

| | |
|-------------|------------|
| Agenda Item | 6.6 |
| Report No | PLN/042/25 |

HIGHLAND COUNCIL

Committee: North Planning Applications Committee
Date: 11th June 2025
Report Title: 25/00778/FUL and 25/00785/CON: Mr D and Mrs W McConnachie
An Cardach, Gilchrist Square, Dornoch, IV25 3HG
Report By: Area Planning Manager North

Purpose/Executive Summary

Description: **25/00778/FUL** - Demolition of house and erection of replacement house
25/00785/CON – Demolition of house
Ward: 04: East Sutherland and Edderton
Development category: Local
Reason referred to Committee: More than 5 Objections

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.

Recommendation

Members are asked to agree the recommendation to **GRANT** the application as set out in section 11 of the report

1. PROPOSED DEVELOPMENT

- 1.1 The application seeks full planning permission for the demolition and rebuild of a house, formation of new vehicular access, erection of garage and shed at the address recognised as An Cardach, Gilchrist Square, Dornoch (23/05379/FUL). Conservation Area Consent is also sought for demolition of the property under application ref:25/00785/CON. The application site concerns an existing derelict property which has previously received planning permission to be redeveloped - alteration of house, erection of new staircase, study and double car port and garden ground (23/05379/FUL). Work on this approval has commenced and is ongoing. The site is located within both Dornoch Conservation Area and Dornoch Settlement Development Area, with many Listed Buildings and Scheduled Ancient Monuments in proximity of the site. It is also worth noting that large trees are present within the site and a designated core path runs along the southern site boundary.
- 1.2 The existing property benefits from connection to the public utilities in respect of power, water and drainage. Access to the site is provided by the public road network leading to a narrow driveway. An independent pedestrian gate breaches the stone boundary wall and allows stepped access to the house from the adjacent right of way / core path.
- 1.3 Pre Application Consultation: Pre-Application advice was previously given for redevelopment / renovation of the property and site under application ref. 23/03056/PREAPP (alterations, extension and erection of car port). This advised that based on the information submitted any future development could be supported as the proposal was to bring back a derelict dwelling into habitable use; situated within an SDA and Conservation Area; this was considered to be in accordance with policies 15 – Local Living and 20 Minute Neighbourhoods, and 9 – Brownfield, Vacant and derelict Land and Empty Buildings of the National Planning Framework 4. A planning application was received and approved for the above development under 23/05379/FUL.
- 1.4 Supporting Information: Justification Statement.
- 1.5 Variations: None

2. SITE DESCRIPTION

- 2.1 The site lies close to the centre of Dornoch, within both the Conservation Area and the Settlement Development Area in what was historically, the garden area of Burghfield House Hotel. The house lies in an elevated position, overlooking the garden which slopes sharply down towards North Street. Many mature trees line the garden boundary with the right of way/core path to the south; several other large trees occupy adjacent land. Neighbouring properties to the garden area lie to the north, fronting North Street with the nearest being some 3.7m from the boundary.

3. PLANNING HISTORY

- | | | | |
|-----|------------|---|----------------------|
| 3.1 | 04.08.2023 | 23/03056/PREAPP - Alterations, extension and erection of car port | Closed 04.08.2023 |
|-----|------------|---|----------------------|

- | | | | |
|-----|------------------|--|------------------------------------|
| 3.2 | 19.01.2024 | 23/05379/FUL - Alteration of house, erection of new staircase, study and double car port | Approved 19.01.2024 |
| 3.3 | Rec'd 04.03.2025 | 25/00785/CON – Demolition of House | PCO (Pending Consideration) |

4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown Neighbour – 14 Days

Date Advertised: 21st March 2025

Representation deadline: 17th April 2025

Timeous representations: 7 Representations from 6 Households

Late representations: None

4.2 Material considerations raised are summarised as follows:

- a) Unacceptable Design
- b) Adverse effect on and incompatible with the Dornoch Conservation Area and existing properties within this designated area.
- c) Invasion of privacy and overlooking issues with neighbours.
- d) Loss of amenity and natural light in neighbouring property from the siting of car port.

4.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet www.wam.highland.gov.uk/wam.

5. CONSULTATIONS

5.1 **Historic Environment Team (Conservation)** – Advise that they cannot support current proposed materials and finishes without further information. It is noted that the design for rebuild is a copy of the previously approved design for renovation under ref:23/05379/FUL. A planning condition has been applied in respect of materials and finishes which are to be agreed with the planning authority. Demolition of the house is supportable under NPF4 policy 7 (g).

5.2 **Archaeology** – No Objection – Advise the attachment of a condition (ARC4), watching brief for site clearance operations.

5.3 **Contaminated Land** – No Objection – Advise attachment of condition in respect of potential previous land use contamination. As the development is for demolition followed by new build, it differs from the previously approved renovations where an informative was advised.

5.4 **Historic Environment Scotland** – No Objection – They have considered the information and do not have any comments to make. This does not signify support for the development, and the application should be determined in accordance with national and local policy guidance.

5.5 **Corporate Address Gazetteer Team** - request that the applicant/ agent notifies them at CAGRequests@highland.gov.uk when the existing property is demolished so they can make the necessary changes to the Councils Corporate Address Gazetteer.

6. **DEVELOPMENT PLAN POLICY**

The following policies are relevant to the assessment of the application

6.1 **National Planning Framework 4 (2023) (NPF4)**

Policy 1 - Tackling the Climate and Nature Crises

Policy 2 - Climate Mitigation and Adaptation

Policy 3 - Biodiversity

Policy 5 - Soils

Policy 6 - Forestry, Woodland and Trees

Policy 7 - Historic Assets and Places

Policy 9 - Brownfield, Vacant and Derelict Land and Empty Buildings

Policy 12 - Zero Waste

Policy 14 - Design Quality and Place

Policy 15 - Local Living and 20 Minute Neighbourhoods

Policy 16 - Quality Homes

Policy 19 - Heating and Cooling

Policy 22 - Flood Risk and Water Management

6.2 **Highland Wide Local Development Plan 2012 (HwLDP)**

28 - Sustainable Design

29 - Design Quality and Place-making

30 - Physical Constraints

31 - Developer Contributions

32 - Affordable Housing

34 - Settlement Development Areas

42 - Previously Used Land

51 - Trees and Development

57 - Natural, Built and Cultural Heritage

65 - Waste Water Treatment

66 - Surface Water Drainage

6.3 **Caithness and Sutherland Local Development Plan (2018) (CaSPlan)**

Site is located within the Dornoch Conservation Area and Dornoch Settlement Development Area.

6.4 **Highland Council Supplementary Planning Policy Guidance**

Access to Single Houses and Small Housing Developments (May 2011)

Developer Contributions (March 2018)

Highland Historic Environment Strategy (Jan 2013)

Managing Waste in New Developments (March 2013)

Standards for Archaeological Work (March 2012)

Sustainable Design Guide (Jan 2013)

Trees, Woodlands and Development (Jan 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 Scottish Government Planning Policy and Guidance

Scottish Planning Policy (as amended December 2020)

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.

Determining Issues

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.

Planning Considerations

8.3 The key considerations in this case are:

- a) compliance with the development plan and other planning policy
- b) site history – approvals / applications on site
- c) impact on infrastructure and services and proposed mitigation (developer contributions)
- d) impact on character, appearance and qualities of the Conservation Area
- e) any other material considerations

Development plan/other planning policy

8.4 The site lies within the Settlement Development Area and Conservation Area of Dornoch.

As the proposal includes the demolition and rebuild of an existing house as well as the erection of a car port which is to be situated within both the Dornoch Conservation Area and Dornoch Settlement Development Area, the application requires to be primarily assessed against Policy 14 – Design Quality and place, where the intent is to encourage, promote and facilitate well designed development that makes successful places by taking a design-led approach and applying the place principle. 15 – Local Living and 20 Minute Neighbourhoods and Policy 7 – Historic Assets and Places of the National Planning Framework 4. Policy 15 states that development proposals will contribute to local living, and to establish this, consideration will be given to the existing settlement pattern, and the level and quality of interconnectivity of the proposed development with the surrounding area, including local access to sustainable modes of transport, employment, shopping, healthcare premises, publicly accessible toilets as well as educational and recreational facilities.

8.5 In addition to being located within a Conservation Area the house and site are situated within proximity to Listed Buildings and Scheduled Ancient Monuments

which further requires Policy 7 of the NPF4 to be considered. Policy 7 states that development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced, with relevant considerations including architectural and historic character of the area; existing density, built form and layout; and context and siting, quality of design and suitable materials. Furthermore, this policy states that proposals with a potentially significant impact on historic assets or places will be accompanied by an assessment which is based on an understanding of the cultural significance of the historic asset or place. The assessment should identify the likely visual or physical impact of any proposals for change, including cumulative effects and provide a sound basis for managing the impacts of change. Proposals include the demolition and rebuild of an existing derelict dwelling, Policy 9 - Brownfield, Vacant and Derelict Land and Empty Buildings, also carries due weight within the planning assessment; this policy states that Development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported.

- 8.6 Additionally in response to the ongoing climate and nature crises, and to enhance biodiversity, policies; 1 – Tackling the Climate and Nature Crises, 2 – Climate Mitigation and Adaptation, and 3 – Biodiversity, of the NPF4 require to be considered. These policies state that when considering all development proposals, significant weight will be given to the global climate and nature crises, with development encouraged to minimise emissions, adapt to current and future risks of climate change, and include appropriate measures to conserve, restore and enhance biodiversity. Other pertinent policy considerations from the NPF4 includes policies;5 – Soils, 6- Forestry, Woodland and Trees, 12 – Zero Waste, 16 – Quality Homes, 19 – Heat and Cooling, and 22 – Flood Risk and Water Management.
- 8.7 In terms of the Highland-wide Local Development Plan, as the proposal is situated within the Dornoch SDA, any application requires to be primarily assessed against Policy 34 – Settlement Development Areas, which states that the council supports development within the SDA providing the proposal satisfies the Design for Sustainability requirements of Policy 28 and all other relevant policies of the plan. Proposals will also be judged in terms of their compatibility with the existing pattern of development, the surrounding landscape and local character, adjacent land uses, and the effect on natural, built and cultural heritage. It is noted that the design of the proposed building reflects that existing and is supportable on those grounds.
- 8.8 As the proposal is situated within a Conservation Area and is in proximity to protected historical assets, Policy 57 – Natural, Built & Cultural Heritage is of relevance and states that for features of regional importance, developments will be allowed if they demonstrate that there will be no unacceptable impact on the natural environment, amenity and heritage resource as a result of the proposal.
- 8.9 The site accommodates exiting trees which are of particular importance given the significant contribution trees provide to the special character of a Conservation Area, Policy 51 – Trees and Development requires consideration. Policy states that the council will support development which promotes significant protection of trees on or around a site, in addition to detailing that the acceptable developable area of a site is influenced by tree impact, and adequate separation distances which will be required between established trees and any new development. As with the

previously approved application, it is not considered that the proposal will result in impacts on trees. Other pertinent policy considerations from the HwLDP include policies: 42 – Previously Used Land, 65 - Waste Water Treatment, and 66 - Surface Water Drainage.

Although the application site is not designated croft land, the application still requires to be assessed in accordance with Policy 5 – Soils of the NPF4. Scotland's National scale land capability for agriculture map distinguishes the site to be predominantly Class 3.1 - Land capable of producing consistently high yields of a narrow range of crops and / or moderate yields of a wider range, with short grass leys common. Despite the site being distinguished as prime agricultural land, given the site relates to the redevelopment of an existing derelict site and siting of a car port within a built-up area, located in both the Dornoch SDA and Dornoch Conservation Area, it is considered that there is extremely limited scope for the site to be used for agricultural purposes.

Other material considerations

8.10 Siting and Design

The redevelopment of an existing derelict property / site is welcomed as the proposed development will bring an existing derelict site back to use, allowing it to contribute to the Conservation Area it is situated within.

In terms of the proposed design, this is a direct copy of a previous approval (23/05379/FUL) and continues the presence of the modern architectural form of the existing derelict property within the Dornoch Conservation Area. The existing house was modern in design when built in the 1960's and this form of design is making a return. The house is somewhat run-down and the previous approval for renovation work has commenced. The applicant has advised that early work and examination of the existing structure has exposed deficiencies in both the foundations and the structure of the house; this has led to testing being undertaken to assess the efficacy of underpinning the structure and the costs associated with that. It has been determined that restoration and extension of the current structure is not economically viable and demolition and rebuild in the form already approved is the preferred option. It is acknowledged that the design was of a type in its time and is not what is expected within a Conservation Area. The building has however been in situ since the 1960' and was in existence when the conservation area was established in 1971.

It is considered that the design is an improvement on the condition of the existing structure and as previously stated by the Council's Historic Environment Team (during the course of determination of 23/05379/FUL), will benefit the Conservation Area by improving a presently derelict property. The replacement house will be 1.6m higher than the existing house, however it is not considered to result in the house becoming over dominant within the surrounding area. As the house is identical in terms of its appearance in relation to the previously approved house (ref 23/05379/FUL) except for this minor increase in height it is not considered to be detrimental to the setting of the conservation area given the already elevated position of the derelict house and that public views of it are limited.

In terms of the proposed car port, this demonstrates a simple larch structure, and the roof finish will match that of the enhanced dwelling on site, meaning there is a degree of coherence throughout the development proposed. The design and finish of the

car port has been established by the previous permission however it will be largely screened by existing planting along North Street which is in separate ownership.

8.11 Amenity

The proposed development is located within a built-up area of Dornoch with a number of neighbouring properties situated within a 20m radius of the site boundary. As required, the site visit examined a number of issues and carried out thorough assessments of the impact on amenity of the proposed development on neighbours and the area. Firstly, with regards to overlooking, the window locations on the property will be similar to that of the present derelict house and it is considered that the proposed development will not result in any invasion of privacy. An assessment has been carried out regarding reduction in daylight and this has concluded there will be little loss of ambient light at the nearest window of the adjacent property.

An Air Source Heat Pump is proposed and is welcomed during a time of climate emergency; however, a condition is attached to ensure the noise generated from this sustainable measure is kept to an acceptable level.

Concerns have been expressed about the design and location of the proposed car port sitting in front of the building line of the house to the north, on North Street. The design and finish of the car port has already been established by virtue of the previous permission (ref:23/05379/FUL). Although the chosen location for the car port is close to neighbours, the extent and scale of the structure is relatively modest within the scale of the site. It is considered that the siting of the proposed car port and associated garden storage sheds will not invade the privacy of neighbours as this is sited within garden ground, and the small scale of this element of the proposal will not result in the blocking of daylight for neighbours. In addition, as previously stated it will be largely screened by existing planting along North Street which is in separate ownership.

8.12 Heritage

As the proposal is located within the Dornoch Conservation Area and in proximity to surrounding historical assets, Policy 7 – Historic Assets and Places of the NPF4 requires to be considered as does Policy 57 – Natural, Built & Cultural Heritage of the HwLDP. As already mentioned, and in accordance with Policy 7 of the NPF4, it is considered that the proposals will not result in adverse impacts upon the character or appearance of the conservation area context taking account of the existing and previously consented development and therefore the proposal in terms of heritage can be considered acceptable.

8.13 Conservation Area Consent

In considering whether to grant conservation area consent for the demolition of an unlisted building(s) in a conservation area the planning authority will consider the impact the proposal may have on the character or appearance of the conservation area.

As noted above and with reference to supporting information, the building has previously received approval for renovation and extension under application reference 23/05379/FUL. Unfortunately, following commencement of the work, it was evident

that there are structural issues with the building. The foundations were examined and found to be sub-standard and testing of underpinning has taken place.

The cost of underpinning and renovating a building with further potential problems is not economically sound and the applicant has applied for full planning permission to demolish the house and rebuild in the same design as previously approved under 23/05379/FUL. This application is required given it is substantial demolition within the Conservation Area. As noted above, demolition of the property is supportable under NPF4 Policy 7 (g) as the replacement building is acceptable in respect of design, layout and materials.

8.14 **Access and Parking**

A new private access driveway opening of the adjacent public road will be created to the southeast of the site to allow vehicular access to the site, specifically the proposed car port parking. This access opening can be considered acceptable given that it will allow for vehicular access within the site. Off street parking is welcomed given the narrow streets and other parking constraints present in this part of Dornoch. In terms of the car port, as noted above parking within the site is welcomed and the 2 spaces will be secured by condition to be fully delivered prior to first occupation of the development. To the south and adjacent the application site, runs a designated core path and a condition is attached such that public access should remain available both during and after construction of the proposal.

8.15 **Climate and Nature Crises**

NPF4 sets out that when considering all development proposals significant weight will be given to the global climate and nature crises, with development encouraged to minimise emissions and adapt to current and future risks of climate change. This proposed development includes an Air Source Heat Pump and Solar PV Panels to serve the house which is welcomed during a time of climate emergency. The adoption of larch cladding is considered a natural, modern material which will ensure both elements of the proposal do not stand out within their location, with the use of wood further aiding sustainability in the fight against climate change.

In terms of Biodiversity, to ensure the proposed development implements measures to conserve, restore and enhance biodiversity, in accordance with NPF4, it is considered that given the proposed development involves the demolition and re-build in a slightly different form of a house, with garden ground present which includes trees and hedging, there is not considered to be a loss in biodiversity and as such there is no requirement to offset the impact of the development, as it is ensured there will be food, shelter and safe corridors for movement across the site provided, encouraging priority species.

8.16 **Developer Contributions**

In accordance with Policy 31, the Council's Developer Contributions Supplementary Guidance is used to determine which proposals have to make proportionate financial developer contributions towards meeting service and infrastructure needs in areas of Highland where clear deficiencies are identified. There are no school capacity constraints or other infrastructure needs for which a developer contribution is required.

9. CONCLUSION

- 9.1 NPF4 and HwLDP Policies are generally supportive of the development. A previous application for the same finished design was approved in 2023 and work has begun on it. This proposal is in essence identical to that previously granted permission (ref 23/05379/FUL) in terms of its external appearance; the only alteration is that the property is having to be re-built in its entirety as opposed to being extended. The subsequent application for the erection of a new house and associated development is supportable given the circumstances and the existence of an extant previous permission. As set out above, it is recognised that concerns exist in relation to the proposed finishes, and this will be addressed by condition to ensure these are appropriate for its setting within the conservation area.
- 9.2 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. It is considered the proposal will not adversely affect the character or appearance of the conservation area.

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 N

Notification to Scottish Ministers N

Conclusion of Section 75 Obligation N

Revocation of previous permission N

Subject to the above actions, it is recommended to GRANT the application subject to the following conditions and reasons

1. 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.

Reason: In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).

2. Prior to the first occupation of the development hereby approved, 2 car parking spaces shall be provided within the application site. Thereafter, all car parking spaces shall be maintained for this use in perpetuity.

Reason: In order to ensure that the level of off-street parking is adequate

3. Public access to any Core Path within, or adjacent to, the application site shall at no time be obstructed or deterred by construction-related activities, unless otherwise approved in writing by the Council's Access Officer as a temporary measure required for health and safety or operational purposes. Under such circumstances, any temporary obstruction or determent shall cover only the smallest area practicable and for the shortest duration possible, with waymarked diversions provided as necessary.

Reason: In order to safeguard public access during the construction phase of the development.

4. All plant, machinery and equipment associated with ventilation, air-conditioning, heating and refrigeration services or similar and including fans, ducting and external openings shall be so installed, maintained and operated such that any associated operating noise does not exceed NR 20 when measured or calculated within any noise-sensitive premises with windows open for ventilation purposes. For the purposes of this condition, "noise-sensitive premises" includes, but is not necessarily limited to, any building, structure or other development the lawful use of which a) falls within Classes 7 (Hotels & Hostels), 8 (Residential Institutions) or 9 (Houses) of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended), or b) is as a flat or static residential caravan.

Reason: In order to safeguard the amenity of neighbouring properties and occupants.

5. No development shall commence until a scheme to deal with potential contamination on site has been submitted to and agreed in writing by the Planning Authority. The scheme shall include:

a) the nature, extent and type of contamination on site and identification of pollutant linkages and assessment of risk (i.e. a land contamination investigation and risk assessment), the scope and method of which shall be submitted to and agreed in writing by with the Planning Authority, and undertaken in accordance with PAN 33 (2000) and British Standard BS 10175:2011+A2:2017 Investigation of Potentially Contaminated Sites - Code of Practice;

b) the measures required to treat/remove contamination (remedial strategy) including a method statement, programme of works, and proposed verification plan to ensure that the site is fit for the uses proposed;

- c) measures to deal with contamination during construction works;
- d) in the event that remedial action be required, a validation report that will validate and verify the completion of the agreed decontamination measures;
- e) in the event that monitoring is required, monitoring statements shall be submitted at agreed intervals for such time period as is considered appropriate by the Planning Authority.

No development shall commence until written confirmation has been received that the scheme has been implemented, completed and, if required, monitoring measurements are in place, all to the satisfaction of the Planning Authority.

Reason: Contamination - To ensure that the site is suitable for redevelopment, given the nature of previous uses/processes on the site.

- 6. No development or work (including site clearance) shall commence until proposals for an archaeological watching brief to be carried out during site clearance and excavation works, has been submitted to, and approved in writing by, the Planning Authority. Thereafter, the watching brief shall be implemented as approved.

Reason: In order to protect the archaeological and historic interest of the site.

- 7. The proposed white wall render shown on the submitted plans is **not approved**. Wall render shall be in a colour to match the stone-built properties surrounding the site (yellow sandstone), details of which, including RAL colour and samples, shall be submitted to and approved in writing by the planning authority prior to commencement of development. Thereafter the development shall be completed in accordance with the approved details.

Reason: In order to blend in with the surrounding Conservation Area properties.

REASON FOR DECISION

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.

INFORMATIVES

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.

Flood Risk

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. As per Scottish Planning Policy (paragraph 259), planning permission does not remove the liability position of developers or owners in relation to flood risk.

Scottish Water

You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

Archaeology

This work is relevant for any initial site clearance or groundworks required and any associated works, services or access (following any consented controlled demolition). A controlled top-soil strip will ensure that any features uncovered will be adequately recorded, while causing minimum delay to the development. The applicant will need to engage the services of a professional archaeologist. The work will result in a report which will be lodged in the Highland Historic Environment Record (HER), where it may be consulted for research. Archaeological contractors are asked to send copies of such reports directly to the Archaeology Unit. We will advise you of receipt and confirm that they form a satisfactory record.

Local Roads Authority Consent

In addition to planning permission, you may require one or more separate consents (such as road construction consent, dropped kerb consent, a road openings permit, occupation of the road permit etc.) from the Area Roads Team prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to

contact your local Area Roads office for further guidance at the earliest opportunity.

Failure to comply with access, parking and drainage infrastructure requirements may endanger road users, affect the safety and free-flow of traffic and is likely to result in enforcement action being taken against you under both the Town and Country Planning (Scotland) Act 1997 and the Roads (Scotland) Act 1984.

Further information on the Council's roads standards can be found at: <http://www.highland.gov.uk/yourenvironment/roadsandtransport>

Application forms and guidance notes for access-related consents can be downloaded from:

http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_f_or_working_on_public_roads/2

Mud and Debris on Road

Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

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 NatureScot 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 NatureScot: <https://www.nature.scot/professional-advice/protected-areas-and-species/protected-species>

CONDITIONS AND REASONS RELATIVE TO APPLICATION 25/00785/CON

- 1.** The demolition works to which this conservation area consent relates must commence within THREE YEARS of the date of this decision notice. If work has not commenced within this period, then this conservation area consent shall lapse.

Reason: In accordance with Section 16(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (as amended)

Signature: Dafydd Jones

Designation: Area Planning Manager - North

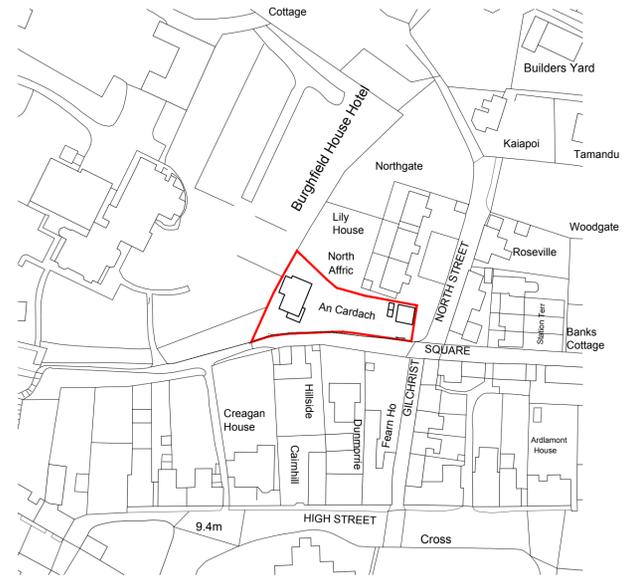
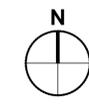
Author: David Borland

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

Relevant Plans: Plan 1 22005-1000 - Rev B Proposed Location and Site Layout Plan
Plan 2 22005-021 Proposed Floor/ Elevation Plan
Plan 3 22025-023 - Rev A General Plan – Car Port
Plan 4 22025-024 Proposed Elevation Plan – North and West

Notes:
Copyright of this drawing remains with the architect.
Do not scale.
All drawings to be read in conjunction with structural engineers drawings, specifications, structural report, and M&E drawings.
All dimensions are to be checked on site.
Discrepancies to be notified to the architect

SCALE 1/100 0m 1m 2m 3m 4m 5m



Location Plan
1:1250



Proposed Garden Sheds



Proposed Site Plan
1:100

| Date | Rev. | Description |
|------------|------|---|
| 04.02.2025 | B | Surface water soakaway indicated |
| 10.11.2023 | A | Boundary wall and site entrance amended |

| | |
|---|----------------------|
| Maxwell & Company Architects & Designers Ltd | |
| Larkfield, 23 Southside Road, Inverness, IV2 3BG 01 463 711 676 info@maxwellandco.co.uk www.maxwellandco.co.uk | |
| project : | An Cardach, Dornoch |
| client : | Mr & Mrs McConnachie |
| title : | Proposed Site Plan |
| date : | 21.06.2023 |
| scale : | 1:100@A1, 1:200@A3 |
| drawn by : | DH |
| Drawing No: | 22005-1000 |
| Rev: | B |



Notes:
Copyright of this drawing remains with the architect.
Do not scale.
All drawings to be read in conjunction with structural engineers drawings, specifications, structural report, and M&E drawings.
All dimensions are to be checked on site.
Discrepancies to be notified to the architect



PROPOSED MATERIALS

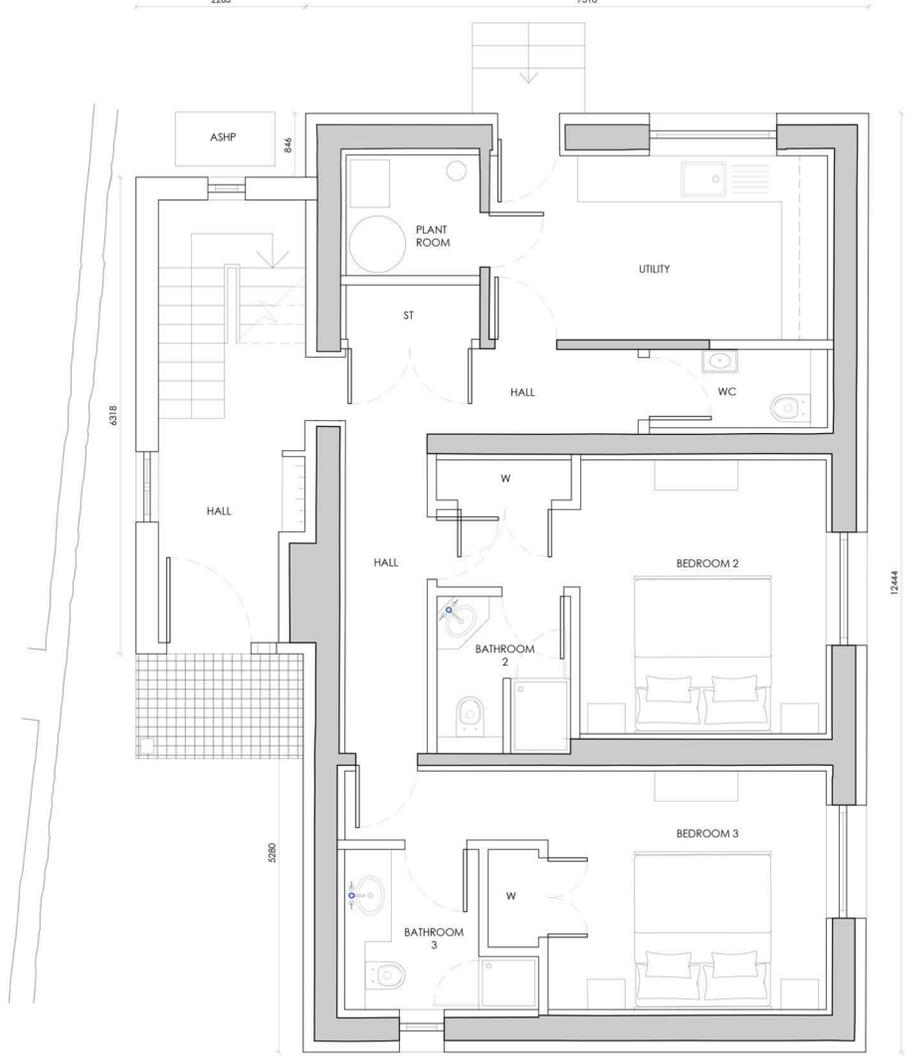
WALLS
STOVENTEC CLADDING SYSTEM WITH A WHITE FINISH

FEATURE MATERIALS
SIBERIAN LARCH PAINTED BLACK
ZINC OR COATED STEEL CLADDING
WINDOWS + DOORS
ALUMINUM(EXTERNAL) AND TIMBER(INTERNAL)
WINDOWS AND DOORS

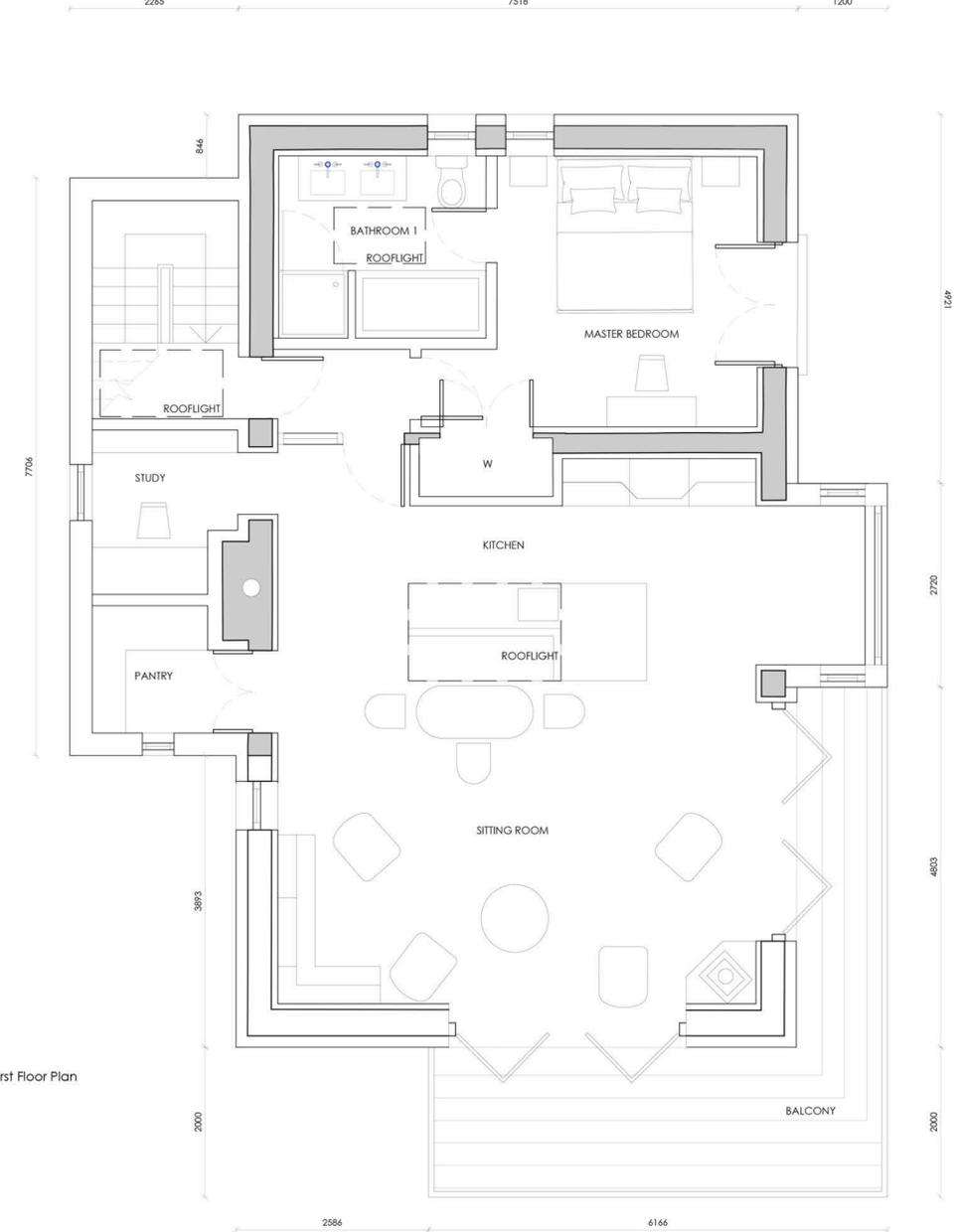
ROOF
DARK GREY ZINC OR COATED STEEL



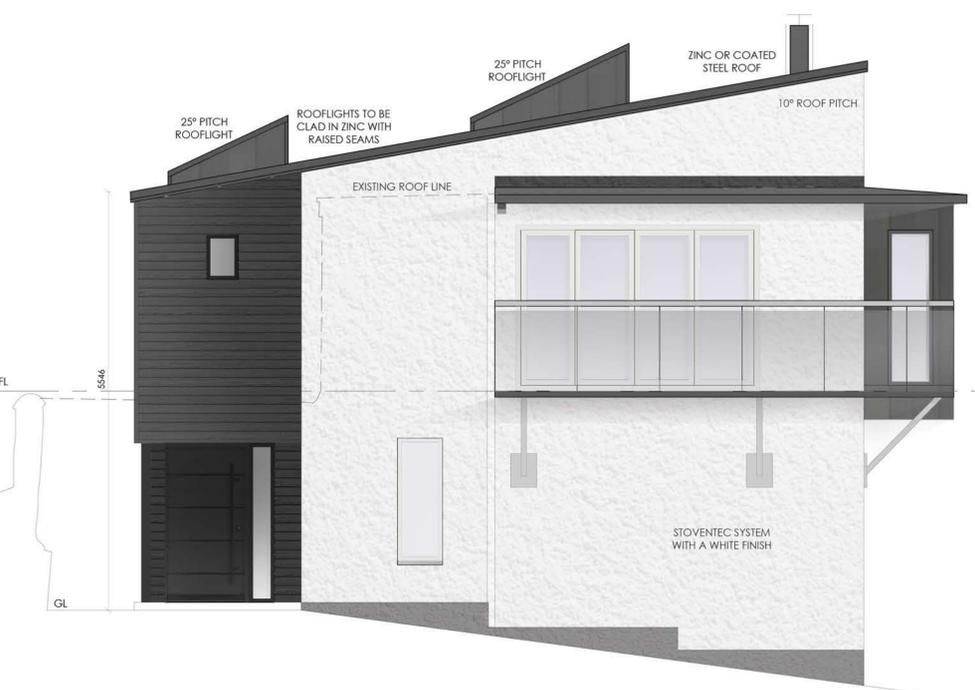
STOVENTEC CLADDING SYSTEM



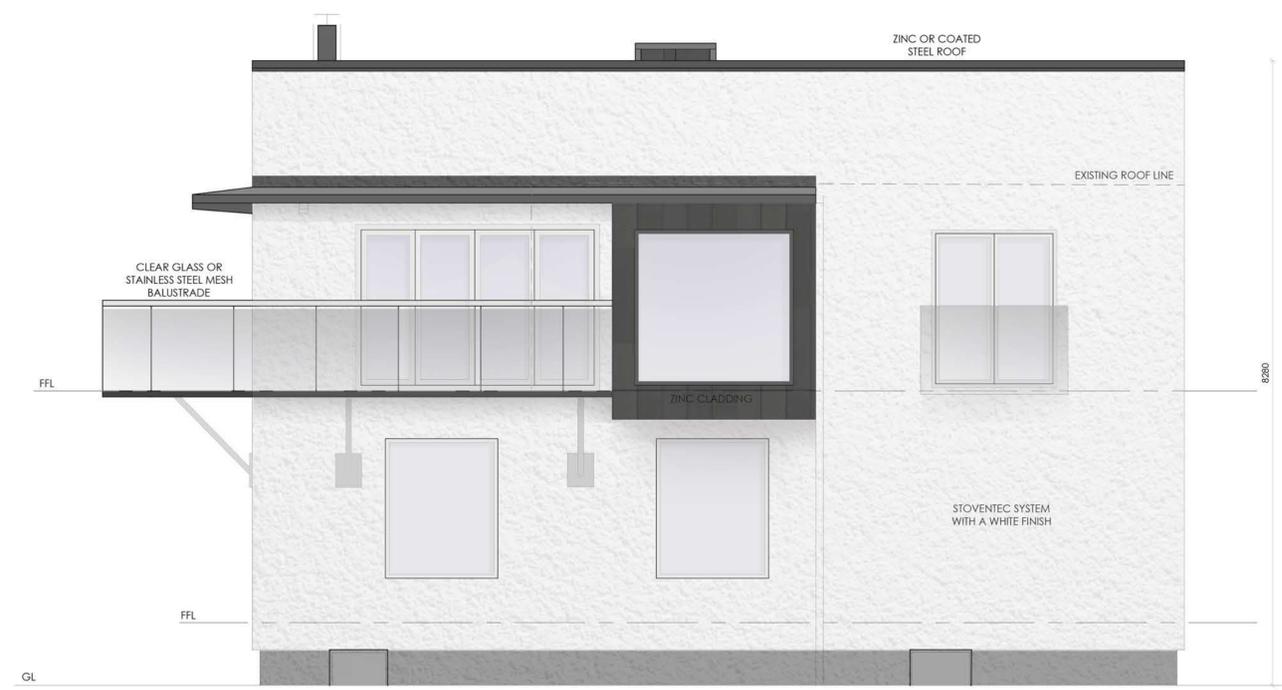
Proposed Ground Floor Plan
1:50



Proposed First Floor Plan
1:50



Proposed South Elevation
1:50



Proposed East Elevation
1:50

| Date | Rev. | Description |
|------------|------|---------------------|
| 10.11.2023 | A | Elevations updated. |

Maxwell & Company Architects & Designers Ltd
Larkfield,
23 Southside Road,
Inverness, IV2 3BG
01463 711676
info@maxwellandco.co.uk
www.maxwellandco.co.uk

project : An Cardach, Dornoch
client : Mr & Mrs McConnachie
title : Proposed Plans & Elevations
date : 26.10.23
scale : 1:50@A1
drawn by : AT



Maxwell & Company

Architects and Designers

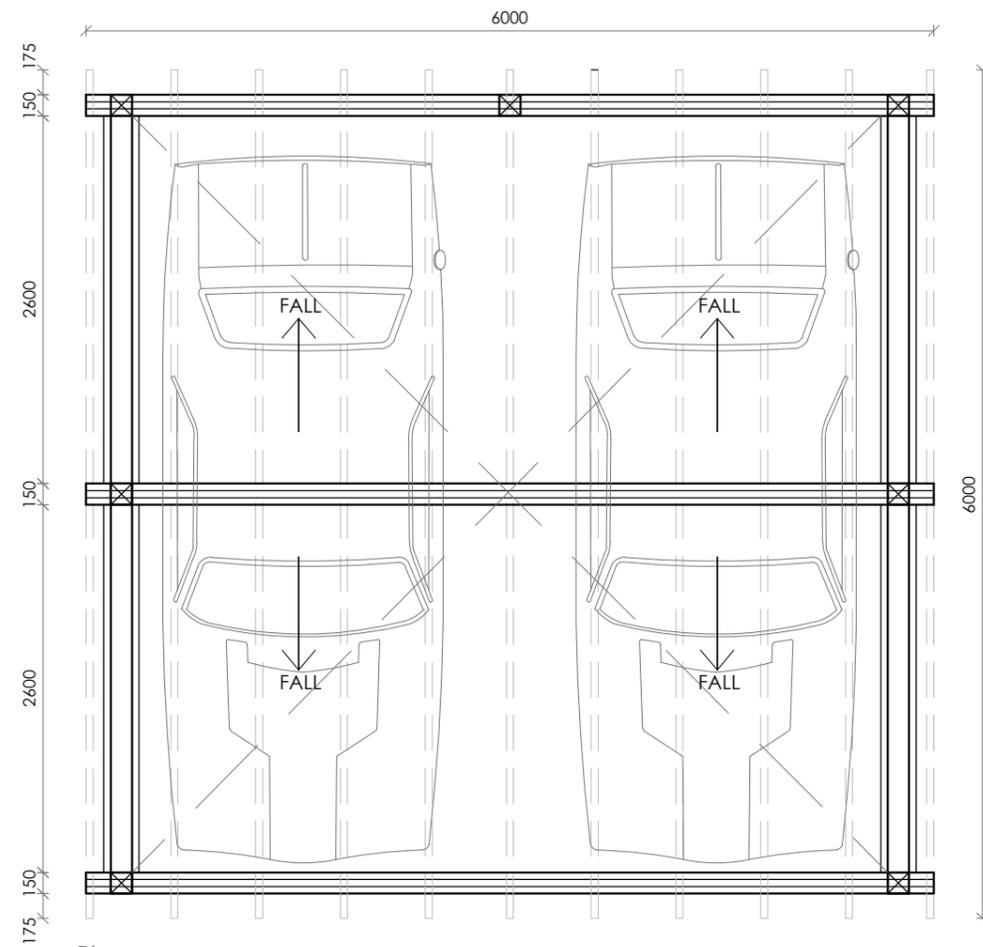
Notes:
 Copyright of this drawing remains with the architect.
 Do not scale.
 All drawings to be read in conjunction with structural engineers drawings, specifications, structural report, and M&E drawings.
 All dimensions are to be checked on site.
 Discrepancies to be notified to the architect

SCALE 1/50 0m 0.5m 1m

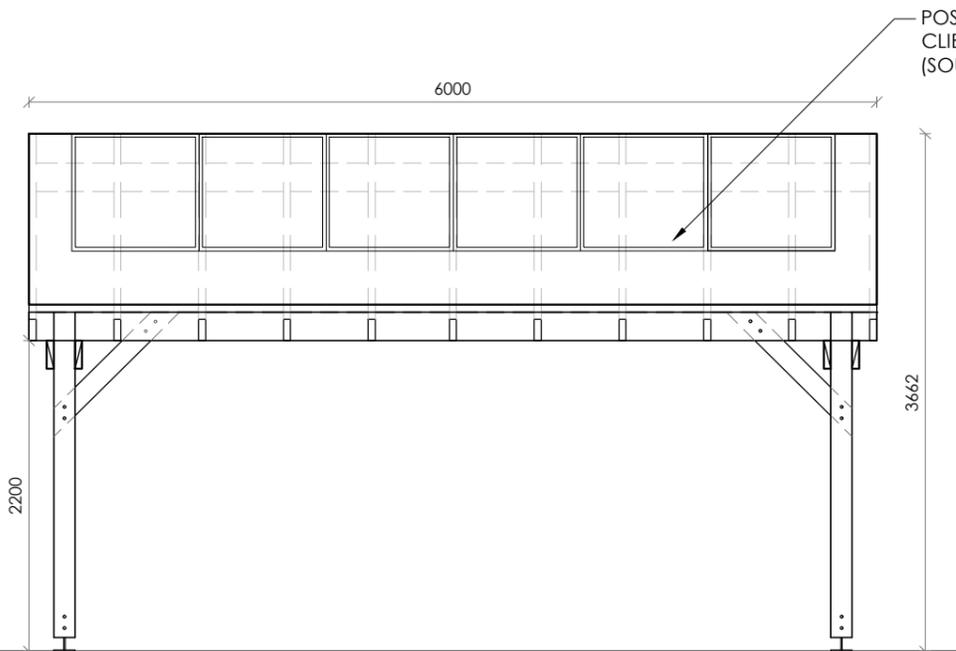
PROPOSED MATERIALS

STRUCTURE
 STAINED EUROPEAN LARCH (OR EQUAL APPROVED)

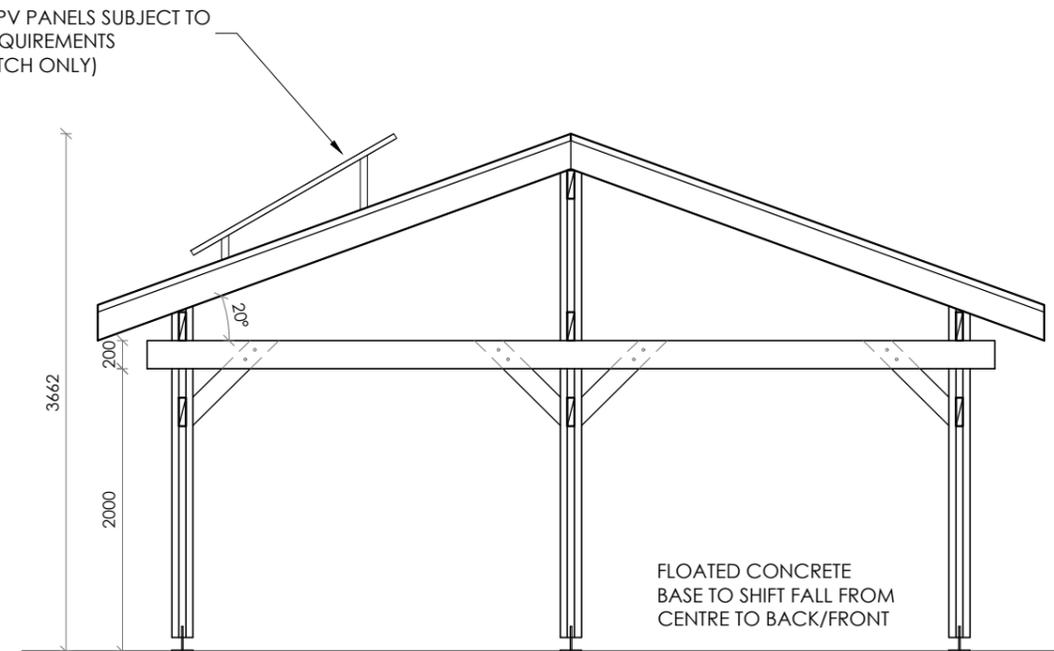
ROOF
 DARK GREY ZINC OR COATED STEEL WITH RAISED SEAMS



Plan
1:50



Front Elevation
1:50



Side Elevation
1:50

| Date | Rev. | Description |
|------------|------|--------------------------------|
| 10.09.2023 | A | Photovoltaic Panels indicated. |

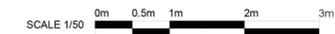
Maxwell & Company Architects & Designers Ltd
 Larkfield,
 23 Southside Road,
 Inverness, IV2 3BG
 01463 711676
 info@maxwellandco.co.uk
 www.maxwellandco.co.uk

project : An Cardach, Dornoch
 client : Mr & Mrs McConnachie
 title : Car Port Plans & Elevations
 date : 26.10.23
 scale : 1:50@A3
 drawn by : AT

Drawing No: **22005-023** Rev: **A**



Notes:
Copyright of this drawing remains with the architect.
Do not scale.
All drawings to be read in conjunction with structural
engineers drawings, specifications, structural report,
and M&E drawings.
All dimensions are to be checked on site.
Discrepancies to be notified to the architect

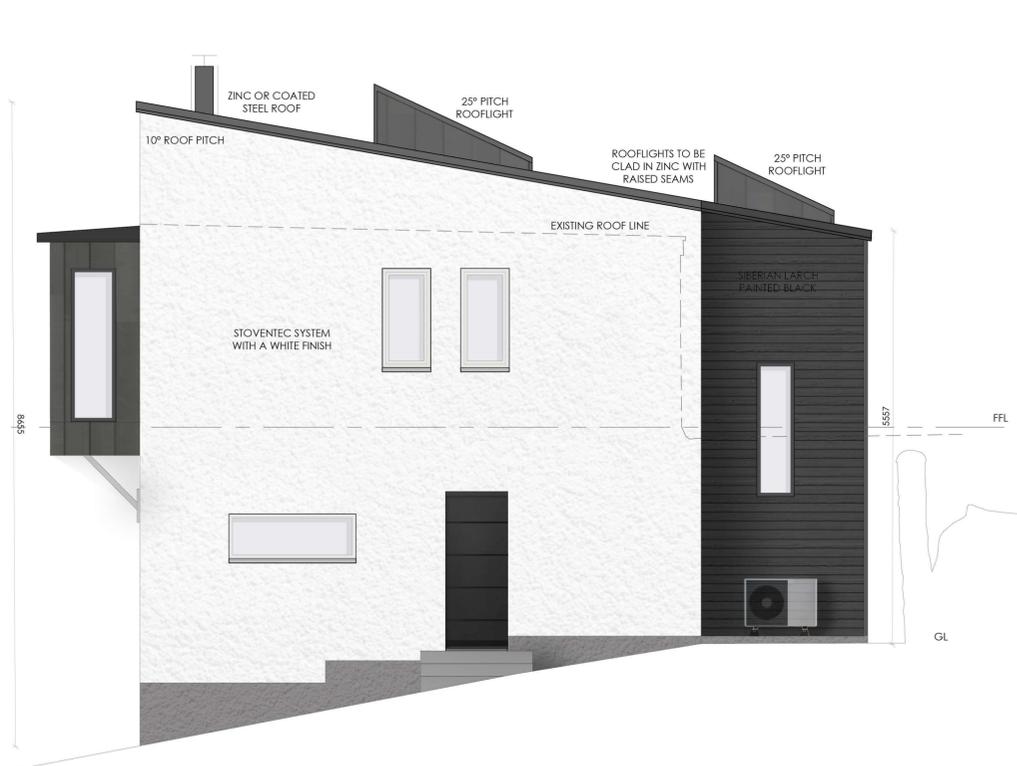


PROPOSED MATERIALS

WALLS
STOVENEC CLADDING SYSTEM WITH A WHITE
FINISH

FEATURE MATERIALS
SIBERIAN LARCH PAINTED BLACK
ZINC OR COATED STEEL CLADDING
WINDOWS + DOORS
ALUMINUM(EXTERNAL) AND TIMBER(INTERNAL)
WINDOWS AND DOORS

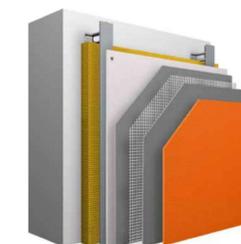
ROOF
DARK GREY ZINC OR COATED STEEL



Proposed North Elevation
1:50



Proposed West Elevation
1:50



STOVENEC R CLADDING SYSTEM

| | | |
|--|--|--|
| | | |
| | | |
| | | |
| | | |
| | | |

Date Rev. Description

Maxwell & Company Architects & Designers Ltd
Larkfield,
23 Southside Road,
Inverness, IV2 3BG
01463 711676
info@maxwellandco.co.uk
www.maxwellandco.co.uk

project : An Cardach, Dornoch
client : Mr & Mrs McConnachie
title : Proposed North and West Elevations
date : 21.11.23
scale : 1:50@A1
drawn by : AT

Drawing No:
22005-024

Rev:
*