letter of representation regarding the new garage proposed for this site was submitted by Niall MacRae, 'An Stabull', Achnagairn Estate but the amended plans now submitted do not include a garage.

4. CONSULTATIONS

4.1 Roads – no objections

4.2 Sewage – The applicant has submitted an engineers report which certifies the suitability of the subsoil for the disposal of effluent by means of an infiltration system.

4.3 Water – The applicants agent advises that there is an existing water supply to this building but I would nevertheless wish to impose a condition requiring that no works commences on site until evidence is exhibited to the Planning Authority that an agreement has been reached by the applicant with Scottish Water for the provision of a water scheme to serve this development.

5. APPLICANTS STATEMENT

5.1 The applicant's agent points out that following the concerns of the owner of the adjoining property the garage has been withdrawn from this application.

5.2 The applicant notes the concerns of the Councils Tree Officer and is agreeable to carrying out a survey of the trees within his property and providing a management plan.

5.3 The applicant's agent confirms that the building currently has a water supply which the applicant proposed to renew in modern materials.

5.4 The applicants' agent confirms that surface water will discharge to a soakaway and not to the pond as originally intended.

6. POLICY

6.1 Policy H3 (Housing in the Countryside) of the Structure Plan advises that, in the Hinterland new housing and conversions of non-traditional buildings in the open countryside will not be permitted unless it can be demonstrated that it is required for the management of the land and related family purposes.

6.2 The Inverness Local Plan Policy Guideline for Housing in the Countryside which was approved in June 2006, in referring to the conversion or re-use of residential buildings advises that the conversion or re-use of a traditional non residential building can be supported within the hinterland of towns where the building is substantially complete, including having walls to wall head level.

6.3 The trees within this site are included in the Achnagairn Estate tree preservation Order

6.4 The workshop is within the curtilage of Achnagairn House which is a B Category Listed Building and the development falls to be considered as development affecting the setting of a Listed Building.

7. PLANNING APPRAISAL

7.1 It is proposed to convert and extend the existing workshop to the east of the existing house at 'An Stabull' within Achnagairn Estate to a 1 1/2 storey dwellinghouse providing lounge/dining, kitchen and 4 bedrooms.

- 7.2 Members will note that a previous consent for the conversion of this workshop,- which is a substantial traditional stone building with walls and roof intact- to a dwellinghouse was granted on 7th December 2001 (01/00713/FULIN).
- 7.3 The conversion of redundant traditional buildings to dwellinghouses is acceptable in terms of the Development Plan Policy Guidelines adopted in June 2006 and the principle of this proposal is therefore acceptable.
- 7.4 I originally had concerns with regard to the design of the extension proposed but, following discussions, which included the Services Conservation Architect, I am of the opinion that the design now proposed, although of a different external finish, compliments the existing building.
- 7.5 A copy of the amended plan has been forwarded to the objector and it is hoped that a response will be received prior to the date of the meeting.
- 7.6 The objector also expressed concern with regard to the proposed sewage and surface water proposals and water supply but it will be noted that both these matters have been addressed by the applicant.
- 7.7 The site, which is within the Achnagairn Estate Tree Preservation Order contains a number of mature trees which should be retained and, if this application is to be approved I would suggest that a condition is imposed requiring an accurate plan identifying the existing trees to be submitted, trees to be removed and replaced agreed and a management scheme provided.
- 7.8 Subject to the above conditions I can see no objections to the proposal and would recommend that the application is approved.

RECOMMENDATION

Approve this application for the conversion and extension of the existing workshop at Achnagairn to a dwellinghouse subject to the following conditions.

1. Except as otherwise provided by the terms of this permission, the developer shall construct and operate the development in accordance with the plans and supporting information submitted with the application and docketed as relative hereto with no deviation therefrom unless otherwise approved in writing by the Planning Authority.

Reason: In order to clarify the terms of the permission hereby granted and to ensure that the development is implemented as approved.

2. For the avoidance of doubt the roof of the existing building and extension shall be roofed with natural slate and the external finish of the extension shall be stained to compliment the harled stonework of the existing building.

Reason: Is required in the interests of visual amenity.

3. Prior to the development commencing the applicant shall submit an accurate plan indicating all existing trees within the site, trees to be removed and replaced, and thereafter a management plan for the woodland shall be submitted and agreed.

Reason: Is required as the site is within the Achnagairn Tree Preservation Order and in the interests of visual amenity.

4. No construction works shall commence on site until evidence is exhibited to the Planning Authority that an agreement has been reached by the applicant with Scottish Water for the provision of a water scheme to serve this development.

Reason: Is required in the interests of public health.

Signature:

Designation:

Author:

Telephone:

Background Papers:

Date:

Local councillor:

Area Planning & Building Standards Manager

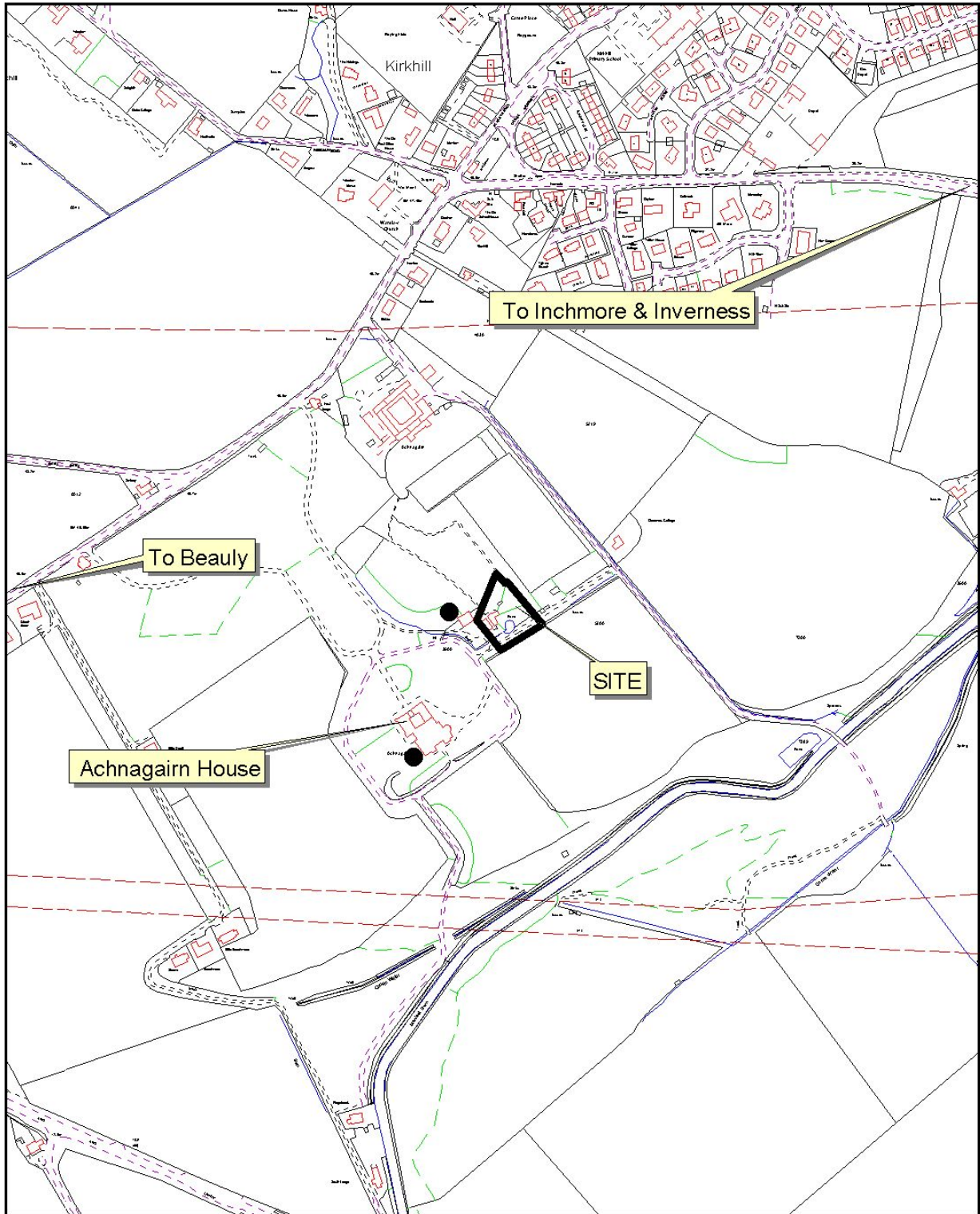
Jim Falconer

01463 720600

This case file and the other case files referred to above, Highland Structure Plan, Inverness Local Plan.

14 September 2006

Jack Shiels



06/00260/FULIN & 06/00362/LBCIN
Change of use from workshop/ replacement garage and outbuilding
on land to north of Achnagairn House, Kirkhill, Inverness

● Objectors

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