

THE HIGHLAND COUNCIL

**NORTH PLANNING APPLICATIONS COMMITTEE
24 March 2015**

Agenda Item	5.1
Report No	PLN/018/15

**14/03662/FUL : Mr D Bentley
Land North of 33 Scouriemore Scourie**

**Supplementary Report No 1
Report by Area Planning Manager**

SUMMARY

Description : Formation of road access, construction of detached dwelling and associated services and demolition of existing shed

Recommendation : **REFUSE**

Ward : 01 - North, West And Central Sutherland

Development category : Local Development

Pre-determination hearing : **None**

Reason referred to Committee : Request by Ward Members.

1. PLANNING UPDATE

- 1.1 The application was reported to Committee on 16 February 2015. Committee agreed to defer the consideration of the proposal, pending a site visit on 23 March 2015.
- 1.2 The Agent has provided a **revised set of plans** under cover of an email of 13 March 2015. These **plans were not those considered by Committee, nor were they available for inspection by the public.**
- 1.3 The revised plans show some changes to the building. These relate to adjusted fenestration types and sizes, particularly to the north east elevation. There are also changes to the dormers and rooflights. The roof plan form has changed to the north west with the adoption of a square gable and the ridge height of the projecting gable has been lowered to tie in with the main ridge line.
- 1.4 The north east and south east elevations also have a balcony line between lower ground and ground floor. The siting and design of the building and its form and massing have not been changed.

1.5 It is also proposed to finish the building in a wet dash render and stone. The mixed use of materials in conjunction with the incorporation of the balcony helps to lessen somewhat its imposing scale and massing

1.6 **It is acknowledged that the revised plans are an improvement to the submitted plans, however it is not considered that the changes are significant enough to result in a change in the original recommendation of refusal which remains unaltered.**

2.0 **RECOMMENDATION**

It is recommended the application be **Refused** for the reasons originally set out in the parent report.

Signature: Dafydd Jones

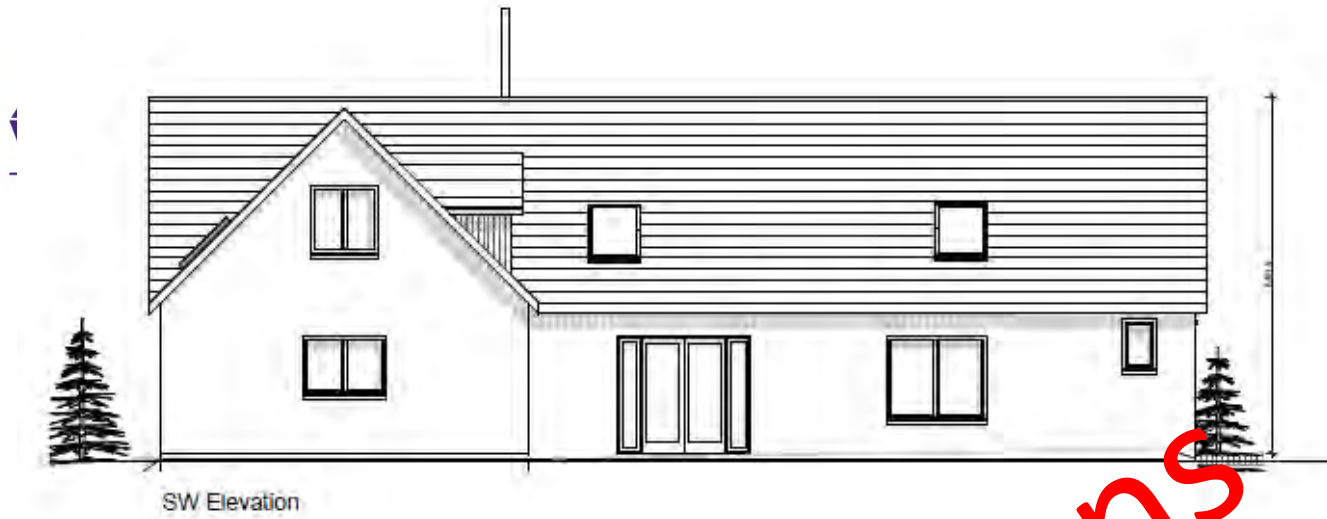
Designation: Area Planning Manager North

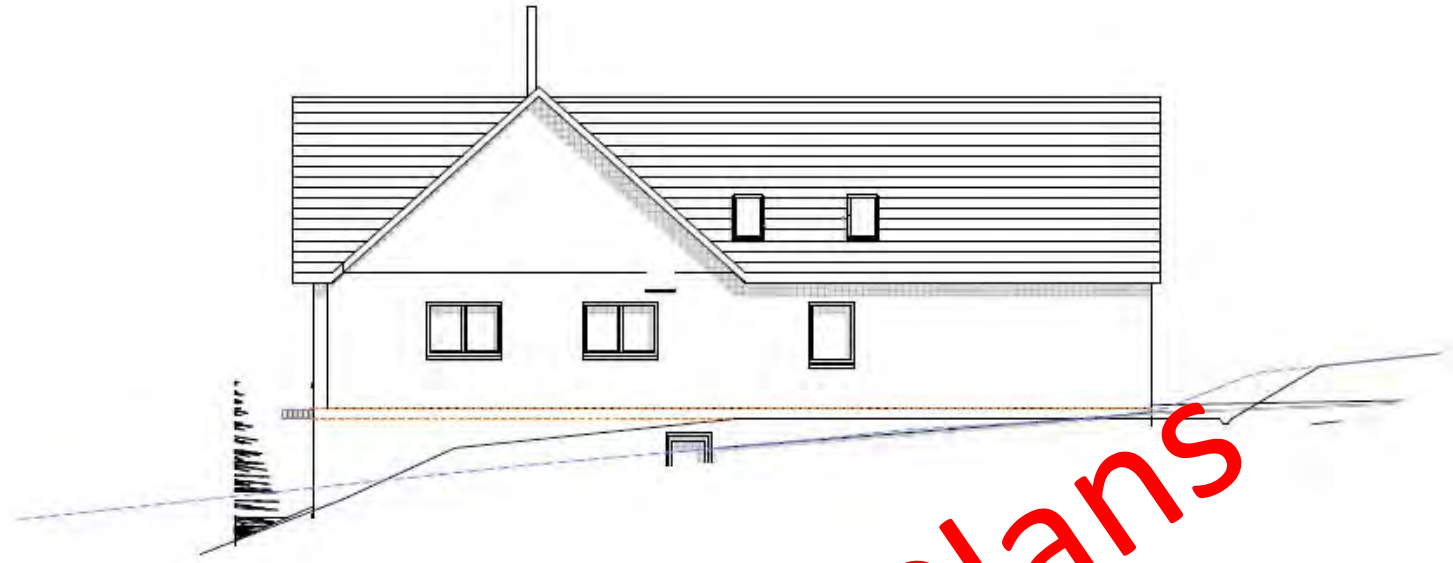
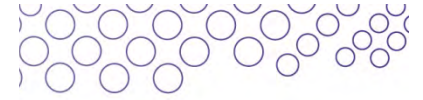
Author: Bob Robertson

Background Papers: Documents referred to in report and in case file.

**Revised plans received from agent on 13 March 2015.
These plans were not subject to assessment as part of the
Planning Application and are not those which assessed
in the Committee report.**

Revised Plans





NW Elevation

External Finishes:
Harling & stone to walls
Natural slate roofing

Revised Plans



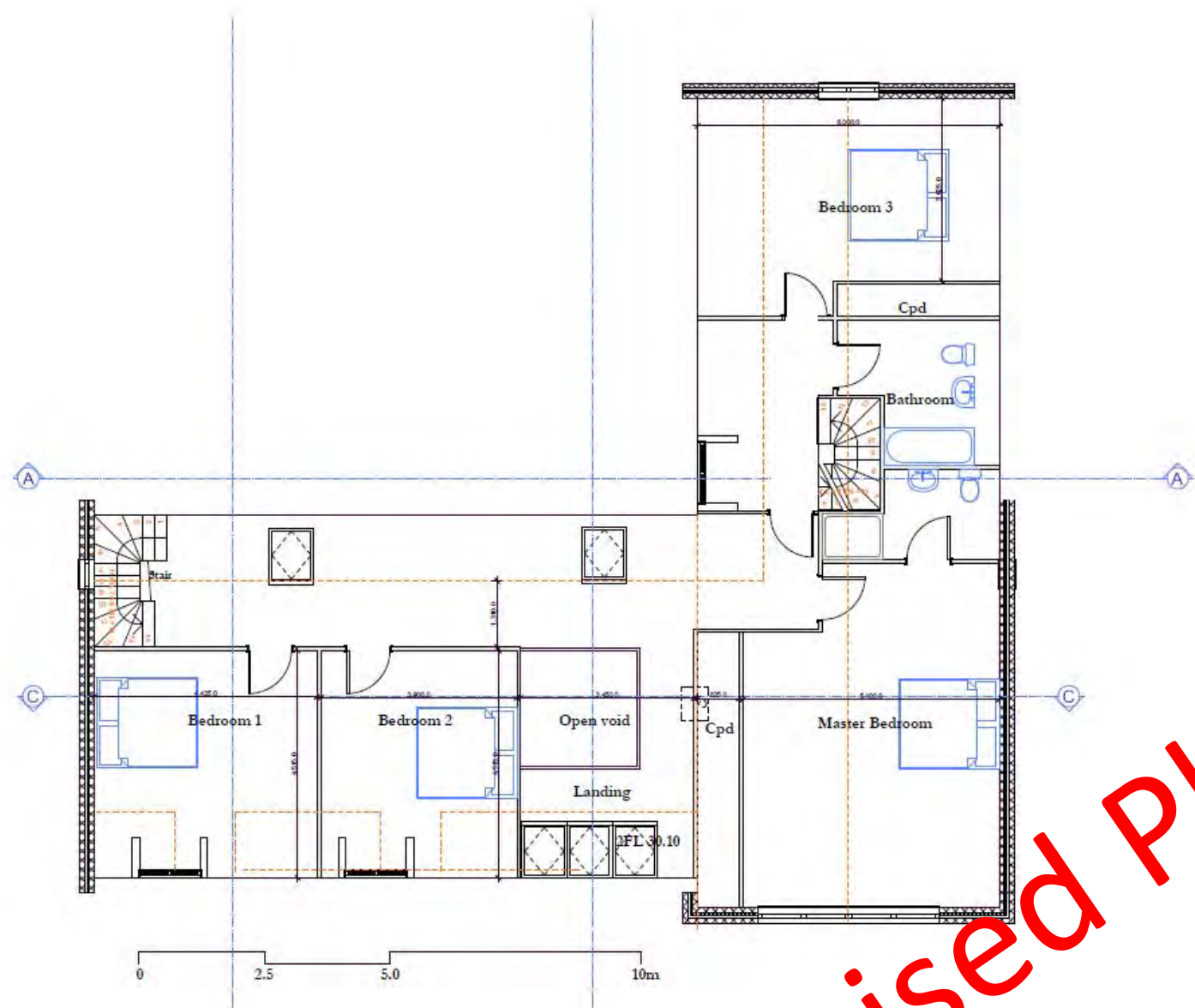
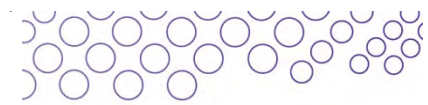
SE Elevation









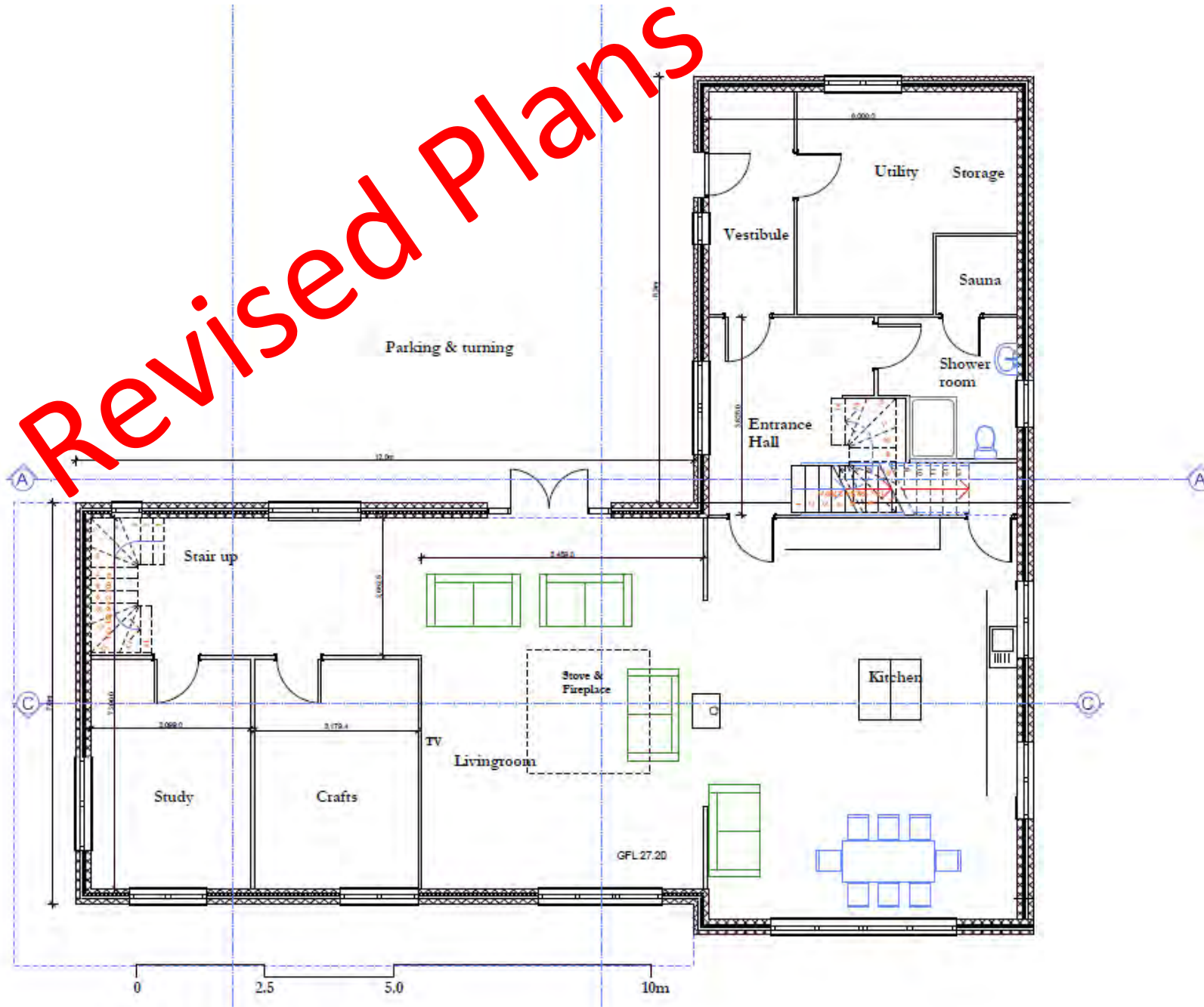


Attic Floor Plan
Scale 1:100

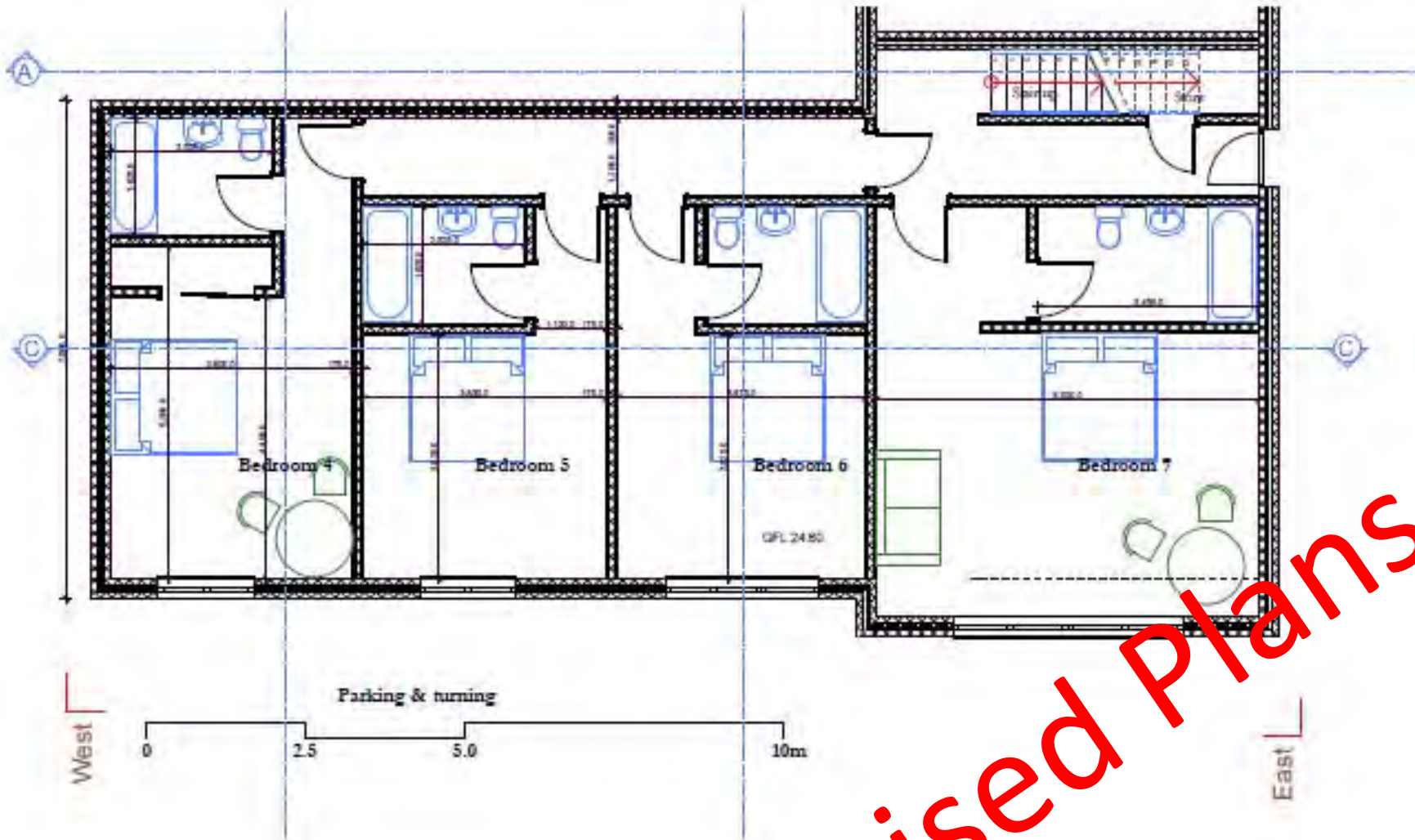
Revised Plans



Revised Plans



First Floor Plan
Scale 1:100



Lower Floor Plan
Scale 1:100