

THE HIGHLAND COUNCIL
CAITHNESS, SUTHERLAND & EASTER ROSS PLANNING
APPLICATIONS AND REVIEW COMMITTEE
13 MAY 2008

Agenda Item	3.2
Report No	20/08

**08/00084/FULCA: ERECTION OF HOUSE (AMENDMENT) AT 23 DURNESS STREET,
THURSO**

Report by Area Planning and Building Standards Manager

SUMMARY

This application has been brought to Committee due to an objection received from Thurso Community Council. The grounds of objection relate to both the proposed two storey front porch not being in keeping with the neighbouring frontages on Durness Street and the height of the new house currently under construction not being in accordance with the original consent.

The proposed two storey extension is considered acceptable in terms of its design, and the height of the house currently under construction is in accordance with the height of the original consents 07/00218/FULCA granted on 28 June 2007 and 06/00332/FULCA granted on 06 October 2006. Any discrepancies in the amendment plans were caused by it being impossible for the agent to ascertain the full height of the chimney stack or to secure permission to gain access to the adjoining property to measure the roof pitch at the time of undertaking the initial survey of the buildings.

The recommendation is to GRANT planning permission.

Ward Number 2 – Thurso

Applicant: J Begg, Building Contractors (Per Agent)

Agent: Knight and MacDonald Architects, 6 Princes Street, Thurso, Caithness KW14 7BQ

1. PROPOSAL

1.1 Application is made for an amendment to the original consent for erection of a house at 23 Durness Street, Thurso to form a two storey conservatory to the front elevation of the house.

2. PLANNING HISTORY

2.1 06/00332/FULCA: Erection of dwellinghouse, demolition of existing dwellinghouse approved by the Caithness Planning, Development, Europe and Tourism Committee on the 02 October 2006 and issued on 06 October 2006.

2.2 07/00218/FULCA: Erection of house (amendment) granted on 28 June 2007.

3. PUBLIC PARTICIPATION

3.1 No objections have been received from local residents.

4. CONSULTATIONS

4.1 **Thurso Community Council:** Object for the following reasons:

1. The proposed two storey front porch would not be in keeping with the neighbouring frontages on Durness Street.
2. The Community Council have been approached by several members of the public over the height of the roof of this house. Having examined the previous plans for this development it was concluded that the apex of the roof of the new house is higher than the corresponding apex on the attached building and seems contrary to the original approved plans.

4.2 **Area Roads and Community Works Manager:** No objections.

4.3 **Archaeology:** No objections.

5. POLICY

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

Highland Structure Plan:

- G2 Design for Sustainability

Caithness Local Plan (adopted September 2002):

The site is subject to general Policy 'C' of the Thurso Chapter of the Caithness Local Plan that identifies the site as part of the Town Centre. A draft strategy has been prepared for the area. The most relevant objectives of the strategy include:

- To strengthen Thurso's role as a sub-regional shopping and business centre.
- To improve the physical environment so that it becomes a more attractive and safer place to visit and live in, while protecting traditional and historic attractions.
- To protect the character and amenity of established residential areas and encourage additional housing to maintain a mix of activities.

The site is then subject to Policy 11 of the Thurso Chapter of the Caithness Local Plan which identifies the site as being part of one of the existing residential areas of Thurso town centre within which the Council encourages appropriate uses and will:

- protect and enhance their settled character and amenity;
- favour refurbishment, extension or redevelopment of properties for residential purposes;

- presume against the introduction of further non-residential uses, notable office development, and have regard to the impact of any such uses proposed for adjoining land; and
- consider environmental enhancement, including traffic calming and further restrictions on non-residents parking.

5.2 The proposal also requires to be assessed against the following relevant Scottish Planning Policies (SPP); National Planning Policy Guidelines (NPPG); and Planning Advice Notes (PAN):

- SPP 3 Housing
- PAN 67 Housing Quality

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 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 applicant and objectors

6.3 The application is for amendment to existing consent 07/00218/FULCA and original permission 06/00332/FULCA for the erection of a house at 23 Durness Street. The new house, forming an end terrace, is under construction and is almost complete. This application is for an amendment to form a two storey conservatory on the front elevation facing Durness Street.

6.4 In relation to the objection from Thurso Community Council regarding the proposed new two storey conservatory, although prominent this is considered to be designed to complement the principal elevation of the house and is considered acceptable in terms of design. No objections have been received from adjoining local residents and the applicant's agent would be willing to incorporate the use of obscure glazing if required.

6.5 In relation to the objection from Thurso Community Council regarding the height of the erected house, the agent has confirmed in writing that the height of the house currently under construction has not changed and does accord with the original approved plans. However, other discrepancies between the plans are apparent and the applicant's agent has provided a plan to show these – firstly, the existing stack is shown on the original plans to be 0.8 metres higher than it actually is; and secondly, the roof pitch is 40 degrees instead of 45 degrees. These discrepancies are due to it being impossible for the applicant's agent to ascertain the full height of

the chimney stack or to secure permission to gain access to properly measure the roof pitch at the time of undertaking the initial survey of the buildings.

7. CONCLUSION

- 7.1 The proposal accords with Policy 11 of the Thurso Chapter of the Caithness Local Plan.
- 7.2 Given all the above, I would recommend that planning permission be granted for the amendment application for the new two storey front conservatory extension.

RECOMMENDATION

Grant planning permission subject to the following conditions:

1. Except as otherwise provided by the terms of this permission, the developer shall construct the development in accordance with the plans and supporting information submitted with the application and docketed as relative hereto, including the footpath and road widening, 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. Prior to the first occupation of the dwellinghouse hereby approved, the first 6 metres of the driveway as measured from the edge of the kerb shall be surfaced in bituminous macadam or similar hard material in accordance with The Highland Council's Road Guidelines for New Developments.

Reason: In the interest of road safety.

Signature: Allan J Todd

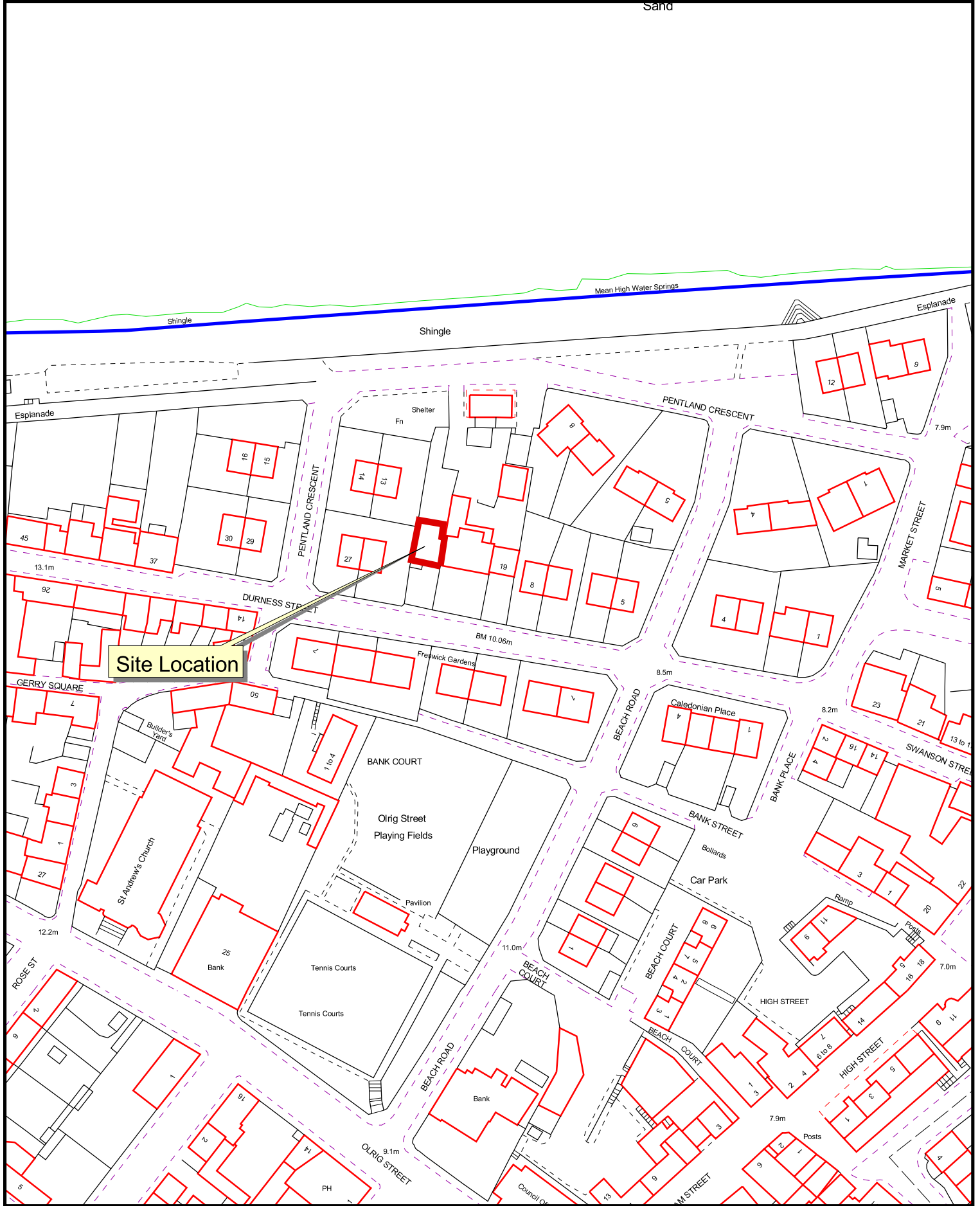
Designation: Area Planning & Building Standards Manager

Author: Andrew Parker 01955 607754

Background Papers: As referred to in the report above and case file reference number 08/00084/FULCA.

Previous Applications: 07/00218/FULCA: Erection of House (Amendment) Granted conditional planning permission dated 28 June 2007, and 06/00332/FULCA: Erection of dwellinghouse, demolition of existing dwellinghouse granted conditional planning permission by the Caithness Planning, Development, Europe and Tourism Committee dated 02 October 2006 and issued 06 October 2006.

Date: 28 April 2008



Site Location



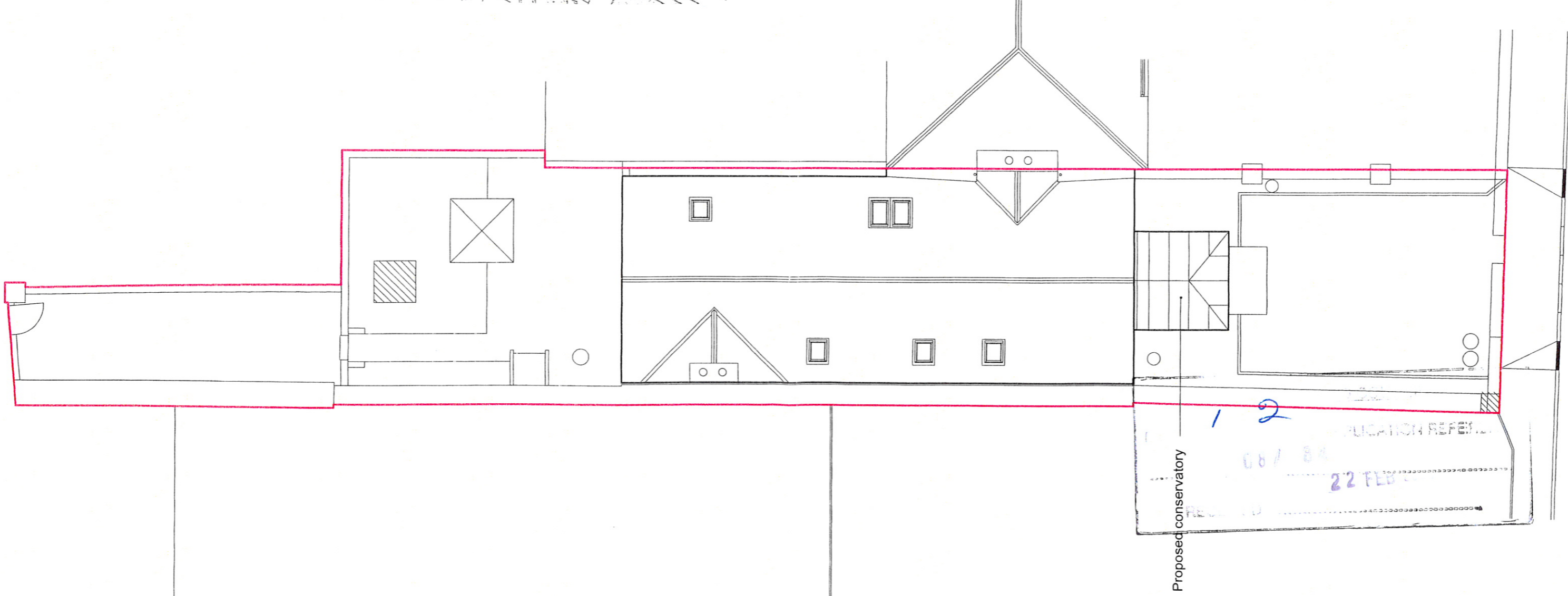
08/00084/FULCA
 Erection of house (amendment) at
 23 Durness Street, Thurso, Caithness.

J Begg Building Contractors
 Millbank Road
 Thurso

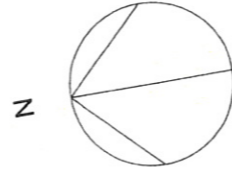
Date: 01 May 2008

SUPPLIED BY THE HIGHLAND COUNCIL





LOCATION PLAN 1:1250



DENOTES NOTIFIED NEIGHBOURS:

1. OWNER/OCCUPIER - 21 DURNESS STREET, THURSO
2. " " - 25 DURNESS STREET, THURSO
3. " " - 13 PENTLAND CRESCENT, THURSO
4. " " - 5 FRESHWICK GARDENS, THURSO
5. " " - 4 FRESHWICK GARDENS, THURSO
6. " " - THE HIGHLAND COUNCIL Per THE CHIEF EXECUTIVE, GLENURQUHART RD., INVERNESS.

KNIGHT & McDONALD ARCHITECTS

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 Fax: 01847 893152
 E-mail: admin@knightandmcdonald.co.uk

Project: PROPOSED NEW HOUSE AT 23 DURNESS STREET.

Client: THURSO

Mr. J. Bagg

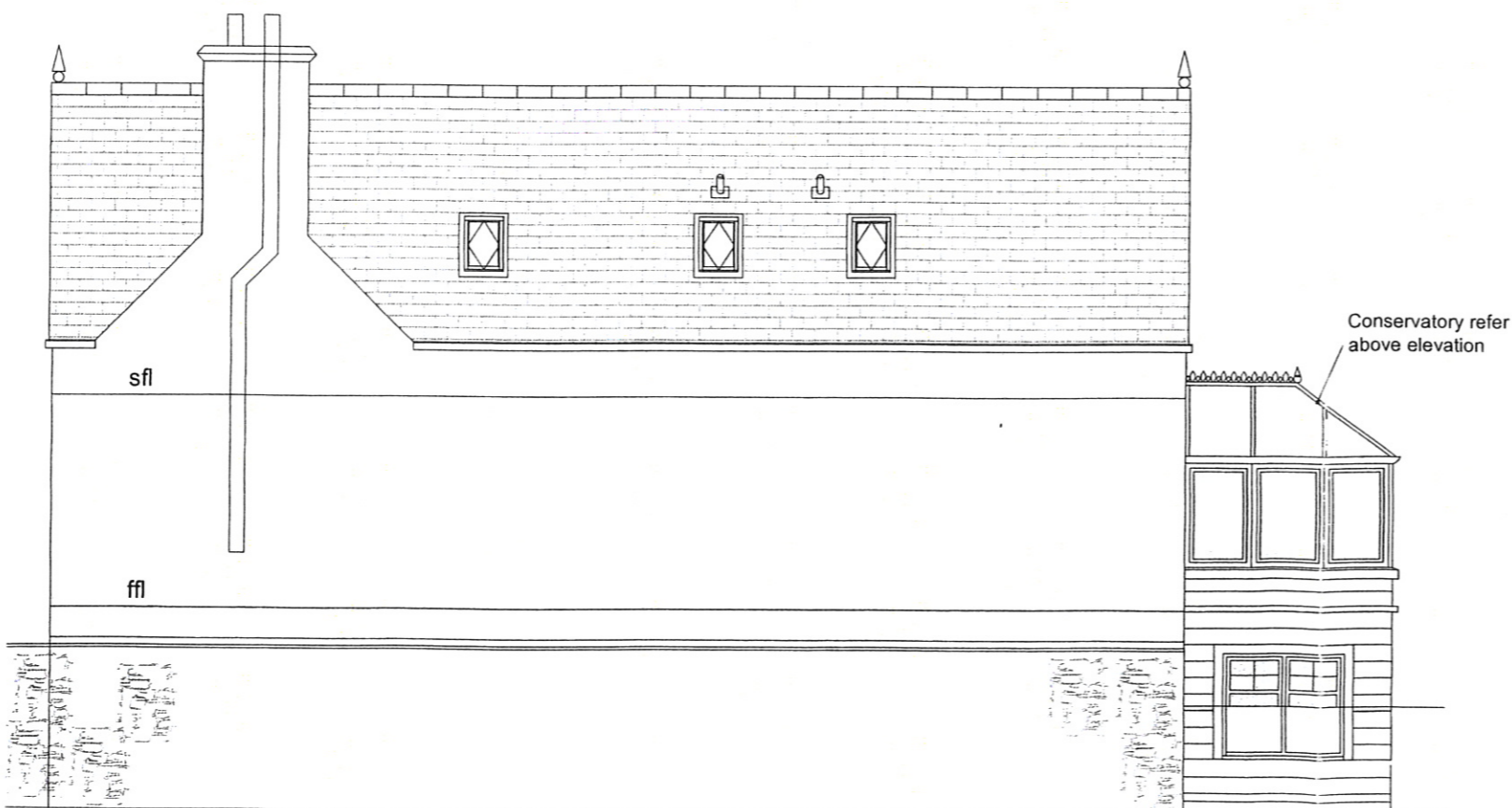
Drawing Title: PROPOSED SITE PLAN

Scale	1:125	Date	23.03.07	Drawn	DM	Checked	
Job No	16318	Issue	AL(0)	Eng No		Rev	14



ELEVATION TO DURNES STREET

ELEVATION TO No 21 DURNES STREET



END ELEVATION

ELEVATION TO ESPLANADE

Windows replaced with french doors

FINISHES:
 Roof - Black Landmark tile slate
 Walls - Derby Spar roughcast on white background.
 Rainwater goods - Black upvc
 Windows & doors - White upvc

ISLAND COUNCIL
 APPLICATION REFERENCE
 08 / 84
 RECEIVED 22 FEB 2009

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Project: PROPOSED NEW HOUSE AT 23 DURNES STREET, THURSO
 Client: Mr J Begg

Drawing Title: PROPOSED ELEVATIONS

Scale	Date	Drawn	Checked
1:100	09.05.06	DM	
Job No	Code	Orig No	Rev
16318	AL(0)	13	