SUMMARY

This application seeks full permission for the extension of Am Fasgagh, 127 Skinnet, Talmine.

The application is reported to Committee because it is considered to be unacceptable on design grounds.

The Recommendation is to REFUSE planning permission.

Ward Number 1- North West and Central Sutherland

Applicant – Mr W and Mrs F Jurk

1. PROPOSAL

1.1 The application site is a traditional 1.5 storey cottage within the village of Talmine. The cottage measures 11m x 4.7m x 5.2m. The property has previously been extended with the erection of a ground floor extension and a dormer to the rear (west) and a porch on the front (east). The cottage sits in a modest garden which is bounded by a traditional stone wall.

1.2 The application proposes a small extension to the front of the house and a larger extension to northern gable and rear of the cottage. The existing porch and flat roofed extension to the rear would both be removed to make way for the proposed works.

1.3 The small extension on the front of the property is a single storey hipped roof structure, measuring 3.6 x 2.4 x 4.5m. It would be used as a day room and would have no external access. The front door of the cottage would be moved to the extension on the northern gable.
1.4 The larger extension wraps around the rear (west) and northern gable of the cottage. It varies from single to 1.75 storeys and also includes a new chimney breast. At its highest point the ridge of the extension would project some 1.4m above the existing roof line and as such would be visible above it.

1.5 The extensions would be harled to match the original building and would have natural slate on the roof.

2. PLANNING HISTORY

2.1 There have been no recent planning applications for the site.

3. PUBLIC PARTICIPATION

3.1 No representations have been made in relation to this application.

4. CONSULTATIONS

4.1 No consultations were undertaken.

5. POLICY

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

Highland Structure Plan

- G2 Design for Sustainability

Tongue and Farr Local Plan

- Policy 1.10 – The Council encourages the repair and upgrading of older housing stock, subject to good design, including sympathetic choice of external finishes and careful treatment of windows and other openings.

Deposit Draft Sutherland Local Plan

- Policy 18 Design Quality and Place-Making – New development should be designed to make a positive contribution to architectural and visual quality of the place in which it is located. Proposals should demonstrate sensitivity and respect towards local distinctiveness of architecture and design.

5.2 The proposal also requires to be assessed against Scottish Planning Policy.
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

6.3 The application proposes a modest front extension and a substantial extension to the rear and northern gable of an existing cottage within the village of Talmine.

6.4 Development Plan policy requires all proposals to demonstrate good design. Highland Structure Plan G2 requires development to demonstrate ‘sensitive siting and high quality design in keeping with local character.’ The Tongue and Farr Local Plan (Policy 1.10) supports the upgrade of older housing stock subject to good design, and Policy 18 of the Deposit Draft Sutherland Local Plan requires that proposals ‘make a positive contribution to the architectural and visual quality’ of their surroundings.

6.5 The proposals are considered to constitute over-development of the site. The house sits in a relatively small plot and these proposals would further deprive the house of garden ground to the north and west. While it is considered that the house could support an extension that was in proportion and subservient to the original building, in my assessment the site is simply not big enough to accommodate expansion on this scale.

6.6 The lack of space around the property means that part of the larger extension to the rear of the existing house would have to be 1.75 storeys in order to accommodate the extra space sought by the applicant. The roof of this part of the extension would be considerably higher than the existing roof line with the new chimney sitting some 2.5 metres above the existing ridge. This will have a detrimental impact on the overall appearance of the cottage and harm the amenity of the wider area. During the processing of the application, the applicant was invited to reduce the height of the larger rear extension, but has been unwilling to do so. The alternative of a flat roof was considered by the applicant’s architect but was dismissed.

6.7 The proposals would see the front door removed from its central position on the front elevation. This would undermine the traditional look of the property and further damage the appearance of the cottage. The effects of this would be somewhat mitigated by the erection of the smaller extension on the front elevation which would have the appearance of a traditional front porch. Nonetheless, the loss of character would be regrettable.
6.8 Whilst the front extension may be acceptable, the larger extension has a mass and scale which is not in proportion to the original house. Accordingly, the proposals are not considered to demonstrate sensitive siting and high quality design in keeping with local character as required by Policy G2 of the Highland Structure Plan. Furthermore, the proposals do not accord with Policy 1.10 of Tongue and Farr Local Plan, and Policy 18 of Deposit Sutherland Local Plan.

6.9 In my view, the proposals are insensitive to the design and siting of the existing building. Approval of this application would set an unwelcome precedent for further inappropriate extensions.

7. CONCLUSION

7.1 The principal objection to this application is that the proposed design fails to accord with policy. The proposals are contrary to Structure Plan Policy G2 and the relevant policies in both the adopted Tongue and Farr Local Plan and the emerging Sutherland Local Plan. In my assessment, the proposed extensions would be an overdevelopment of the site and would have a deleterious impact on the appearance and character of the existing cottage. Insensitive proposals of this nature should not be encouraged and the application is therefore recommended for refusal.

RECOMMENDATION

Refuse planning permission for the following reasons:

1. The proposal is contrary to Highland Structure Plan Policy G2 as it would undermine the appearance and character of the existing building and thus fails to demonstrate high quality design in keeping with local character.

2. The proposal is contrary to the Tongue and Farr Local Plan Policy 1.10 as it is not considered to be a good design.

3. The proposal is contrary to the Deposit Sutherland Local Plan Policy 18 because it does not demonstrate sensitivity and respect towards local distinctiveness of architecture and design.

4. The proposal represents over-development of the site.

5. The proposal if approved would set a dangerous and unwelcome precedent making it difficult to refuse applications of a similar nature in the future.
Signature: Allan J Todd

Designation: Area Planning & Building Standards Manager

Author: Lisa MacKenzie (01408 635219)

Background Papers: As referred to in the report above and case file reference number 08/00489/FULSU

Date: 17 February 2009
cowl anti downdraught fitted to 600 tall flue clay pan in one piece cast in situ
concrete slate, cement bedded and weather struck
Code 4 lead flashings on 1314 overlap slate
Fire clay gutter covered with guttering and weather proofed
Fire clay nubbed covered ledges, cement bedded and weather struck painting
Roof of 1.6 x 1.8 meter flat
Diminishing course with 3 course slate banding, two hat hangers, one layer tyvek (or equal) on 2mm 150 wide flashed soffit and fascia timbers on trusses at 800 or more
Note fixing felt coat pieces fitted to rafter Dry vegeging

100 half round brick plastic drain flow beaded
guttering on fascia brackets screwed
to fasheing at 750 nom or as

65 dia rainwater with 115 offsets
And 3 no horizontal
Tetra fluid window to shower room
GGL 33^
Double glazed (4.1 kg composite
door hung/THUTE top hung
[see elevations] capment windows
rent in frames to bedroom)
light oak factory finish internally
white externally, chrome

Laminate, lower panels, door panels, door room windows in safety glass
Upper floor window clearable from inside and bedroom window as an escape window
PC. Concrete sill
on DPC and ends
wrapped

Tuscan beige 4mm
hailing on white backing
on smooth coat

300mm thickness 19mm
smooth cement render
existing extension stripped back to sound and really with new work

Grey stone chip 4mm
hailing to base course
on brushing and scratch coat
North elevation

- Cote & cast finishings
- Roof: 100 half round black plastic deep flow beaded guttering on black brackets screwed to fascia at 750 mm c/c
- 65 mm poly with 135 offsets and 3 no. holder bolts

- Double glazed 4/16/4 (24) composite side hung tilt turn top hung (free elevations) casement windows (wall in frame to bedroom
- Light oak factory finish internally
- Chrome trimmings, lower panes of day, icon window in safety glass
- Upper floor windows cleaned from inside and bedroom window as an escape window
- P.C. Concrete sills on C.P.C. and ends wrapped
- Tuscany beige 4mm
- Harling on white backing on scratch coat
- Finished thickness 19mm
- Smooth cement ingreges (existing extension stripped back to sound and rehailed with new work)
- Grey stone chip 4mm
- Harling to base course on backing and scratch coat