

THE HIGHLAND COUNCIL

**ROSS, SKYE & LOCHABER
PLANNING APPLICATIONS COMMITTEE – 5th February 2008**

Agenda Item	6.3
Report No	PLR-014-08

07/00447/FULSL

Report by Area Planning and Building Standards Manager

SUMMARY

Ward: 11 – Eilean a Cheo

Erection of house – land at 76 Aird Bernisdale, Skeabost Bridge, Isle of Skye

It is recommended that the application be approved subject to conditions.

A formal hearing is not necessary in this case.

1. PROPOSAL

- 1.1 It is proposed to erect a 1½ storey house. The house is a semi-traditional Skye Homes Design with dormer windows at first-floor level. The house has its long axis running north-east to south-west and the front face of the building overlooks the main township road running through Aird Bernisdale.
- 1.2 The site is currently rough grazing land with fairly substantial cover of heather and other low lying bushes. Access is to be taken from an existing access to the original croft house on number 76.

2. PLANNING HISTORY

06/00034/OUTSL – Erection of house granted 25/5/2006.

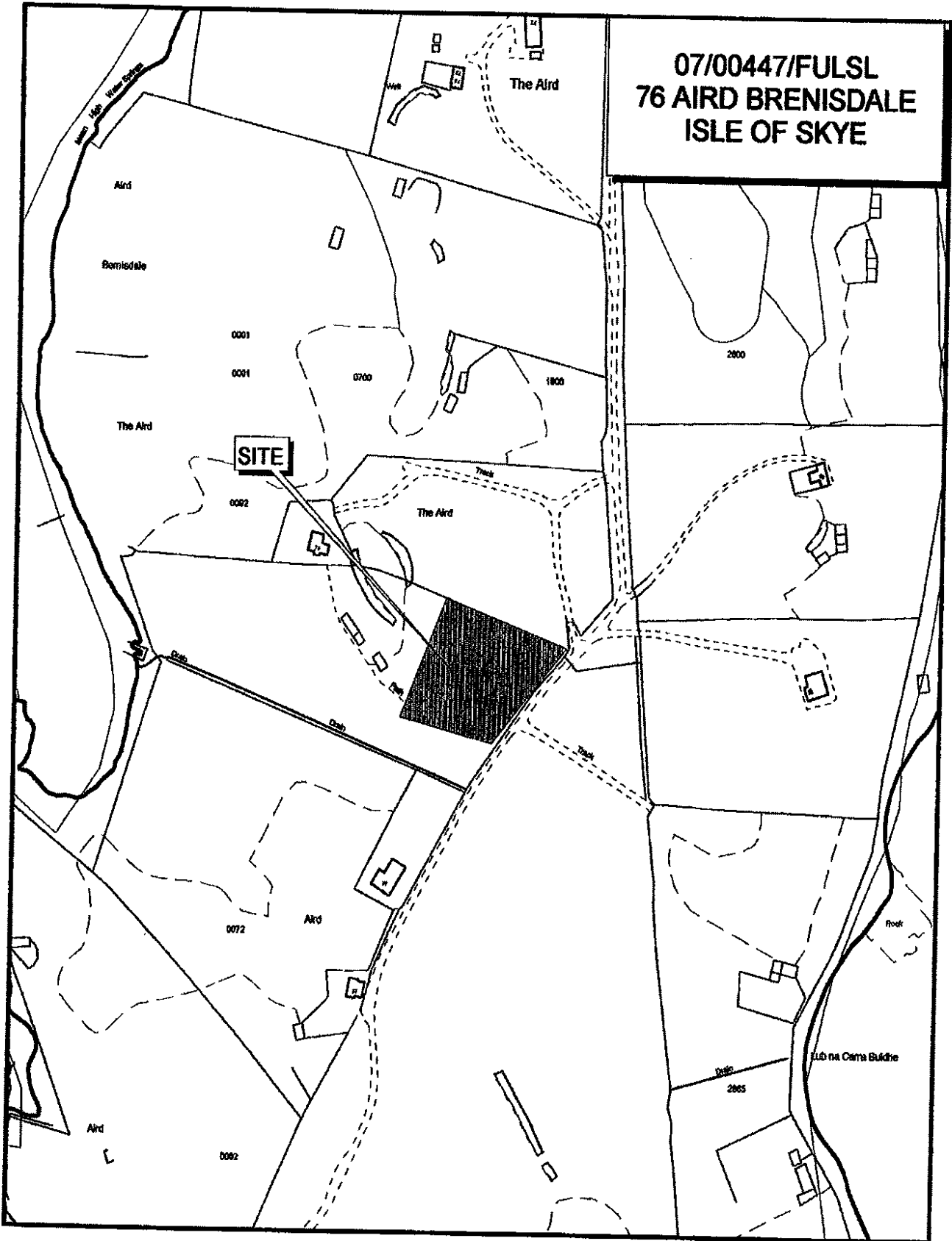
3. PUBLIC PARTICIPATION

No letters of representation have been received.

4. CONSULTATIONS

- 4.1 **TECS (Roads):** Raise no objections. Note that the requirements as set out in the outline 06/00034/OUTSL have not been fully complied with in this submission in terms of fence lines, culverting of roadside ditch and provision of a turning area to service the site.

**07/00447/FULSL
76 AIRD BRENISDALE
ISLE OF SKYE**



76 AIRD BERNISDALE

07/00447/FULSL

SUPPLIED BY THE HIGHLAND COUNCIL

Date

N
Scale
1:2500

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4.2 **Scottish Water** – response awaited.

4.3 **Building Standards** – response awaited.

4.4 **Skeabost & District Community Council** object:-

- Given the number of approvals already granted in the vicinity consider that it is a case of overdevelopment.
- The added traffic on the township road will lead to further deterioration.

5. POLICY

5.1 The following policies are relevant to the assessment of the proposal

- The Highland Structure Plan: Policies H3 Housing In The Countryside, G2 and G3 Sustainable Development.
- Skye & Lochalsh Local Plan – Policies for Housing In Dispersed Communities Apply. These favour single houses subject to satisfactory siting, both reflective of the existing settlement pattern and in harmony with the landscape, design and servicing. There is a recommended minimum spacing of 50 metres between houses. There is also a recommendation that proposals should avoid the better in-bye land.

5.2 Consultation Draft Plan: Site lies within settlement development area.

5.3 The proposal also requires to be assessed against the following relevant Scottish Planning Policies (SPP); NPPG, and Planning Advice Notes PAN.

- SPP1 – Planning For Housing
- NPPG15 – Planning For The Rural Development
- PAN72 – Housing In The Countryside

6. PLANNING APPRAISAL

6.1 **Determining issues** - 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.

6.2 The proposal requires to be assessed against both the appropriate policies of the Development Plan, supplementary guidance and National Planning Policy and Guidelines as referred to in the Policy section. In particular, the proposal requires detailed assessment of the following fundamental issues:

- Whether the principle of development is appropriate in terms of policy
- Whether the layout of development is appropriate
- The impact on the amenity of the area and residents
- Other material issues raised by the objectors

6.3 The principle development for this site has already been established by the previous outline in 2006. The application submitted complies with the terms of the

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SITE PLAN

Proposed trees & shrubs see note.

RECEIVED

25 OCT 2007

PLANNING & BUILDING STANDARDS SERVICE SKYE



SITE PLAN 1:250



ARCHIE MACDONALD DESIGN & DRAWING SERVICES Bank of Scotland Building, Somerset Square, Portree, Isle of Skye, IV6 9ER, TEL: 02853 81281 811 855

Proposed new house at No.76 Aird Berrisdale, Isle of Skye for Mr & Mrs Watson

SITE PLAN

Drng No. AMD 859 02 Scale 1:250

Date 22.10.2007 Drawn J. Gordon

existing p/w boundary

1250 litre heating oil tank on concrete slab base 300mm from p/w boundary and 1.8m from building

water supply - exact route and connection point to be confirmed by Scottish Water

electric supply - exact route and connection point to be confirmed by S&S.

inspection chamber 3600 litre septic tank - sample chamber

proposed p/w boundary

parking & turning for 2 cars

exposed edges of ramp and plot to have adequate guarding

surface water soakaway, min of 5.0m from house

surface water soakaway, min of 5.0m from house

proposed trees & shrubs see note.

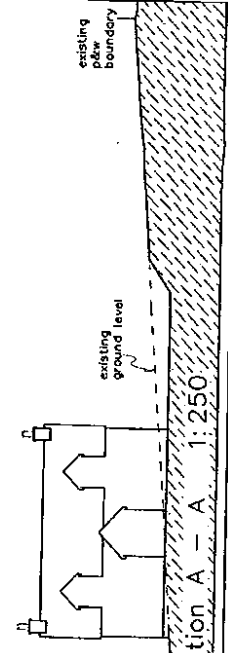
For soakaway specification, refer to Drng. No. AMD 859 04

cottagegrid & pedestrian gate

vehicular access tocroft

shaded area to be formed

access to be formed in accordance with TEC Services drg. SAS 1F figure 1



Section A - A 1:250

proposed p/w boundary

NOTE:

PLANTING SCHEDULE

Equal mix of: Betula Pubescens (Birch), Escallonia Macrantha (evergreen), Sorbus Aucuparia (Rowan), Salix Alba (Willow)

All trees to be planted between September & March. All trees to be 900mm to 1200mm high and planted without stakes. Spacing to be 900mm in a staggered pattern. Any trees that die in the first season are to be replaced within 12 months. All trees to be fenced off to protect from livestock.

NORTH

outline permission and in terms of policy there are no objections to the proposal. The house achieves the recommended 50 metre separation between adjoining properties and is situated on land that appears to be relatively poor quality.

The concerns of the Community Council regarding overdevelopment of Aird Bernisdale are noted; however the site is located within the settlement boundary both in the current Local Plan and the Deposit Draft Highlands & Islands Local Plan. The principle of a house at this location has already been established and the detailed design is acceptable and in accordance with local plan policy.

The concerns raised by TECS Roads are relatively minor items of detail and as such can be dealt with by means of conditions. The house design based on a standard Skye Homes 1½ storey is fairly modest in footprint and sits well in its proposed site and is entirely in keeping with other development in the locality.

RECOMMENDATION

It is recommended that planning permission be granted subject to the following conditions and reasons:-

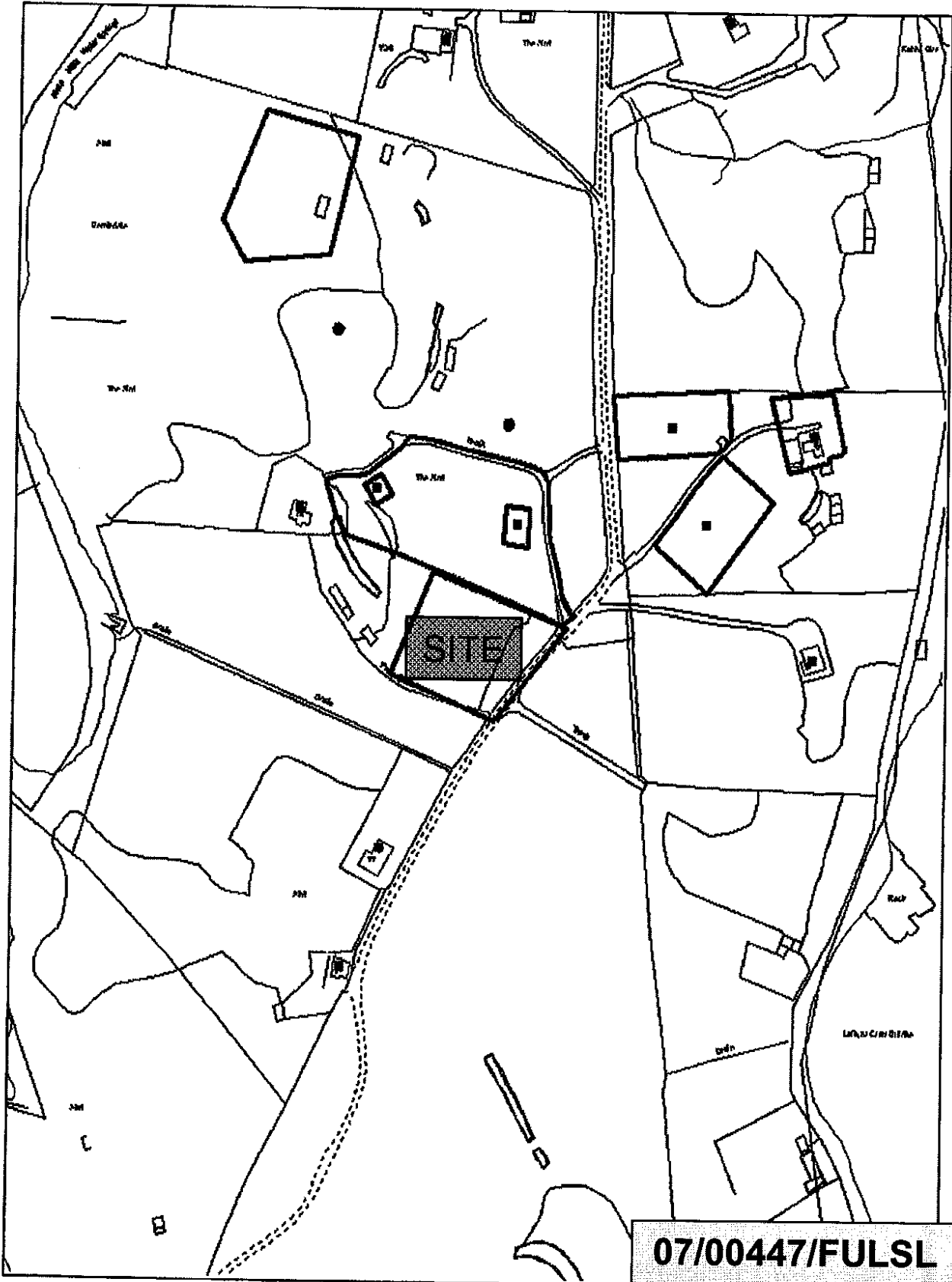
1. **Prior to the commencement of any development** a fully detailed landscaping scheme shall be submitted which will specify the scheme of maintenance and shall require the prior written approval of the planning authority. All planting thereby approved shall be undertaken in the first planting season following occupation of the development and shall be maintained thereafter in accordance with the approved details. Any plants which, within a period of five years from the completion of development die, are removed, or become seriously damaged or diseased, shall be replaced with a similar size and species within the first planting or seeding season following thereafter.

Reason: In the interests of visual amenity and to help integrate the proposal into the surrounding landscape.

2. **Prior to the commencement of any development** the access from the public road shall be fully constructed to base course level in accordance with the attached Standard Access Specification. The access shall be fully completed in accordance with that specification prior to the initial occupation of the house hereby approved.

Reason: In the interests of road safety.

3. **Prior to the commencement of any development**, details of improvements to the access, including sections along and across it, positive drainage arrangements, the provision of a 300mm diameter road side ditch culvert and headwalls, the provision of an adequate turning and parking area for delivery and construction vehicles shall be submitted to and approved in writing by the



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DEVELOPMENT

PLAN

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Planning Authority. Thereafter and prior to the occupation of the development, the access shall be constructed in accordance with the attached roads schedule.

Reason: In the interests of road safety.

NOTE TO APPLICANT

The developer should obtain consent from Transport, Environmental and Community Services (Roads) for a Permit in accordance with Section 109 of the new Roads and Street Works Act 1991.

The applicants' attention is drawn to the comments contained within the TECS (Roads) Consultation response dated 21/11/2007, a copy of which is attached.

Please note that this approval is only for planning permission and does not grant consent from Scottish Water to connect to the public water supply.

Signature:

Designation: Area Planning & Building Standards Manager

Author: Michael Hoar

Date: 24th January 2008

Background Papers: Skye & Lochaber Local Plan

Application - 06/00034/OUTSL and 07/00447/FULSL