

THE HIGHLAND COUNCIL

**CAITHNESS SUTHERLAND AND EASTER ROSS
PLANNING APPLICATIONS COMMITTEE
13/12/11**

Agenda Item	4.4
Report No	PLC/061/11

**11/03305/FUL : Mrs Christina Sutherland
11 Bain Place, Watten**

Report by Area Planning Manager

SUMMARY

Description : Single storey extension to rear of property

Recommendation - APPROVE

Ward : 04 Landward Caithness

Development category : Local Development

Pre-determination hearing : Hearing not required

Reason referred to Committee : Number of representations.

1. PROPOSED DEVELOPMENT

- 1.1 Detailed planning permission is sought for the construction of a single storey extension to the rear of the existing property at 11 Bain Place Watten. The plans show that the extension is single storey pitched roof tied into the existing roof. The dimensions are 5.4m in length and 7.7m in width. The ridge of the extension is to terminate in line with the ridge of the existing house. Marley interlocking roof tiles are proposed with the walls finished in Skye marble dry dash render
- 1.2 Informal pre-application advice was supportive of the principle of an extension to the rear of the property. No exact plans were presented during this pre-application.
- 1.3 The property is served by mains foul and surface water drainage infrastructure.
- 1.4 In response to matters raised in the representations the applicant has submitted a statement in support of the application. This addresses the representations and the issues raised therein. This supporting statement highlights that a number of the representations were made in regard to the original submission.
- 1.5 The proposal as originally submitted was for a one and a half storey extension that abutted the mutual boundary of the adjacent property. Following an initial assessment by the case officer the proposal was reduced in scale and the plans amended to show a single storey extension that was also brought away from the mutual boundary between the two properties.

2. SITE DESCRIPTION

- 2.1 The site is to the rear of a single storey semi-detached dwelling. The property is finished in a dry dash render with a tile roof. The site is located in the rear garden of the property which is bounded by a hedge to the north, a wall and fence along the mutual boundary to neighbouring property (No. 13 Bain Place), a fence and planting to the east. Beyond the rear garden fence is established planting, an electricity substation and beyond that is a yard area for builders/garden merchants.

3. PLANNING HISTORY

- 3.1 None

4. PUBLIC PARTICIPATION

- 4.1 Advertised : following receipt of amended plans the neighbour notification was undertaken again on the 11/10/11;

Representation deadline : 3/11/11

Timeous representations : 6 from 4 households objecting: one of those is the business address of a company acting on behalf of the immediate neighbour; one objection was later withdrawn.

Late representations : 5 from 5 households in support of the proposal.

2 objecting : both from same address but one from neighbours advisor on their behalf.

- 4.2 Material considerations raised are summarised as follows:

- The proposal is out of scale to the house
- The proposal is over development of the site
- Impact on amenity of surrounding property
- Impact on sunlight/daylight of neighbouring property
- Nuisance during construction
- Lack of usable amenity space serving the house if proposal allowed

- 4.3 All letters of representation can be viewed online www.highland.gov.uk, at the Area Planning Office and for Councillors, will be available for inspection immediately prior to the Committee Meeting.

5. CONSULTATIONS

- 5.1 **NONE**

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 **Highland Structure Plan 2001**

G1 Conformity with policy

G2 Design for Sustainability

6.2 **Caithness Local Plan**

Within the Watten settlement

7. **OTHER MATERIAL CONSIDERATIONS**

7.1 **Draft Development Plan**

Highland wide Local Development Plan

7.2 **Highland Council Supplementary Planning Policy Guidance**

Not applicable

7.3 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy

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.

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.

8.3 **Development Plan Policy Assessment**

The proposal was originally for a one and a half storey extension to the rear of the property. The plans have been amended to a single storey extension and the width of the extension is reduced in order to move it away from the mutual boundary with the neighbouring property. The design of the revised proposal is an improvement on that originally submitted. Within the Caithness Local Plan there is no specific policy guidance pertaining to development of house extensions within Watten. In the written statement of the Local Plan the General Policies Annex contains requirements for house extensions that are pertinent in the assessment of the proposal. Applying these requirements to the proposal it can be seen that:

- a) the proposed extension does not dominate the original structure.
- b) the proposal is designed in such a way as to be integral part of the property, it reflects its character of the property,
- c) the proposed materials are similar to those on the existing house; neighbouring amenity is maintained; daylighting and privacy are maintained at an acceptable level.
- d) the proposed extension is set back from the side property boundary by a 1m.

The proposal complies with the policies of the Structure Plan and the emergent Highland Wide Local Development Plan insofar as it represents a development that is an acceptable design and is sustainable.

8.4 **Material Considerations**

Loss of light to neighbouring properties – it is not considered there will be a loss of light to neighbouring properties as the existing levels of sunlight/daylight are not detrimentally affected by the proposed extension. The orientation of the site; the spacing between the proposal and the neighbouring property; the scale of the proposal in relation to the trajectory and movement of the sun during the day, and at varying times of the year, are such that the proposal will have not detrimental impact on the current levels of sunlight/daylight of the neighbouring properties.

The proposal is out of character with the area- the property is semi detached, the adjacent property has an existing sun lounge extension to the rear. The form, scale and proportion of the proposed extension are in keeping with the character of the area. The adjacent property has an existing extension on the rear which serves as a sun lounge.

Gross overdevelopment of the site - The amended proposal is not considered overdevelopment of the site as there is sufficient garden ground remaining after the development.

Proposal is out of scale with the existing house – the original plans did show an extension that was indeed out of scale, the amended proposal respects the height of the existing house and does not project beyond the ridge. The extension as shown on the amended plans is considered to represent a significant improvement and is in keeping with the existing properties of the area.

Nuisance to neighbours during build – addressed by appropriate condition attached to the consent controlling hours of construction.

8.5 **Other Considerations – not material**

Health and Safety regulations and need for scaffold – this is not a material planning matter as it is covered by other regulations.

Installation of lpg/oil tank - Neither an lpg/oil tank requires planning permission; they are exempt building warrant but must comply with building standards regulations.

Personal circumstances of the applicant – the social or health care requirements of the applicant are not a material consideration.

8.6 **Matters to be secured by Section 75 Agreement**

None

9. CONCLUSION

- 9.1 The amended plans show an extension that is reduced in scale, it will not have an adverse impact on the amenity of neighbours, is assessed as complying with standards applicable to the development of house extensions contained in the Local Plan and as such is recommended for approval with appropriate conditions attached.

10. RECOMMENDATION

Action required before decision issued N

Subject to the above, it is recommended the application be **Approved** subject to the following conditions and reasons:

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 docquetted 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. There shall be no works on site between 1800 hours to 0800 hours and no works on Sundays.

Reason : *In the interests of residential amenity and in order to avoid disturbance and nuisance.*

3. There shall be no unloading of materials between the hours of 0800-0930 and 1500-1800 to ensure there is no interruption to the free flow of traffic along the residential street. No building materials shall be left on the public footpath or construction traffic.

Reason : *To ensure that the vehicular and pedestrian access is unimpeded.*

INFORMATIVE NOTES

Statutory Requirements: In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts, the following actions require to be undertaken as specified.

1. No development shall start on site until the completed Notice of Initiation of Development (NID) form attached to this planning permission has been submitted to and acknowledged by the Planning Authority.
2. Upon completion of the development the completed Notice of Completion form attached to this decision notice shall be submitted to the Planning Authority.

INFORMATIVE NOTE REGARDING THE 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.

FOOTNOTE TO APPLICANT RELATIVE TO APPLICATION 11/03305/ful

Please note: Your attention is drawn to the conditions attached to this permission. Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to meet these conditions may invalidate your permission or result in formal enforcement action.

Signature: Dafydd Jones
Designation: Area Planning Manager North
Author: Jane Gunn/ Victor Hawthorne
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – Location Plan ref CDS11/12/01A
Plan 2 – Elevation Plan ref CDS11/12/05A
Plan 3 – Floor plan ref CDS11/12/03A

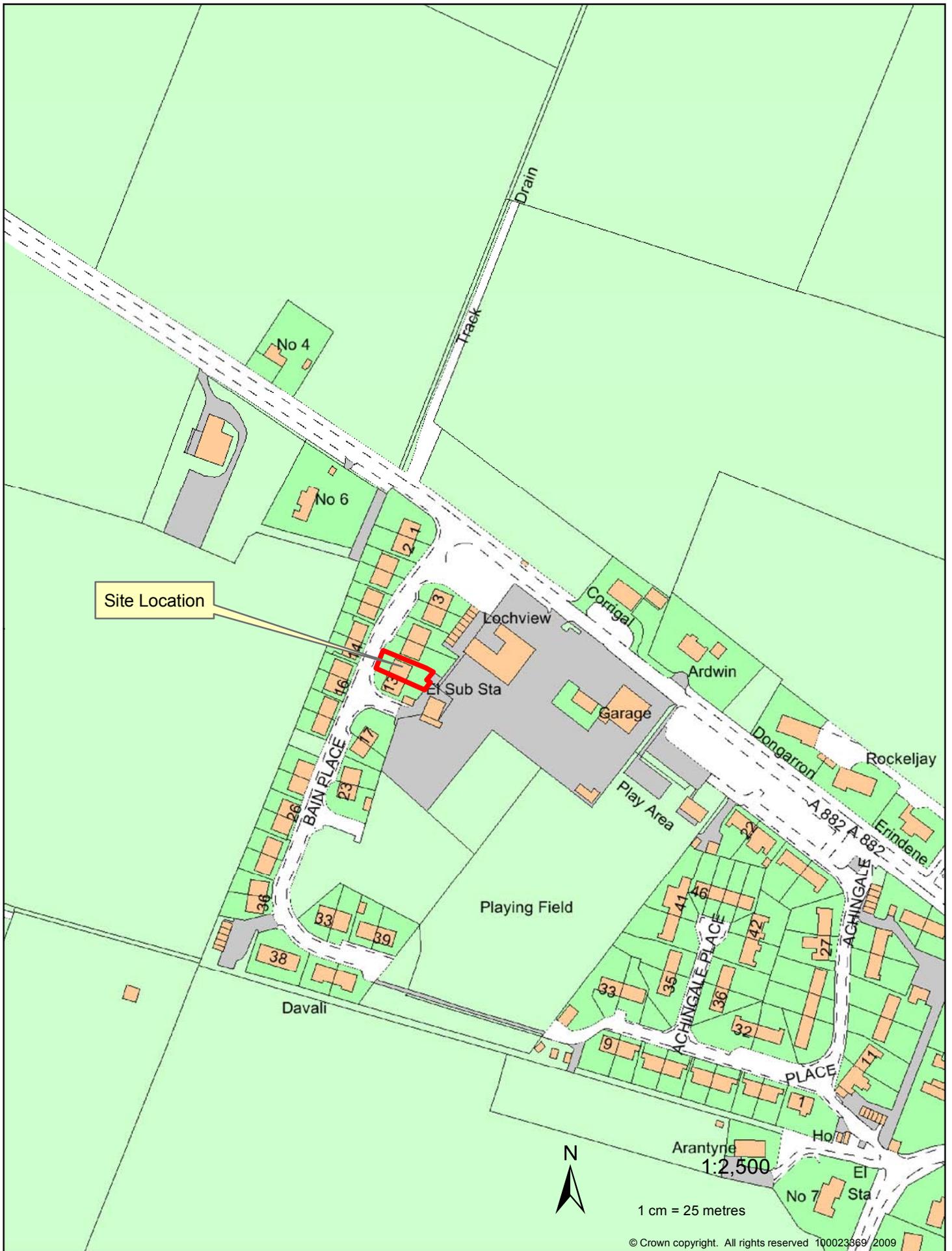
Appendix – Letters of Representation

Name	Address	Date Received	For/Against
Kar Design per Mr and Mrs Thomson	Lowood Bower – per 13 Bain Place, Watten	21/10/11 17/11/11	Against
Peter Knowles	38 Achingale Place, Watten	24/10/11	withdrawn
W. Millard	35 Achingale Place, watten	24/10/11	Against
D Thomspn	Marlbrae, 42 Oldhall, 41 and 42, Oldhall Watten	31/10/11	Against
C Sandison	16 Bain Place, Watten	1/11/11	Against
K Roberts	Lowood Bower	2/11/11	Against
A Roberts	Lowood Bower	10/11/11	Against
D McGillivray	30 Bain Place Watten	16/11/11	For
Lesley Martin	Pultney House, North Murchinson Street, Wick	16/11/11	For
Mr & Mrs Ambler	4 Bain Place Watten	16/11/11	For
D MACLEOD	2 Bain place, Watten	16/11/11	For
R Ambler	10 Bain Place, Watten	16/11/11	For



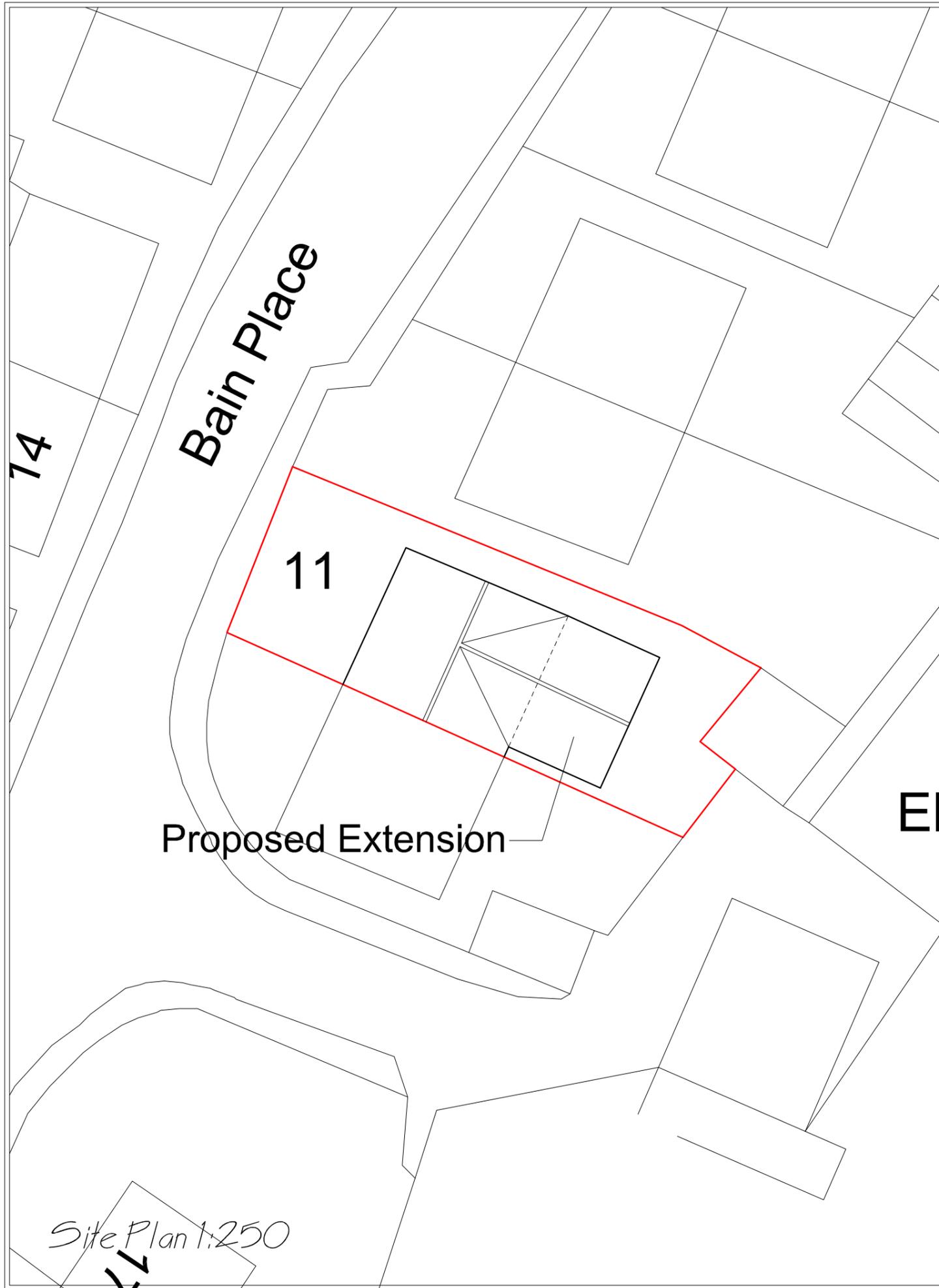
11/03305/FUL
 Erection of single storey extension to existing dwelling at
 11 Bain Place, Watten, Wick KW1 5XQ

Mrs C Sutherland
 per Caithness Design Services
 Duneistien
 Brickigoe Road
 Thrumster
 KW1 5SE

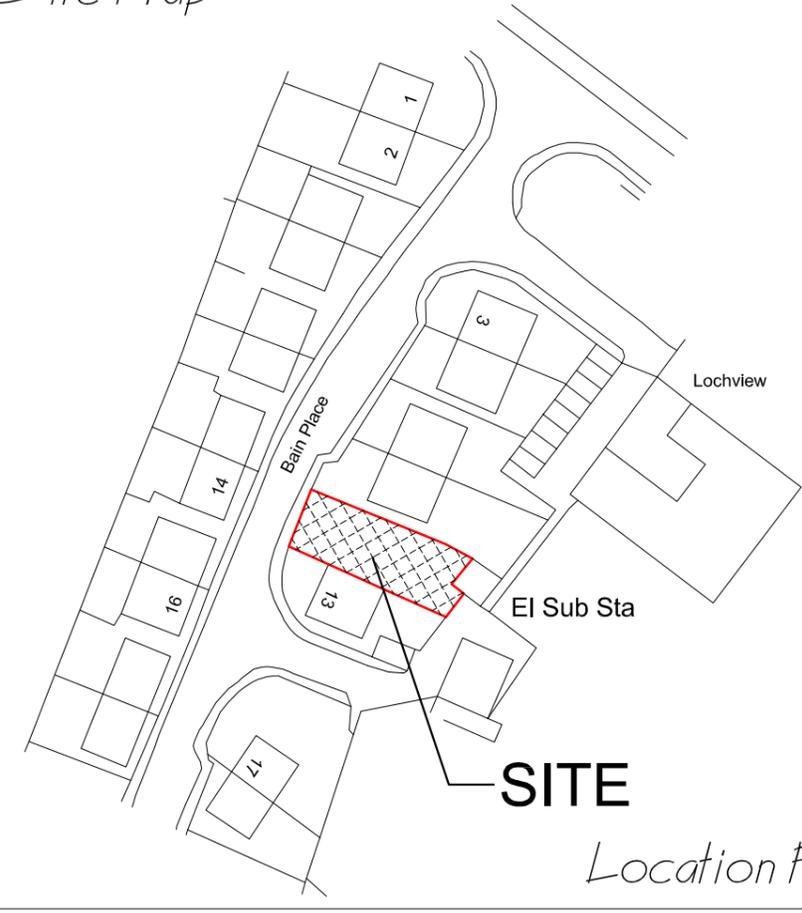


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Site Map



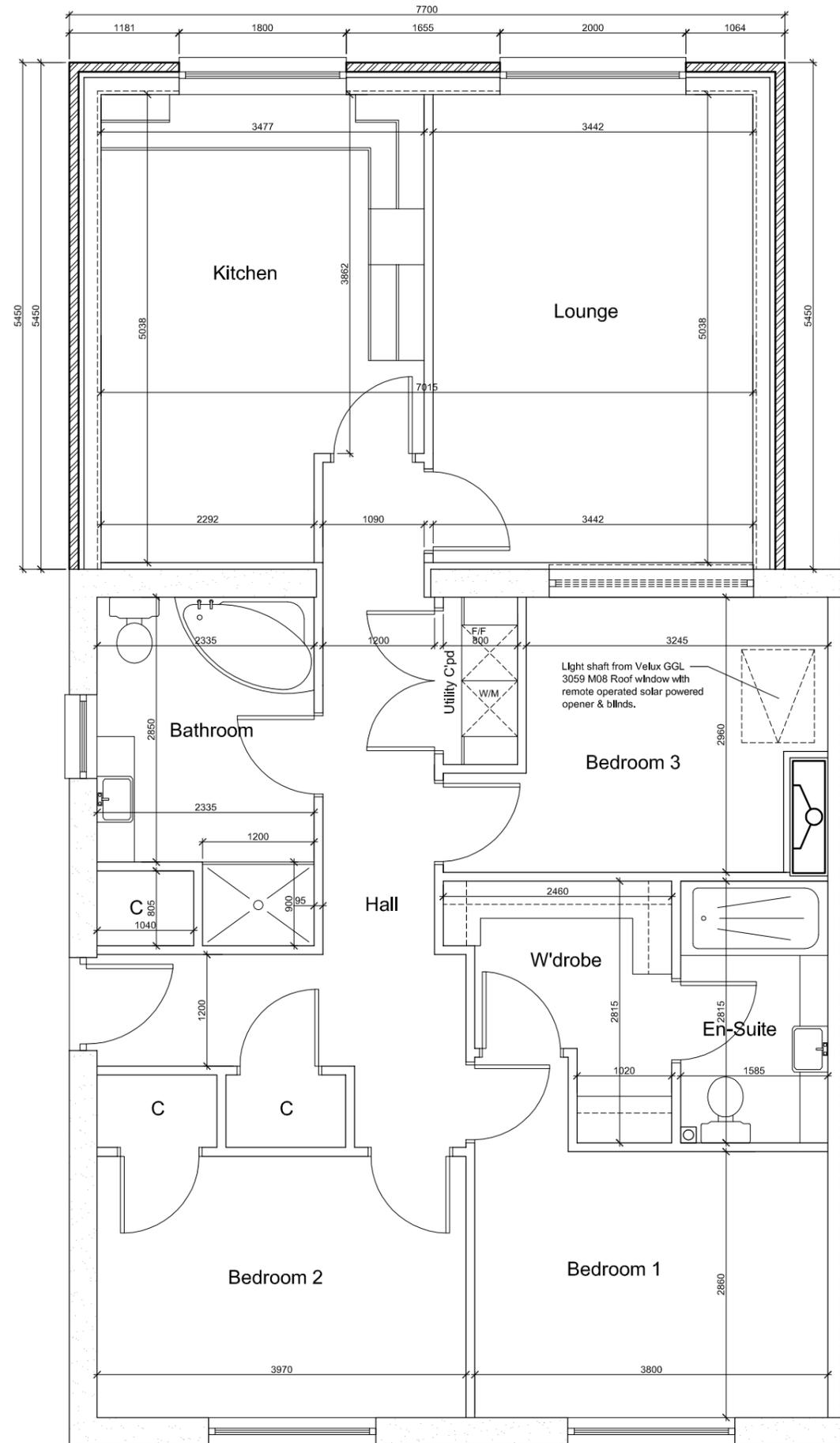
caithness design services

Client: Mr & Mrs Mackay	
Location: 11 Bain Place Watten Caithness KW1 5X0	
Dir. No: CDS11/12/01 A	Scale: NTS
Date: 3/09/11	Drawn By: JNM
Revisions: Rev 'A' - Amended as per client request to meet PP needs. 04/10/11	
<p>Caithness Design Services</p> <p>Tel: 07738 208823</p> <p>email: caithnessdesignservices@hotmail.co.uk</p>	

Electrical symbols:

All electrical fittings to be installed in accordance with Building Standard 4.8.5.

-  One way switch
-  Two way switch
-  Intermediate switch
-  Pull cord switch
-  Wall light
-  Pendant light
-  80W Brass inset Down lighters
-  Light & switch in attic
-  External bulkhead light with PIR sensor
-  Single socket
-  Double socket
-  Appliance D/P switch above work top with socket below
-  Shaver socket
-  Cooker control unit
-  Telephone point
-  T.V. point
-  10.5Kw electric shower
-  Thermostatically controlled mixer shower
-  Mains powered smoke detector with battery back up and interlinked to all other detectors
-  Distribution board
-  Extract fan to vent tile (15l/s)
-  Extract fan to vent tile (30l/s)
-  Extract fan to wall (15l/s)
-  Extract fan to wall (30l/s)
-  Extractor hood (30l/sec) to outside wall
-  Hot water cylinder and immersion heater
-  Immersion heater switch complete with neon light
-  Denotes 15,000mm2 vent to supply air for fire, vented into floor space
-  Radiator fitted with thermostatic valve
-  Outside tap



General Notes:

Rear entrance door to have a clear opening of 800mm and threshold to permit unassisted wheelchair access in accordance with clause 4.1.9 of the Building (Scotland) Regulations 2007.

Internal doors to be as per schedule.

Disabled access ramp to be constructed from precast, concrete, paving slabs.

Partition around bathrooms to be filled with 60mm insulation, as denoted by hatching.

All glazing to bathrooms, en-suites and external doors to be 'Minster' pattern obscure glazing, unless otherwise stated.

Thermostatic valves to be fitted to hot water supply. (TMV)

External flue terminals to be a minimum distance of 600mm from any opening (including tumble dryer outlet) and 300mm from any corner.

FS - Denotes 38x50mm treated fire stop.

EJ - Denotes expansion joint.



Client: Mr & Mrs Mackay

Location: 11 Bain Place
Watten
Caithness
KW1 5XQ

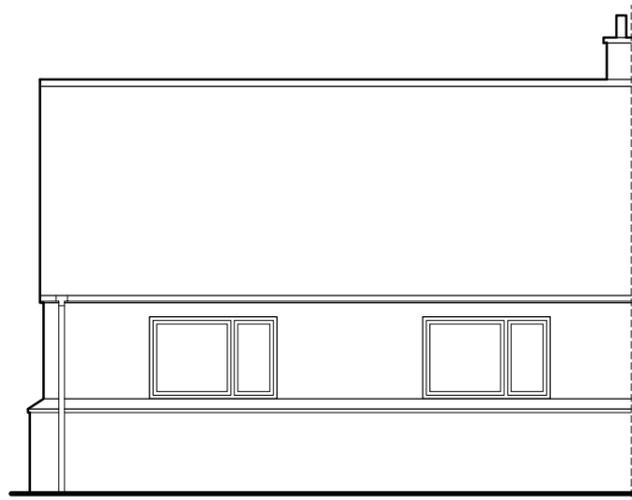
Drwg No: CDS11/12/03A Scale: NTS

Date: 23/08/11 Drawn By: JNM

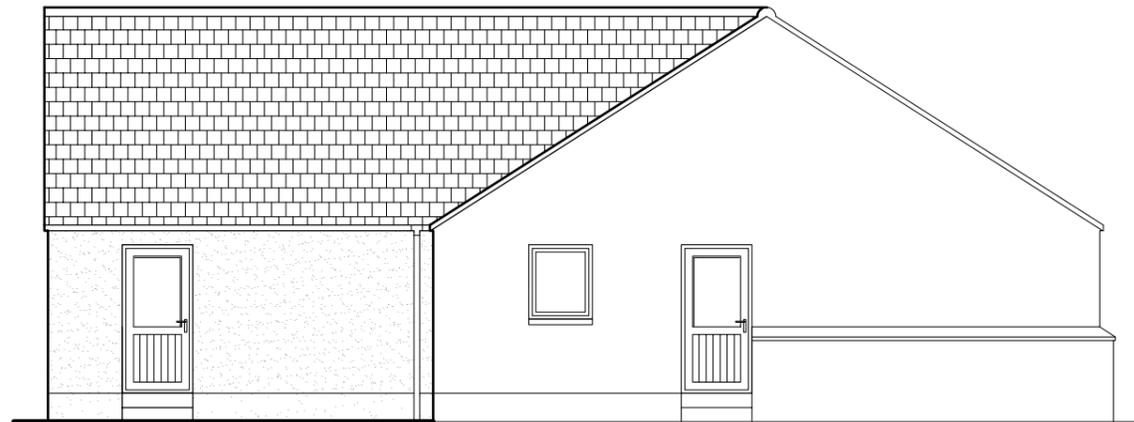
Revisions:
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Caithness Design Services
Tel: 01738 208 823
email: caithnessdesignservices@hotmail.co.uk

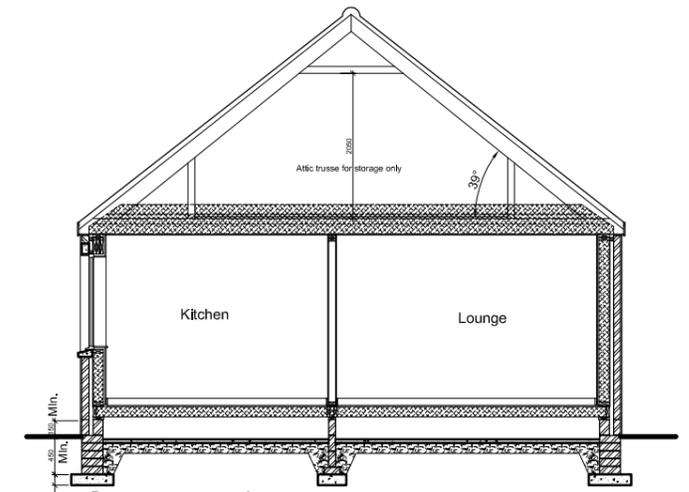
GF Floorplan



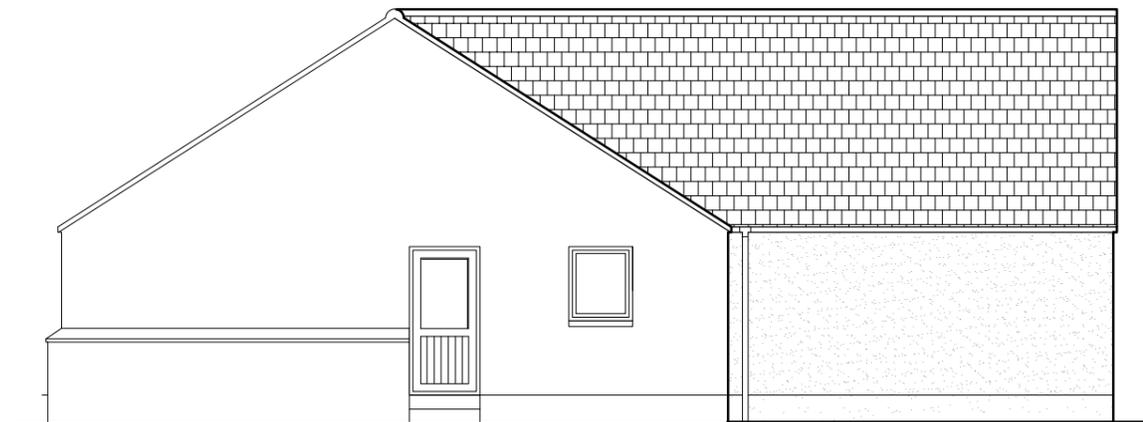
Front Elevation



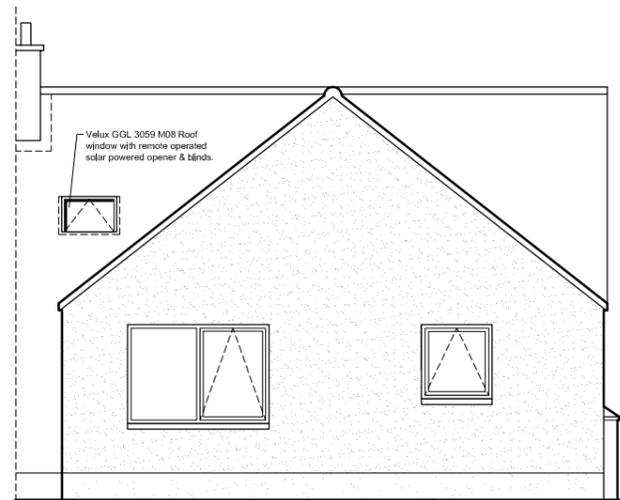
Side Elevation



Cross-section



Side Elevation



Rear Elevation

External Finishes:

Roof covering: - 35° Marley 'Ludlow Major' concrete interlocking roof tiles with matching dry ridge and verge, to match existing.

Finish to walls: - Skye Marble roughcast with light Grey base course to match existing.

Fascia and Soffit: - Rosewood PVCu finish with over fascia vent.

Rainwater Goods: - Grey Marley deepflow to match existing.

Windows: - Rosewood PVCu & factory double glazing to match existing.

Entrance Doors: - Rosewood PVCu & factory double glazing.

Precast concrete cills and stops to be standard units.

SW.V.P. to be taken to Marley ridge terminal.

Elevations



Client: Mr & Mrs Mackay

Location: 11 Bain Place
Watten
Caithness
KW1 5JQ

Draw No: CDS11/12/05A

Scale: NTS

Date: 2/09/11

Drawn By: JNM

Revisions:
Rev 'A' - Amended as per client request to meet PP needs. 04/10/11

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