

Agenda item	6.5
Report no	PLN/055/17

THE HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 12 September 2017

Report Title: 17/02724/FUL Alterations to existing rooms to form new box dormer at Smoo Cave Hotel Lerin Durness

Report By: Area Planning Manager North

1. **Purpose/Executive Summary**

1.1 Applicant : Councillor Hugh Morrison

Description of development - Alterations to existing rooms to form new box dormer at Smoo Cave Hotel Lerin Durness Lairg IV27 4QB

Ward 01 - North, West And Central Sutherland

Category - Local Development

Reasons Referred to Committee - The applicant is Cllr Hugh Morrison

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

2. **Recommendations**

2.2 Members are asked to agree the recommendation to grant as set out in section 11 of the report.

1. PROPOSED DEVELOPMENT

- 1.1 The proposal involves alterations to existing first floor rooms to form a new box dormer window.
- 1.2 No pre-application discussion undertaken
- 1.3 Existing infrastructure on site.
- 1.4 No supporting documentation provided with application.
- 1.5 **Variations:** No variations

2. SITE DESCRIPTION

- 2.1 The site is located at Lerin Durness which is on a single track spur road to the north of the main north coast road running through Durness.
The small hotel lies to the west side of the single track road. To the south of the hotel is the Coastguard hut, and a single house lies to the north at the end of the road / turning head. The land to the east and west of the hotel is open crofting parks.
The hotel has a 1½ storey form has had a variety of ground floor and roof extensions over a long period of time and these provide an organic built form.

3. PLANNING HISTORY

- 3.1
 - 08/00079/FULSU Alterations to form 2 en suite bedrooms. Approved 14.05.2008.

4. PUBLIC PARTICIPATION

- 4.1 Advertised : Neighbours.
Representation deadline : 07.07.2017
Timeous representations : 0
Late representations : 0

5. CONSULTATIONS - None

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan

- 28 Sustainable Design
- 44 Tourist Accommodation

6.2 Sutherland Local Plan (As continued in force, April 2012)

No specific policies apply. Notes the importance of tourism to the village.

7. OTHER MATERIAL CONSIDERATIONS

7.1 Caithness and Sutherland Local Development Plan (Modified Proposed Plan 2016)

No specific policies apply, refer to Highland Wide Local Development Plan.

7.2 Highland Council Supplementary Planning Policy Guidance

Not applicable

7.3 Scottish Government Planning Policy and Guidance

7.4 Other

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 is a minor development and is reported to Committee as the Applicant is a Member for Ward 1.

The works involve the removal of the existing roof structure and installation of a large box dormer to the western roof slope of the original hotel building. The hotel consists of an original large stone built property which has been variously extended over the years to provide additional hotel and restaurant accommodation. The original structure is hidden by some various additions with any original character lost. The design indicates a full width dormer to replace an existing service box structure and is considered to be an improvement. Slate is proposed for the faces and cheeks on the dormer.

The proposal is considered to bring an overall improvement to this elevation of the building and accords with Development Plan policy.

8.4 Material Considerations

No representations have been received.

8.5 Other Considerations – not material

None

8.6 Matters to be secured by Section 75 Agreement

None

9. CONCLUSION

- 9.1 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. IMPLICATIONS

- 10.1 Resource – Not applicable
- 10.2 Legal –Not applicable
- 10.3 Community (Equality, Poverty and Rural) –Not applicable
- 10.4 Climate Change/Carbon Clever –Not applicable
- 10.5 Risk – Not applicable
- 10.6 Gaelic – Not applicable

11. RECOMMENDATION

Action required before decision issued

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

REASON FOR DECISION

The proposals accord with the provisions of the Development Plan and there are no material considerations which would warrant refusal of the application.

TIME LIMITS

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

Initiation and Completion Notices

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
 2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.
- Copies of the notices referred to are attached to this decision notice for your convenience.

Construction Hours and Noise-Generating Activities:

You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

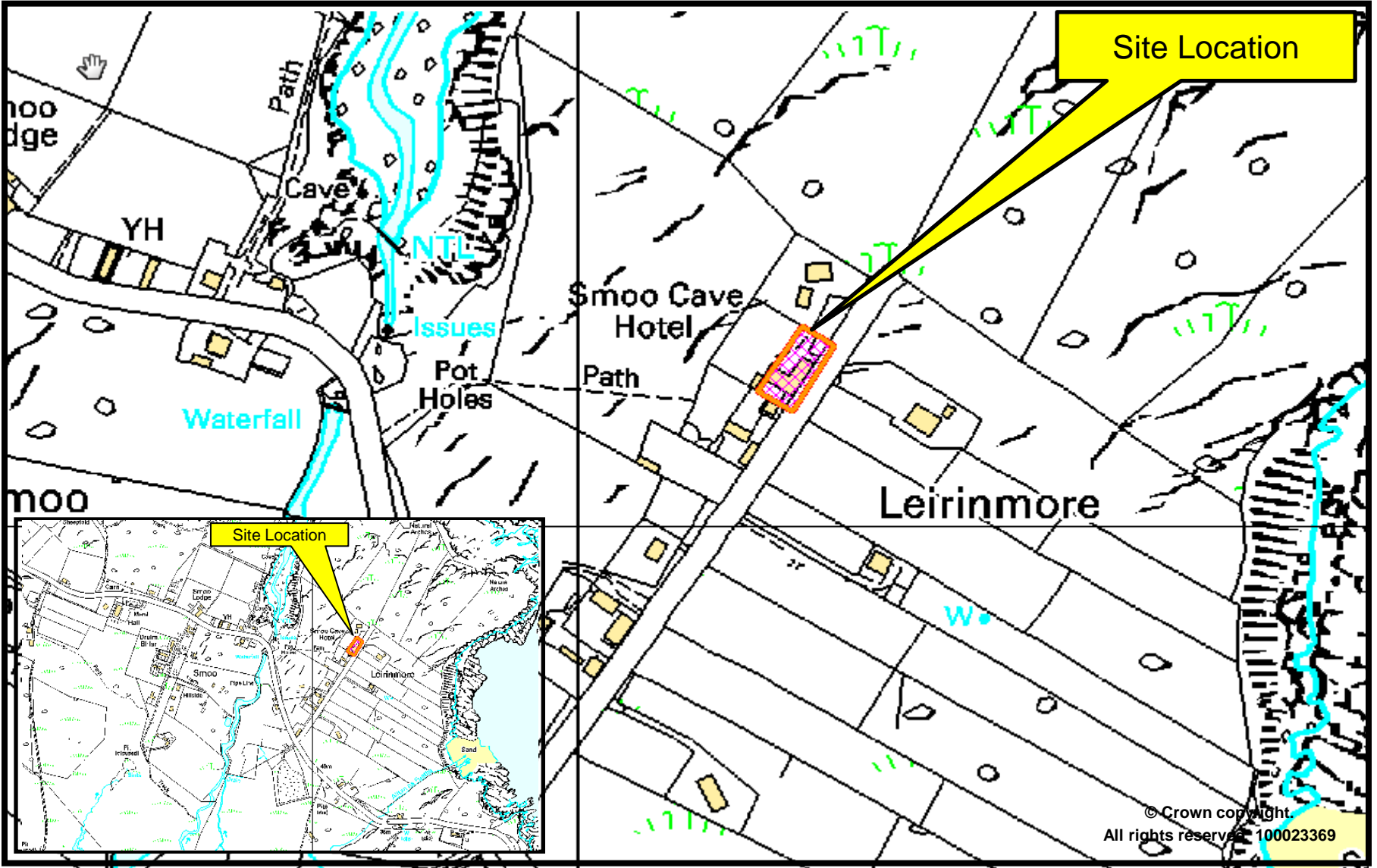
Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact env.health@highland.gov.uk for more information.

Protected Species – Halting of Work

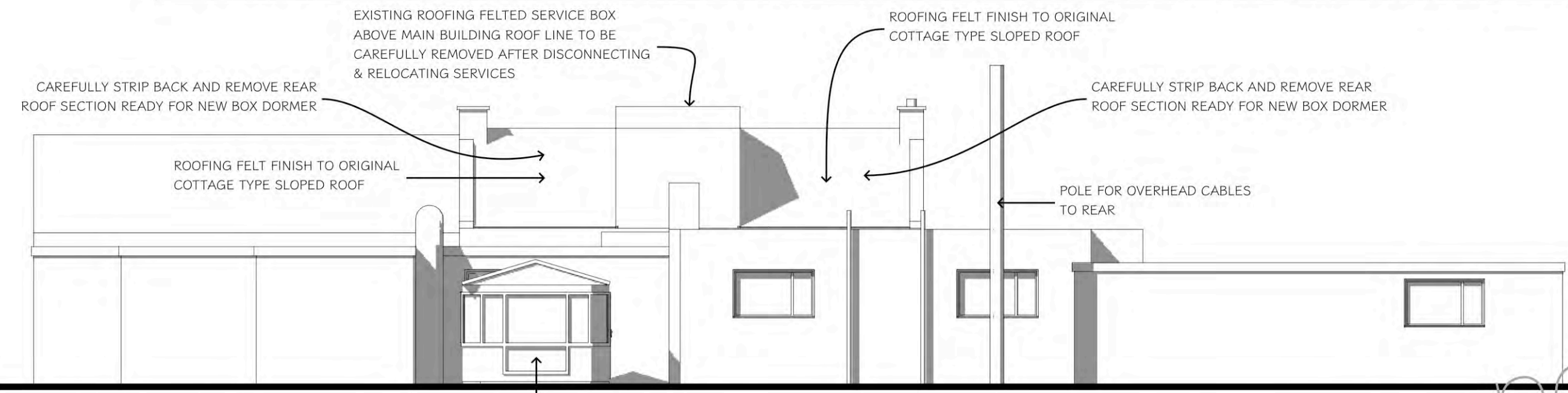
You are advised that work on site must stop immediately, and Scottish Natural Heritage must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from SNH: www.snh.gov.uk/protecting-scotlands-nature/protected-species

Signature: Dafydd Jones
Designation: Area Planning Manager - North
Author: David Borland
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Committee Location Plan
Site Plan
16-0641 – General Plan



All dimensions (new & existing) shall be verified by the contractor and become his responsibility, prior to ordering, cutting & calculating materials. DO NOT SCALE THIS DRAWING.

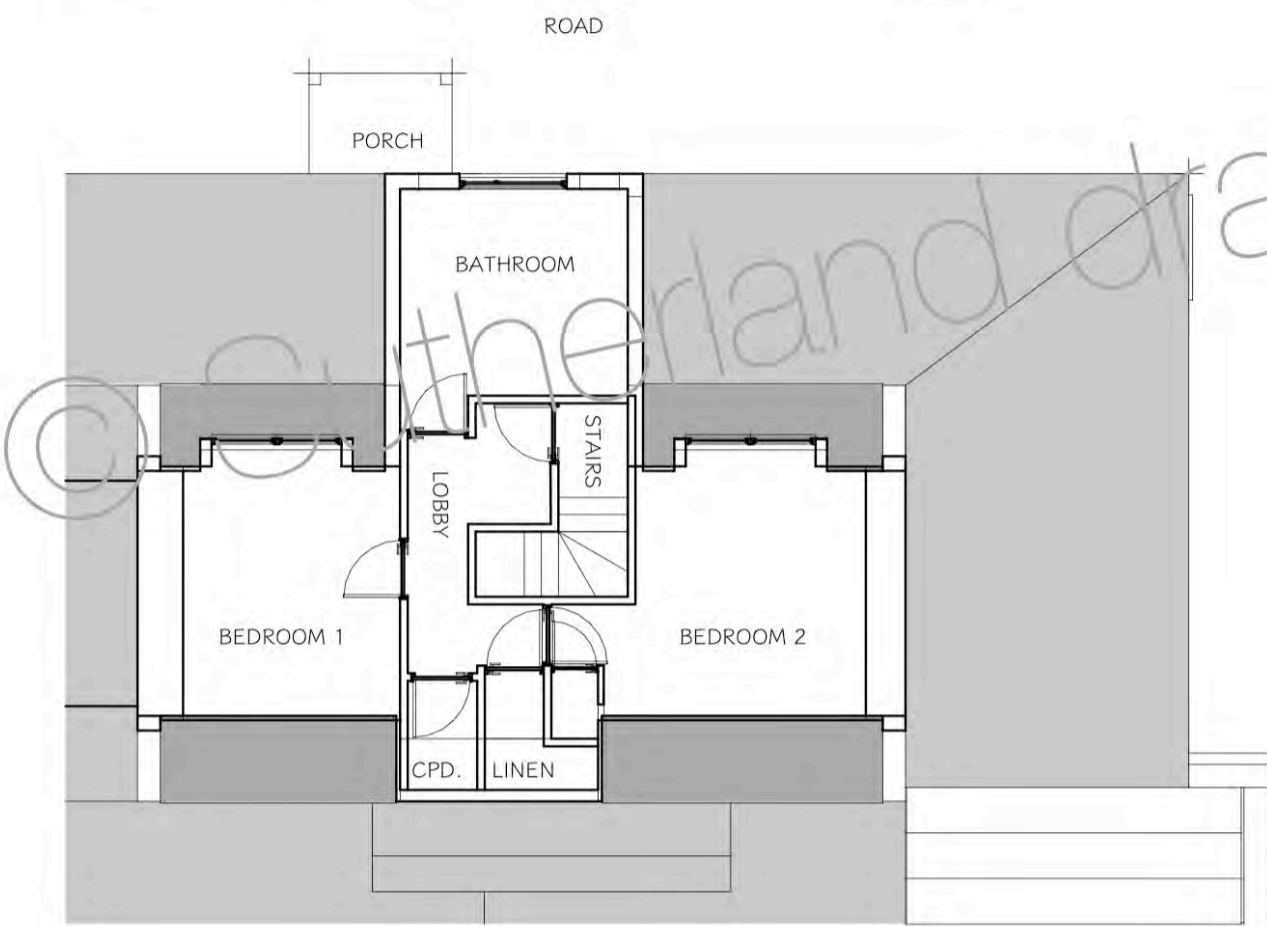
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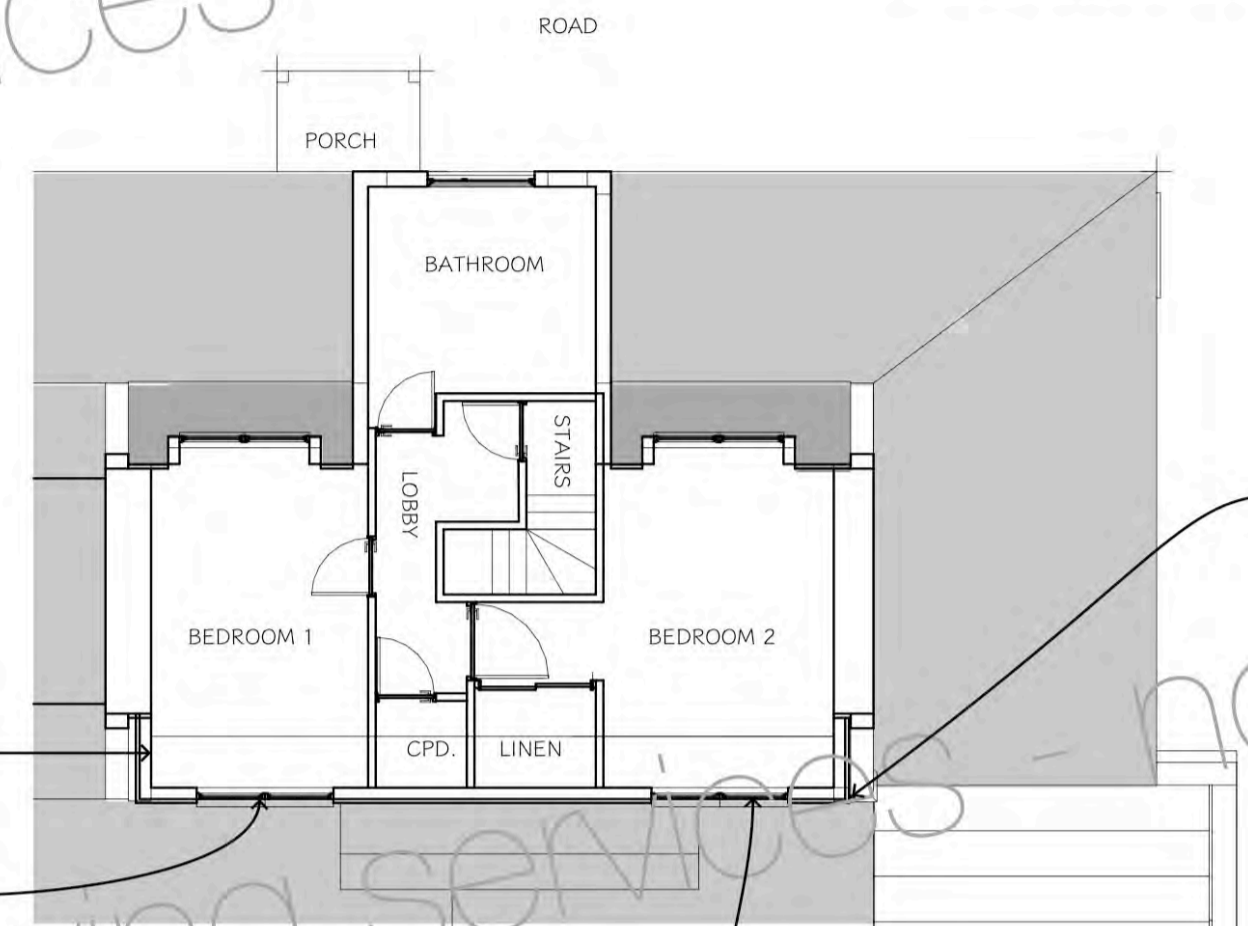
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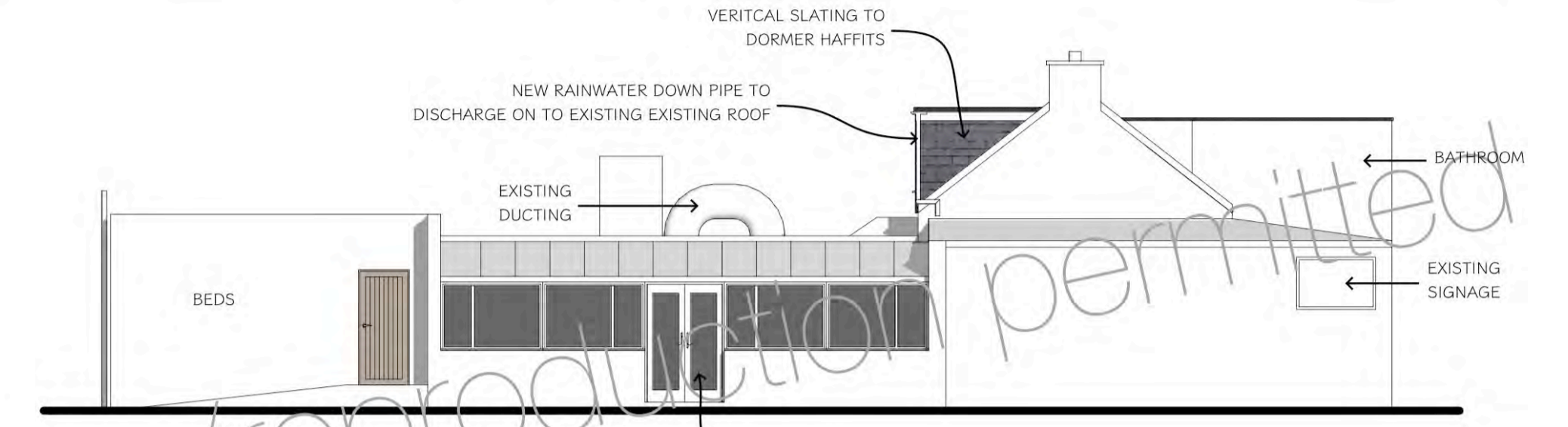
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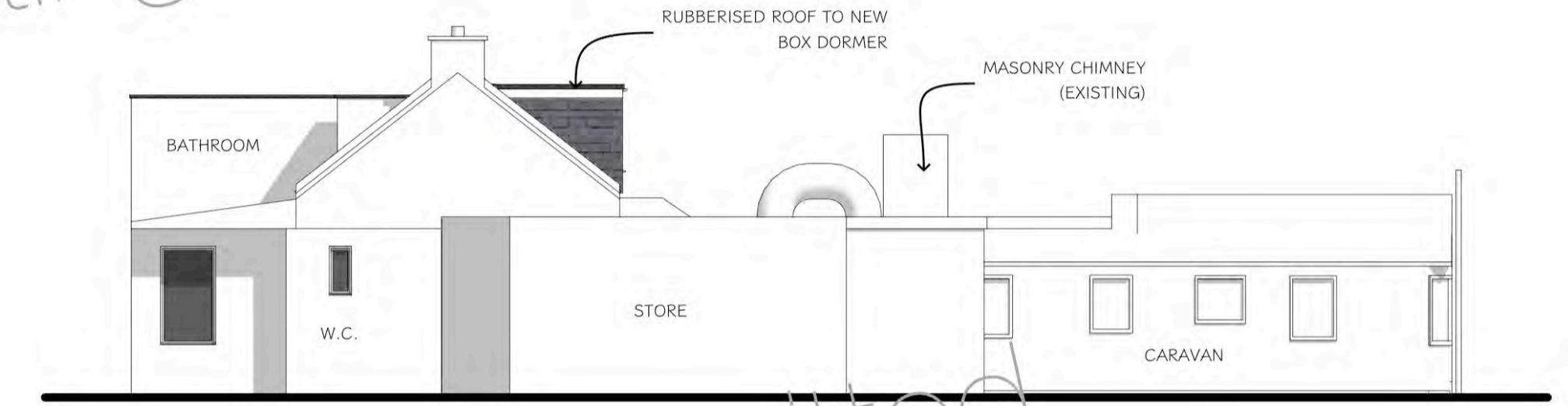
EXISTING FIRST FLOOR PLAN 1:100



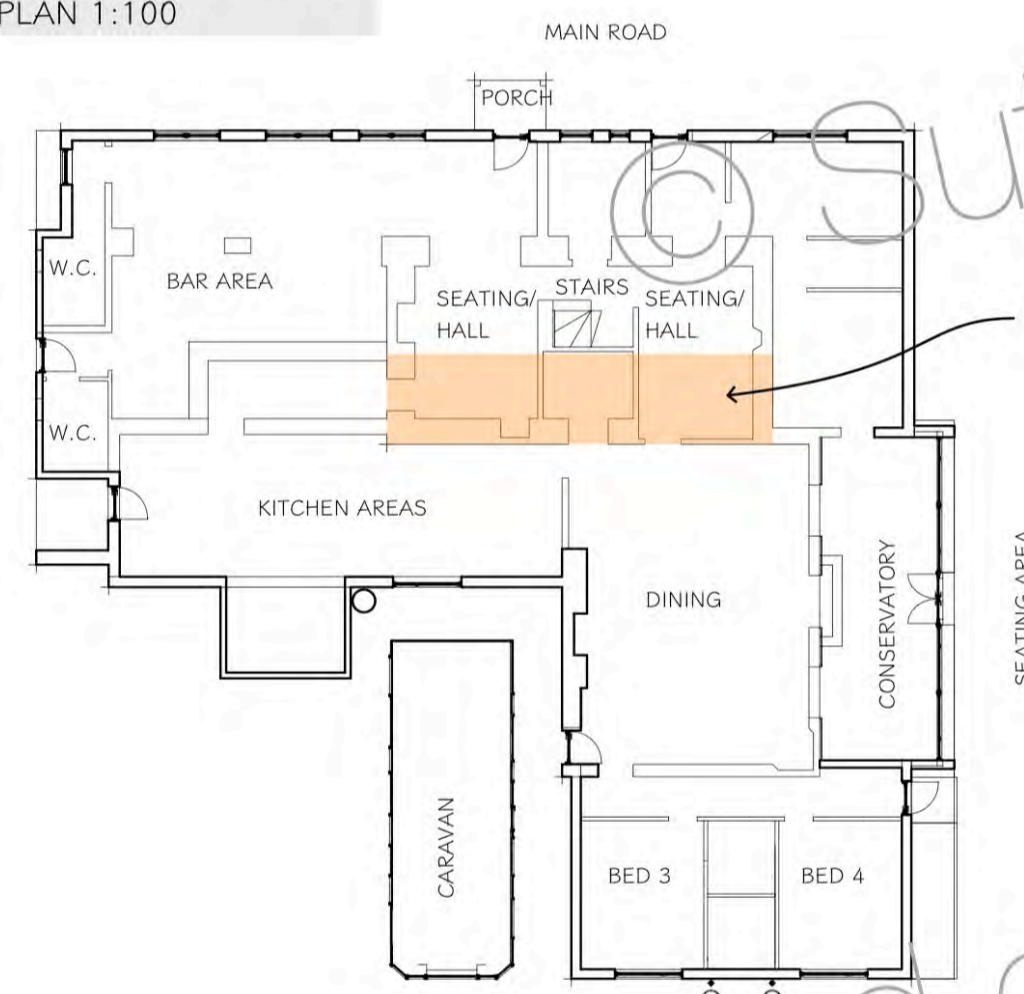
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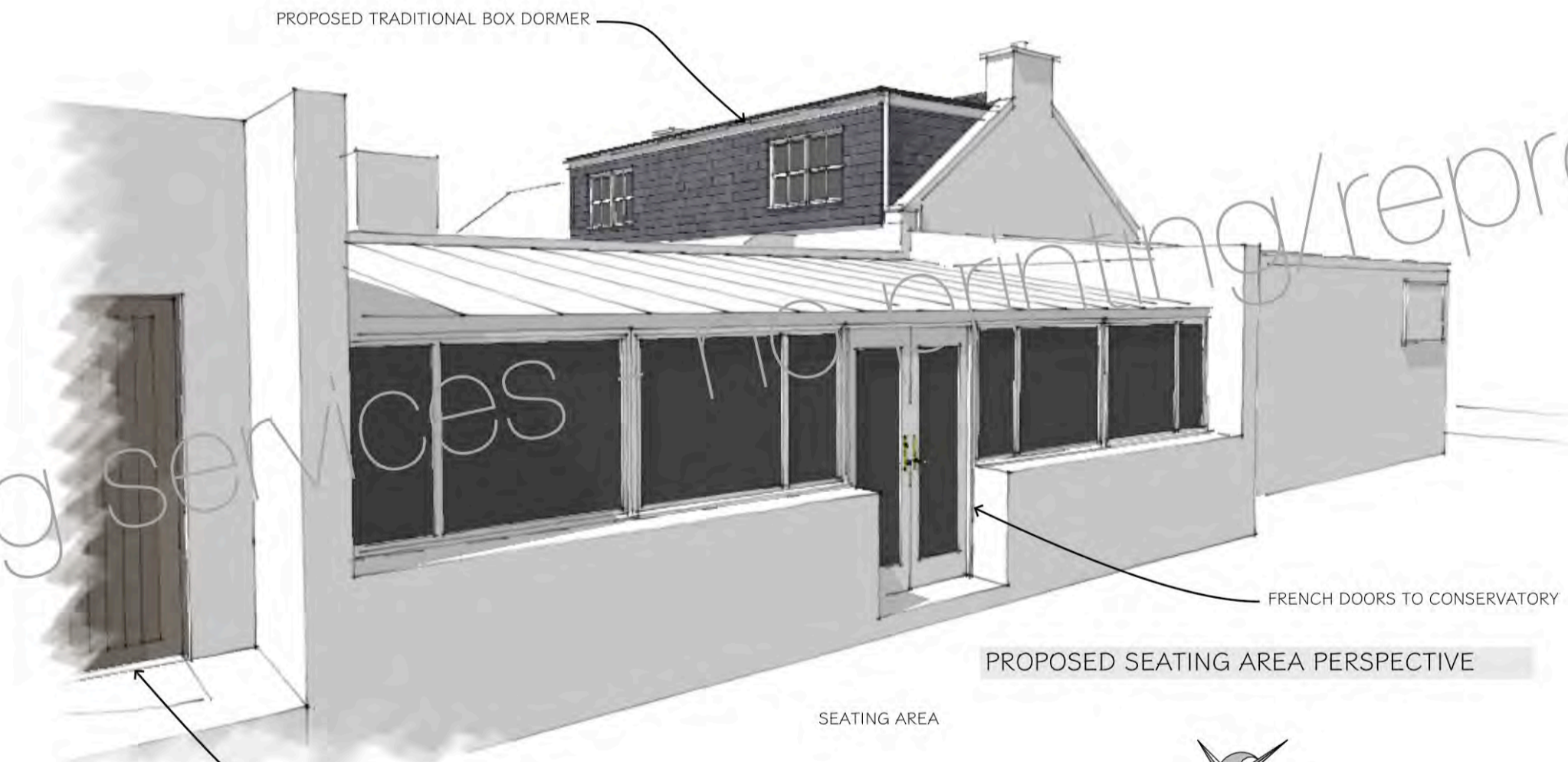
PROPOSED ELEVATION C - 1:100



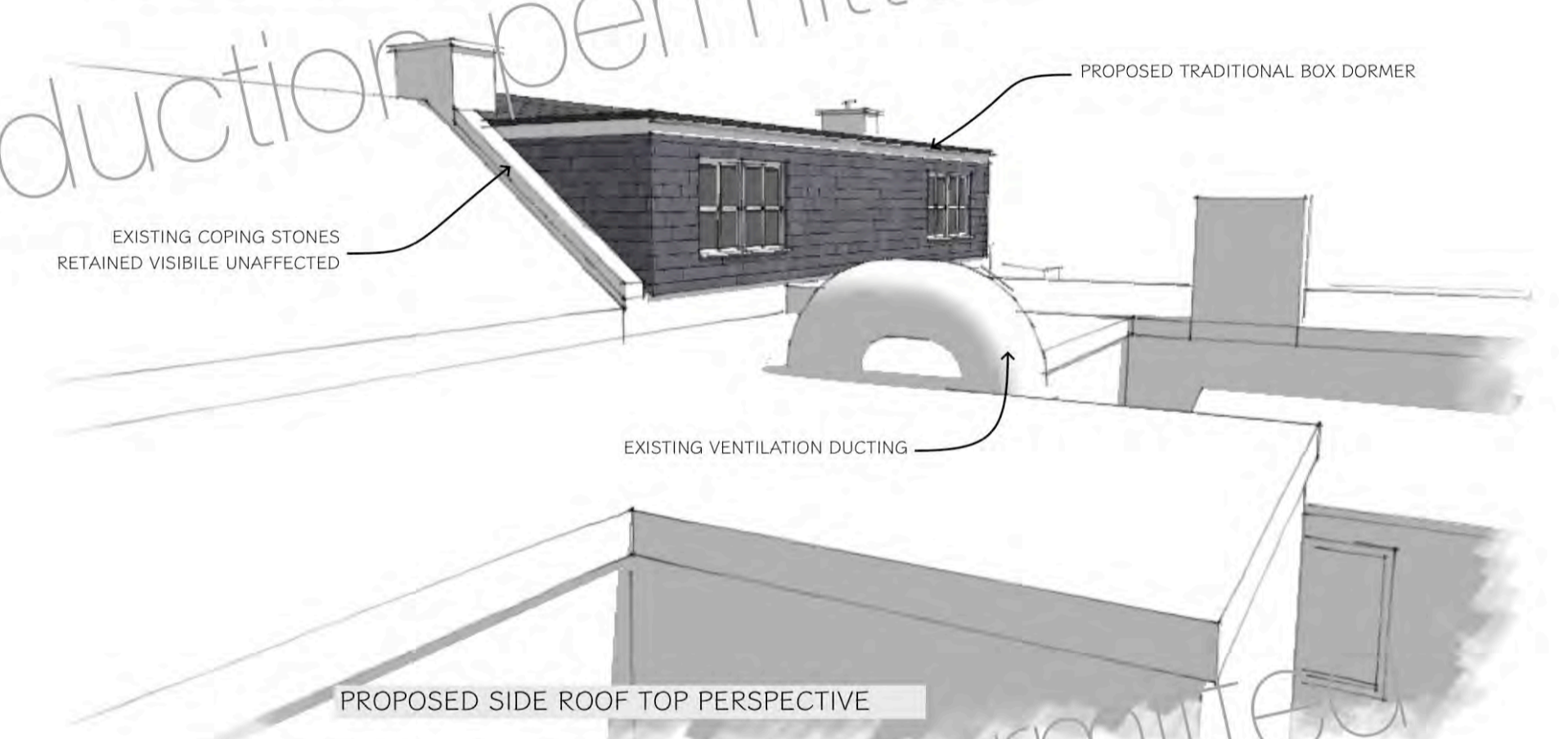
PROPOSED ELEVATION B - 1:100



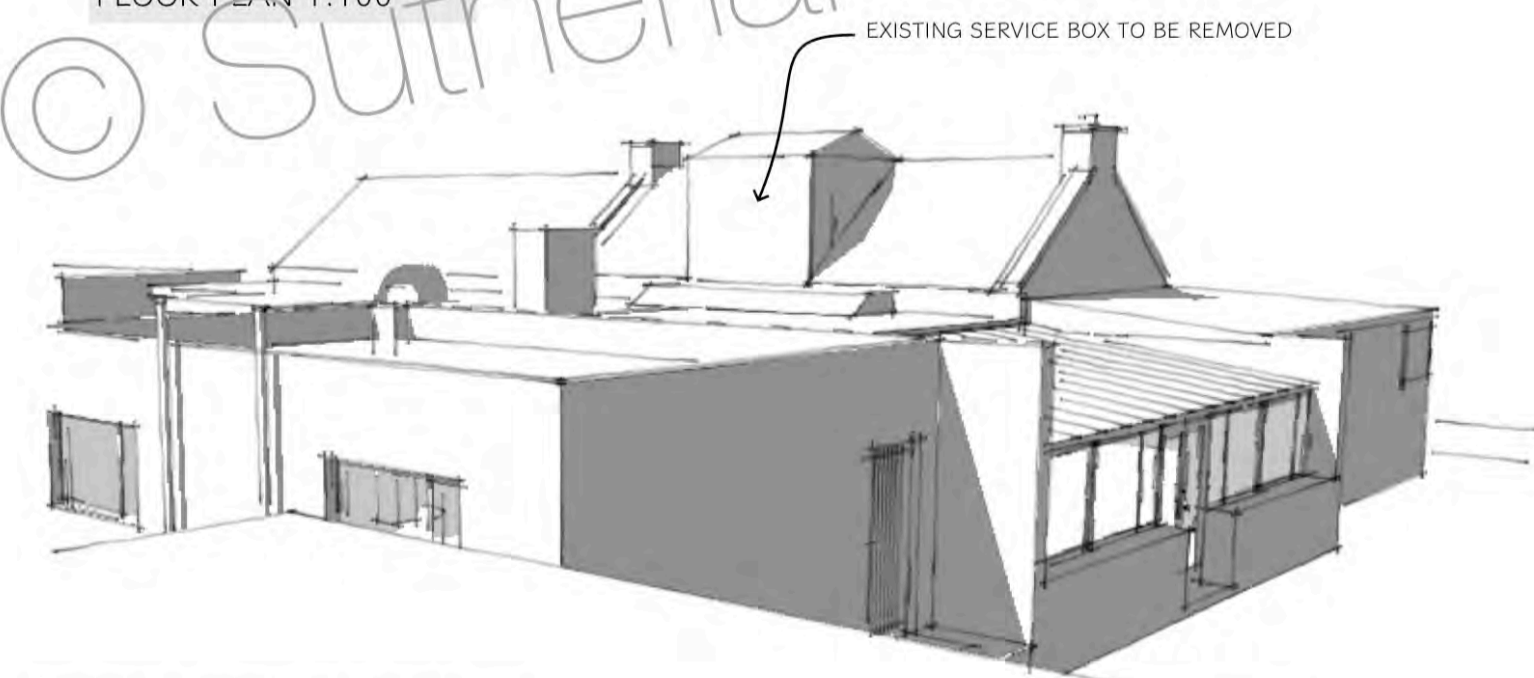
EXISTING GROUND FLOOR PLAN 1:100



PROPOSED SEATING AREA PERSPECTIVE



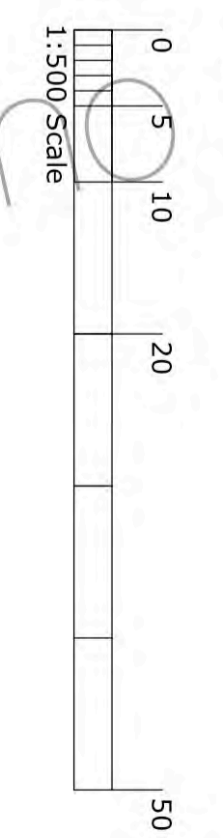
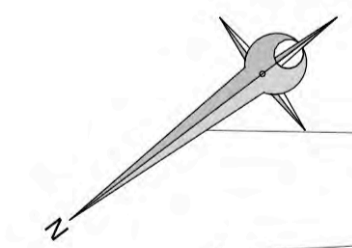
PROPOSED SIDE ROOF TOP PERSPECTIVE



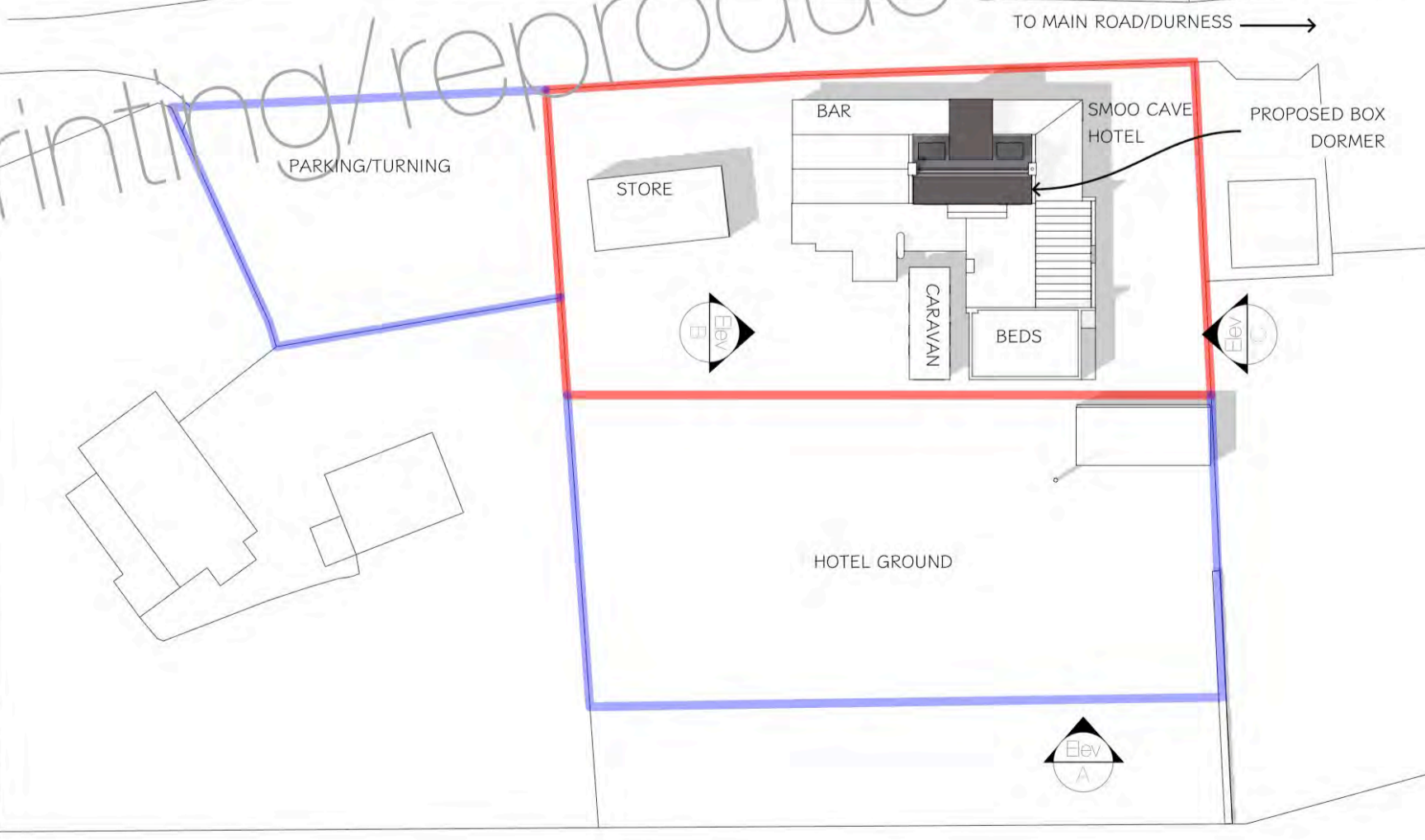
EXISTING REAR PERSPECTIVE



EXISTING REAR GROUND PERSPECTIVE



SITE PLAN 1:500



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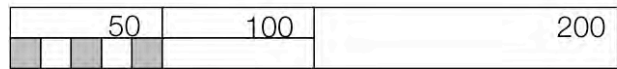
Project:
SMOO CAVE HOTEL, DURNES, LAIRG
IV27 4QB
ALTERATIONS TO EXISTING ROOMS.

Drawing: EXISTING/PROPOSED

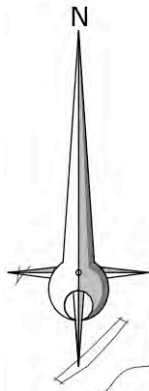
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SMOO CAVE HOTEL, DURNESS, LAIRG IV27 4QB

LOCATION PLAN

(REF: 16 - 064) - 8/06/2017

Smoo Cave Hotel, Durness IV27 4QB