Agenda Item	6.14
Report No	PLN/070/26

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 25 November 2026

Report Title: 25/04600/FUL: Matthew Locke Consulting

Land 25M West of East Cottage, 3 Canonbury Terrace, Fortrose

Report By: Area Planning Manager

Purpose/Executive Summary

Description: Erection of a house

Ward: 09 – Black Isle

Development category: Local (less than 50 houses)

Reason referred to Committee: Scheme of delegation – 5 or more objections and Community Council objection.

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 This application seeks full planning permission for the erection of a 2-bedroomed 3 storey residential dwelling of contemporary design, with integrated basement garage and utility space.

1.2 Parking for two vehicles would be provided within the basement garage. Due to the constrained nature of the site, vehicle turning would be provided internally by means of an electric vehicle turntable within the garage (which could also be turned by hand in the event of a power failure). This would allow vehicles to enter and exit the site in forward gear.

1.3 Connection to mains public water supply and foul drainage is proposed. Surface water would be managed via an underground tank, with overflow to a soakaway within the garden ground.

1.4 Pre Application Consultation: Formal pre-application advice was sought in 2024, to which a negative response was provided due to vehicular access issues. Subsequently there has been correspondence and a meeting between the applicant, Historic Environment Team (Conservation), Transport Planning and Planning Officers to discuss vehicle access, parking and turning, works on boundary walls, design and materials.

1.5 Supporting information:

- Tree survey report, 02 December 2025
- Soakaway report, 02 December 2025
- Sitecheck report, 02 December 2025
- Ground investigation report, 02 December 2025
- Drainage layout plan, 02 December 2025
- Openreach infrastructure plan, 02 December 2025
- SSEN new electricity supply plan, 02 December 2025
- Tree constraints plan, 02 December 2025
- Tree planting plan, 02 December 2025
- Design and Access Statements, 01 December 2025, 02 December 2025, 09 January 2026 [removes proposed roof mounted wind turbines], 20 July 2026
- Private access checklist, 16 December 2025
- Manufacturer specification for vehicle turntable, 06 January 2026
- Manufacturer specifications for external security camera, 22 January 2026
- Images of materials, St Bees stacked and Westcliffe stone, 04 March 2026
- Information from applicant on existing nearby accesses on St Andrew's Walk, 26 June 2026
- Transport Supporting Statement, 29 June 2026

1.6 Variations:

- Removal of proposed roof mounted wind turbines
- Lowering of roof parapet
- Amendment to access and boundary wall along St Andrews Terrace
- Amendment of external materials

2. SITE DESCRIPTION

2.1 The site is located in Fortrose on a triangular plot at the junction between St Andrew's Walk and Canonbury Terrace, within the Fortrose Conservation Area. Its principal aspect is to the south, over St Andrew's Walk and towards the Moray Firth.

2.2 Canonbury Terrace sits at a higher level than St Andrew's Walk and the site is steeply sloped as a result. The ground also slopes from west down to the east.

2.3 To the southern side of the site on St Andrew's Walk, and to its east are houses and a storage building. However, to the north and west are roads.

2.4 The character of housing in the area has a mix of designs from a variety of eras; mid to late twentieth century bungalow style immediately to the east and south, modernised traditional fishing village cottages to the south, and stone-built villas and homes to the north and west.

3. PLANNING HISTORY

3.1	24/02737/PREAPP	Construct a single detached 2 bedroomed dwelling on a vacant plot within the Conservation Area of Fortrose	31 January 2025
3.2	23/00564/FUL	Extension, alteration, and erection of decking at Sandy Knowe St Andrew's Walk Fortrose (neighbouring house to east of application site)	16 January 2023

4. PUBLIC PARTICIPATION

4.1 Advertised: Ross-shire Journal, Section 65 - Affect Conservation Area, 21 Days

Dates Advertised: 19 December 2025, 14 August 2026

Representation deadlines: 09 January 2026, 4 September 2026

4.2 Timeous representations: 11 objections (8 households)

4.3 Late representations: 0

4.4 Material considerations raised are summarised as follows:

a) Access and road safety, including pedestrian safety

Proposed vehicular access does not meet Council standards for visibility, raising safety issues for vehicles exiting the site encountering other vehicles and pedestrians on St Andrew's Walk.

Capacity of site - deliveries and construction vehicles parking and/or operating from already narrow public road (St Andrew's Walk) with no pavement, causing blockages and disruption to businesses and residents, as well as safety issues for vehicles interacting with pedestrians, including school children. Proposed

pedestrian access from Canonbury Terrace unsafe as no pavement so access is straight onto the road.

Planning Officer response: Transport Planning have reviewed the submitted information along with consultee and public representations and are satisfied that amendments to the proposed development mean that it would not result in a material impact on the operation or safety of the surrounding road network. Previous concerns regarding visibility at the proposed vehicular access have been addressed through amendments that allow the required visibility splays to be achieved. To manage temporary issues during the construction period, a Construction Transport Management Plan can be secured by condition.

b) Design and effects on Fortrose Conservation Area

Overambitious design for plot size requiring extensive ground excavation and engineering works. Proposed building is overdevelopment, too big. Design not in keeping with traditional character of Conservation Area. Destruction of character of boundary walling along St Andrew's Walk and Canonbury Terrace. Land was advertised as amenity land and was previously used as a garden, which would be better use of the land in the Conservation Area.

Planning Officer response: Historic Environment Team (Conservation) are satisfied with the proposed development scale and design, as well as the proposed works to the boundary walling. The proposed development is considered appropriate for the location in terms of design, scale and materials, subject to the final specifications of materials being secured by planning condition. Thes design is bespoke to the constraints of the site.

c) Ground stability, risk of subsidence and effects on nearby trees

Will destabilise large trees opposite 1 Canonbury Terrace, causing safety risk. Risk of subsidence/landslide and effects on structural integrity of boundary walls, neighbouring properties, roads and infrastructure. Ground Investigation Report lacks sufficient information. Lack of sufficient information on construction methods for supporting excavations/ground stability.

Planning Officer response: The proposed development is outwith the root protection area of existing trees and there should be no direct effects on existing trees. Ground condition information has been submitted to enable planning consideration of the suitability of the site for the proposed development. The detailed structural design and ground stability measures are a Building Regulations matter considered through a Building Warrant.

d) Overshadowing and effects on residential amenity

Overshadowing existing neighbouring house reducing residential amenity. Will block light from properties. Removal of eastern boundary wall and replacement with railings has not been discussed with neighbouring property and is not wanted as would result in view of blank wall of proposed house.

Planning Officer response: This is discussed further below.

e) Lack of information relating to proposed roof mounted wind turbines

Representations refer to a lack of information about proposed roof mounted wind turbines that were mentioned in the initial application documents.

Planning Officer response: Roof mounted wind turbines are no longer proposed as part of the amended design. An informative can be applied to clarify that turbines are not part of any approved plan and would require separate planning permission.

f) Procedural matters

Address on application contradicts itself and is not consistent throughout stating "Land 25M West of East Cottage 3 Canonbury Terrace" – this is considered incorrect. Application drawings show incorrect address for an existing property (shown as High Street when postal address is Canonbury Terrace). Lack of neighbour notification for a nearby property. 3D images are not to scale and are potentially misleading.

Planning Officer response: It is considered that the required descriptive information has been submitted, and that the location plan leaves no doubt as to the location of the proposed development and its relationship with other properties in the vicinity. (In situations such as this where the land subject to the planning application has no postal address, a description of the location of the land is required, which is then used to generate a location related to an appropriate nearby property with a postal address, which may vary from locally recognised house names. This is done after submission of the planning application as part of the validation process, so there may be some discrepancy between the address used in submitted documents and the address allocated to the application once validated by the Planning Authority.)

Neighbour notification processes have been correctly followed.

The 3D images are indicative of the external appearance of the building. Scaled elevation drawings have been submitted. Sufficient information has therefore been submitted to allow understanding of the proposed building dimensions.

4.5 All letters of representation are available for inspection via the Council's eplanning portal, which can be accessed through the internet https://www.highland.gov.uk/planning/view-comment-planning-applications.

5. CONSULTATIONS

5.1 **Fortrose and Rosemarkie Community Council (FRCC) – Objection**

Further to concerns raised by Community Councillors, the topography and location of the plot of land proposed for building works may have unintended risks to the stability of the closest neighbouring properties as well as the nearby road Canonbury Terrace (A832) due to the excavation work required to construct the property as this will require the existing earth bank to be removed and reduced during the construction process.

There is also a concern raised by FRCC regarding vehicle access whilst construction is ongoing along Canonbury Terrace and St Andrew's Walk which is regularly used by residents and pupils attending Fortrose Academy and is required for access to Fortrose Harbour.

There are no issues raised regarding the concept or design of the proposed building.

5.2 **Historic Environment Team (Conservation) - no objection subject to condition**

22 January 2026 - The proposed development is approvable in principle based on the design of the new house and its materiality. However, the submitted rendered elevations do not convey the actuality of the proposed sandstone, specifically as there is a variety of tonal values that in combination changes the perception of the design within the context of the site and the surrounding area. It is suggested that St Bees be used as the principal red sandstone, and Swinton be introduced as a potential pale sandstone option.

24 March 2026 – Regarding the stone finishes of the proposed development, content with the proposed red ashlar sandstone.

The proposed removal of over 22m of the existing stone boundary wall within the Conservation Area would not be supportable specifically as it goes against local and national conservation policy.

06 August 2026 - Following further discussion with the applicant and submission of amended plans that reflect what was agreed in relation to modification of the existing boundary wall, advise that they have no further comments for the application.

5.3 **Transport Planning Team – no objection subject to conditions.**

Initially objected to the proposed development as the initial design did not meet the Council's Roads and Transport Guidelines for New Developments in relation to visibility splays, parking and turning requirements. However, the proposed access has subsequently been modified, and the required visibility splays would now be achieved, so Transport Planning were able to remove their objection, subject to the application of two conditions for a Construction Traffic Management Plan and to ensure the agreed visibility splays are implemented.

Based on the recorded 85th percentile speeds of 17.8mph eastbound and 13.2mph westbound, Transport Planning previously established that the minimum acceptable visibility splays for the proposed access were 2.0m × 18.4m looking west and 2.0m × 13.2m looking east, derived in accordance with the guidance contained within Designing Streets. The amended proposals include the lowering of approximately 3m of boundary wall to the east of the access and 4m of boundary wall to the west of the access to a height of 0.85m. These alterations enable the required visibility splays to be achieved through physical modifications to the site. Transport Planning is satisfied that the revised arrangements provide the necessary intervisibility between drivers emerging from the site and other road users on St Andrew's Walk

The applicant has indicated that a camera monitoring system may be installed within the garage to assist drivers exiting the site. As the required visibility splays can now be achieved through passive physical measures, Transport Planning raises no objection to the use of such equipment as a supplementary aid.

5.4 **Developer Contributions Officer** – contribution required towards Avoch Primary School**.**

5.5 **Forestry Team – no objection subject to condition.**

The proposed development site lies within the Fortrose Conservation Area which gives statutory protection to all trees under Section 172 (Preservation of trees in Conservation Areas) of the Town & Country Planning (Scotland) Act 1997. A Tree Work Application was previously approved for the removal of two trees within the property.

The tree report prepared by A & R Woodland Consultants identifies the two remaining plum trees which have been given a BS5837:2012 Retention Category C and U due to their poor condition. It has therefore been recommended that the two trees are removed.

A Tree Planting Plan has also been prepared by A & R Woodland Consultants which shows the planting of two birch, a rowan and an area of shrubbery in the southwest corner of the site, along with a short section of hazel hedging in the northeast corner.

5.6 **Flood Risk Management – no objection.**

A compliant soakaway will require to be provided.

5.7 **Scottish Water - no objection.**

There is currently sufficient capacity at Assynt water treatment works and at Fortrose Wastewater Treatment Works to service the proposed development.

6. DEVELOPMENT PLAN POLICY

6.1 The following policies are relevant to the assessment of the application

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

Policy 1 - Tackling the Climate and Nature Crises

Policy 2 - Climate Mitigation and Adaptation

Policy 3 - Biodiversity

Policy 4 - Natural Places

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 10 - Coastal Development

Policy 12 - Zero Waste

Policy 13 - Sustainable Transport

Policy 14 - Design Quality and Place

Policy 15 - Local Living and 20 Minute Neighbourhoods

Policy 16 - Quality Homes

Policy 18 - Infrastructure First

Policy 19 - Heating and Cooling

Policy 23 - Health and Safety

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

Policy 28 - Sustainable Design

Policy 29 - Design Quality and Place-making

Policy 30 - Physical Constraints

Policy 31 - Developer Contributions

Policy 34 - Settlement Development Areas

Policy 42 - Previously Used Land

Policy 49 - Coastal Development

Policy 51 - Trees and Development

Policy 55 - Peat and Soils

Policy 56 - Travel

Policy 57 - Natural, Built and Cultural Heritage

Policy 64 - Flood Risk

Policy 65 - Waste Water Treatment

Policy 66 - Surface Water Drainage

6.4 **Inner Moray Firth Local Development Plan 2 (2024) (IMFLDP2)**

Policy 1 – Low and Zero Carbon Development

Policy 2 – Nature Protection, restoration and Enhancement

Policy 8 – Placemaking

Policy 14 – Transport

6.5 **Highland Council Supplementary Planning Policy Guidance**

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

Developer Contributions (March 2018)

Flood Risk and Drainage Impact Assessment (Jan 2013)

Highland Historic Environment Strategy (Jan 2013)

Managing Waste in New Developments (March 2013)

Sustainable Design Guide (Jan 2013)

Trees, Woodlands and Development (Jan 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 **Scottish Government Planning Policy and Guidance**

Creating Places

Designing Streets

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 The site is located within the Fortrose Conservation Area. Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that, the Planning Authority has to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

Determining Issues

8.3 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

8.4 The key considerations in this case are:

a) Development plan/other planning policy

b) Siting and design

c) Ground conditions

d) Sustainable travel, access and parking.

e) Biodiversity.

f) Developer contributions.

Development plan/other planning policy

8.5 All planning applications must now be determined in accordance with the provisions of NPF4 and the existing Local Development Plan, unless material considerations provide justification otherwise. If there is an inconsistency between NPF4 policies and an LDP which was adopted before 13 February 2023, the NPF prevails under Section 24(3) of the 1997 Town and Country Planning (Scotland) Act 1997 (as amended).

8.6 NPF4 Policies 1-3 apply to all development proposals throughout Scotland. When considering development proposals, significant weight will be given to the global climate and nature crises. Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible. Local development proposals should include measures to enhance biodiversity, appropriate to the nature and scale of the scheme.

8.7 The proposed development triggers particular consideration of NPF4 policies 3 (Biodiversity), 7 (Historic assets and places), 13 (Sustainable transport), 14 (Design, quality and place), 15 (Local Living and 20-minute neighbourhoods) and 16 (Quality homes).

8.8 The generality of the HwLDP topic policies is superseded by those in NPF4, however there are policies that remain helpful in the assessment of applications. Much of the applicable IMFLDP 2 policies are reflected in NPF4 policies.

8.9 The proposed development site is located within the Fortrose and Rosemarkie Settlement Development Area, identified as a Main Settlement in the HwLDP and IMFLDP2. HwLDP policy 34 (Settlement Development Areas) requires development in settlement development areas to meet the requirements of policy 28 (Sustainable Design) and all other relevant policies of the plan, with assessment of the compatibility of the development with the existing pattern of development and landscape character, existing and approved adjacent land uses, and the effect on any natural, built and cultural heritage feature (HwLDP policy 57).

8.10 NPF4 policy 9, Brownfield, vacant and derelict land and empty buildings, intends to encourage, promote and facilitate the reuse of brownfield, vacant and derelict land and empty buildings, and to help reduce the need for greenfield development. Policy 9(a) 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. The proposed development falls within the requirements of this policy by making sustainable use of currently vacant land and therefore is supported by NPF4 policy 9(a).

8.11 In addition, The IMFLPD2 placemaking priority for Fortrose includes a requirement to “Consolidate rather than further expand the settlements”. By making use of a vacant site within the settlement development area, the proposed development would meet this placemaking requirement.

8.12 Overall, it is therefore considered that the principle of development is supported by NPF4 policy 9(a), HwLDP policy 34 (Settlement Development Areas) and the IMFLDP placemaking priority of “Consolidate rather than further expand the settlements”.

8.13 Providing that the proposal pays special attention to the desirability of preserving or enhancing the character or appearance of the Fortrose Conservation Area, is appropriately sited and designed, respects the character and appearance of the surrounding area, has appropriate access and parking arrangements, and does not result in an unacceptable impact on the amenity of neighbouring properties, then it could be considered to comply with the Development Plan.

Siting and design

8.14 NPF4 policy 7(d) (Historic Assets and Places) Identifies that proposals will only be supported where the character and appearance of the Conservation Area and its setting is preserved or enhanced, identifying relevant considerations such as the architectural and historic character of the area, existing built form and layout, and the quality of design and suitable materials. The designation as a Conservation Area does not preclude modern or novel design, as each design must be assessed on its merits.

8.15 HwLDP policy 57 (Natural, Built and Cultural Heritage) supports development where it can be satisfactorily demonstrated that they will not have an unacceptable impact on amenity and heritage resource.

8.16 HwLDP policy 28 (Sustainable Design), also requires that proposals demonstrate sensitive siting and high-quality design that is in keeping with local character and historic and natural environment and in making use of appropriate materials. HwLDP policy 29 (Design Quality and Place-Making), requires that new development should be designed to make a positive contribution to the architectural and visual quality of the place in which it is located and that proposals should have regard to the historic pattern of development and landscape in the locality and should, where relevant, be an integral part of the settlement.

8.17 The housing in the immediate surrounding area is a mix of designs, massing and form, from a variety of eras, such as modernised traditional fishing village cottages, Victorian stone-built villas, and mid to late twentieth century bungalow style homes.

8.18 Due to the constrained irregular, triangular plot shape, and the steep slope generally from north to south, and west to east across the site - Canonbury Terrace to the north and rear sits at a higher level than St Andrew's Walk to the south and front – development of the site is challenging, and the design solution has responded to the constraints and challenges of the site.

8.19 The sites' steeply sloping ground would be excavated from the mid-section of the site to lower the ground level to that of St Andrew's Walk. The house would be built into the slope. As a result, from Canonbury Terrace, the first floor of the house would be visible, with the lower floors below ground and so not visible. From St Andrew's Walk, the ground and first floors of the house would be visible along with the front of the basement garage.

8.20 The external walls would be clad with red ashlar sandstone on the northern, eastern and western elevations, in addition to the lower level of the southern elevation. Large light grey anodised aluminium framed glazed units and windows would make up much of the upper floor of the southern and western elevations. Flat anodised aluminium panels would be used at high level on the southern elevation and upper part of the eastern and western elevations. The lowest level to the garage entrance would be clad in random rubble to match the historic boundary wall. The eastern elevation would have no windows to avoid overlooking of the neighbouring property. This can be controlled by condition.

8.21 The application indicates that the house would be built to Passivhaus standards for a high standard of energy efficiency and low carbon emissions. It incorporates solar photovoltaic panels on a large part of the flat roof for renewable electricity generation, thereby contributing towards NPF4 policies 1 (Tackling the Climate and Nature Crises) and 2 (Climate Mitigation and Adaptation), HwLDP policy 28 (Sustainable Design) and IMFLPD2 policy 1 (Low and Zero Carbon Development). Other areas of the roof are identified as 'green roof'.

8.22 Externally, ground around the north of the proposed house is shown on submitted plans as being laid to patio with planted borders alongside the northern boundary

wall. Lawn and shrubs are shown along the eastern boundary and the western tip of the site, with 3 native trees proposed between the western tip and patio area.

8.23 The existing stone boundary wall to the north along Canonbury Terrace would be repaired and raised in height. The existing blockwork wall on the eastern boundary would either be retained or be removed and replaced with black painted metal railing fencing, subject to ascertaining ownership and agreement with the neighbouring property – the final details can be secured by condition. The existing stone wall along the southern boundary would be modified to provide required visibility splays.

8.24 For this location, the proposed design, while modern, is not considered to be out of keeping with this mix of existing built forms in the surrounding area. It is of an appropriate scale and form, using stone cladding that responds to that found in the traditional stone-built villas in the surrounding area. The Historic Environment Team (Conservation) have advised that they are satisfied with the design in principle and consider that the final specifications for the external materials can be secured by means of a planning condition.

8.25 NPF4 policy 7(d) also requires that development proposals in Conservation Areas should ensure that existing natural and built features that contribute to the character of the Conservation Area and its setting, such as boundary walls, are retained. While the boundary wall along St Andrew's Walk would be replaced and shortened in overall length (due to the creation of a gap to enable vehicular access), Historic Environment Team (Conservation) are satisfied that the proposed rebuilding of the wall as a concrete retaining wall faced with the stones removed from the existing wall would not adversely affect the character of the Conservation Area. A condition is attached to require details of all boundary treatments to be submitted.

8.26 Overall, the proposed development is therefore considered to meet the requirements of NPF4 policy 7(d) (Historic Assets and Places), HwLDP policies 57 (Natural, Built and Cultural Heritage), 28 (Sustainable Design) and 29 (Design Quality and Place-Making).

8.27 NPF4 policy 16(g) (Quality Homes) states that development proposals will be supported where they: do not have a detrimental impact on the character or environmental quality of the home and the surrounding area in terms of size, design and materials; and do not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking. As outlined above, it is considered that the size, design and materials are appropriate for the location and so the proposed development satisfies the first part of the policy.

8.28 In relation to the NPF4 policy 16 (g) (Quality Homes) requirement that there should be no detrimental effect on the neighbouring properties in terms of overshadowing or overlooking, representations suggest detrimental effects on neighbouring properties due to overshadowing and loss of daylight.

8.29 The layout of the new house would be between 3.1m to 4.3m west of the boundary wall with the neighbouring property. The neighbouring property is 2.5m to 2.8m east of the boundary wall, leaving a distance of 5.6m to 7.1m between the houses. The lower ground floor of the proposed house would be 0.3m lower than the floor

level of the neighbouring property and would have a setback to maximise light to the neighbouring house.

8.30 The southwestern room on the front elevation of the neighbouring property at 3 St Andrew's Walk is a lounge (see 23/00564/FUL), with a large principal window on the southern elevation and a smaller window on the western elevation. While it is likely that the smaller western window may receive less direct sunlight in the latter part of the day at times of the year when the sun is low in the sky, as a result of the proposed house, it is not the principal window, and accordingly it is not considered that the room would be materially affected by shading from the proposed development. Overlooking and intervisibility of these rooms from the proposed new house has been avoided by having no windows on the eastern elevation of the proposed building

Ground conditions

8.31 Representations refer to potential for subsidence and detrimental effects on neighbouring properties and the road network due to the proposed excavation need to accommodate the proposed development. These concerns require consideration under the NPF4 policy 16(g) (Quality Homes) requirement that there should be no detrimental effect on the neighbouring properties in terms of physical impact.

8.32 A ground investigation report undertaken by Highland Geotechnical Services has been submitted; this identifies that the purpose of the investigation was to provide factual geotechnical information, without geotechnical interpretation.

8.33 A subsequent letter from Fleming Engineering was provided, advising that having reviewed the geotechnical report and "…having been involved in numerous projects in Fortrose, we would anticipate that the excavations for the retaining walls and foundations of your proposed house at St Andrew's Walk can be safely carried out by a competent contractor."

8.34 Fleming Engineering subsequently advised that "…further trial pits will be required to develop the detailed structural design for the approval of Building Standards and Highways".

8.35 Ground condition information has therefore been submitted to enable Planning consideration of the suitability of the site for the proposed development. A condition is considered appropriate to control these details. It should be noted that detailed structural design and ground stability measures are a Building Regulations matter considered through a Building Warrant.

Sustainable travel, access and parking

8.36 The IMFLDP2 identifies that Fortrose is an unsustainable location for expansion due to reliance on the private car, as it is not cost effective to improve non car accessibility. However, the location of the proposed single house development within the settlement of Fortrose, approximately 400m from the village centre, means that local facilities and services are accessible by means of active travel. The proposed development is therefore considered to meet the requirements of

NPF4 policy 15 (Local Living and 20-minute Neighbourhoods), as well as NPF4 policy 13 (Sustainable Transport) and IMFLDP2 policy 14 (Transport), which aim to encourage, promote and facilitate developments that prioritise walking, wheeling, cycling and public transport for everyday travel.

8.37 Representations refer to road safety for vehicles and pedestrians as there is no pavement on St Andrew's Walk or on the southern section of Canonbury Terrace that adjoins the proposed development site, and because the initial access design meant that the Council's Roads and Transport Guidelines for New Developments in relation to visibility splays, parking and turning requirements, were not met within the proposed development site. However, the proposed access has subsequently been modified, and the required visibility splays would now be achieved. A condition can be applied to ensure that the required visibility splays will be implemented.

8.38 Additionally, representations also raised concerns about disruption that could be caused by deliveries and construction vehicles during the construction period. It should be noted that any construction works will involve a degree of temporary short-term disruption. However, to mitigate this, Transport Planning have recommended a condition requiring submission of a Construction Traffic Management Plan to ensure that disruption to the road network is minimised and road safety is maintained during the construction period.

8.39 Parking for two vehicles would be provided internally within the garage, on an electric turntable. Once on the turntable, vehicles would be rotated so that they can exit the garage and the site in forward gear. The turntable would have low friction bearings so that it can be turned manually in the event of a power failure. These measures have been accepted by Transport Planning and can be secured by condition to ensure implementation.

8.40 In summary, the location enabling sustainable travel to local facilities, access and parking elements of the proposed development are considered to be in accordance with NPF4 policy 15 (Local Living and 20-minute Neighbourhoods), NPF4 policy 13 (Sustainable Transport), IMFLDP2 policy 14 (Transport) and the Council's Roads and Transport Guidelines for New Developments.

Biodiversity

8.41 The proposed native tree and shrub planting in the garden ground would contribute to enhancing biodiversity as required by NPF4 policy 3 (Biodiversity) and IMFLDP2 policy 2 (Nature Protection, Restoration and Enhancement), therefore also contributing to NPF4 policy 1 in relation to the nature crisis.

Developer contributions

8.42 The Developer Contributions Supplementary Guidance (DCSG) was adopted in November 2018. This guidance sets out the Council's approach to mitigating the impacts of development on services and infrastructure by seeking fair and realistic developer contributions to the delivery of such facilities. A developer contribution of £1587.00 is required for Avoch Primary school, to be secured by upfront payment.

Other material considerations

8.43 There are no other material planning considerations.

Non-material considerations

8.44 Public representations included objections due to the loss of views. The loss of views is considered a private interest and is not a material planning consideration.

Matters to be secured by Legal Agreement / Upfront Payment

8.45 In order to mitigate the impact of the development on infrastructure and services the following matters require to be secured prior to planning permission being issued:

a) Payment of Developer Contributions.j

9. CONCLUSION

9.1 The proposal is for the erection of a bespoke design solution two bedroomed, three storey house and associated infrastructure on a unique, constrained and individual triangular-shaped vacant site in Fortrose village.

During the assessment of the proposal, the applicant has worked with the Historic Environment Team (Conservation) and Transport Planning to address technical requirements, on a site within the Fortrose Conservation Area.

9.2 The layout, design and external appearance of the proposal are considered to accord with NPF4 policies 1 (Tackling the Climate and Nature Crises), 2 (Climate Mitigation and Adaptation), 16(g) (Quality Homes), HwLDP policy 28 (Sustainable Design) and IMFLPD2 policy 1 (Low and Zero Carbon Development); and it is considered that the proposal does preserve the character and appearance of the Fortrose Conservation Area, as required by s64 of the Act.

9.3 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	Y	Developer Contributions
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. No excavation or development shall commence until final structural details, provided by a suitably qualified individual, including (but not limited to) ground stabilisation methods and retention walls, shall have been submitted to and approved in writing by the Planning Authority in consultation with Building Standards Authority. The development shall thereafter be completed and maintained accordance with the approved details.

   Reason: In order to ensure ground stability for the site and neighbouring land.

3. No excavation or development shall commence until details of the final surface water drainage proposals have been submitted to and approved in writing by the Planning Authority in consultation with the Flood and Building Standards Authorities. The development shall thereafter be completed and maintained accordance with the approved details.

   Reason: In order to ensure an appropriate surface water drainage solution for the site.

4. No excavation or development, including the delivery of materials, shall commence until a Construction Transport Management Plan has been submitted to and approved in writing by the Planning Authority in consultation with the Roads Authority. The Construction Transport Management Plan shall provide details of how the following matters shall be managed throughout the duration of ground investigation, preparation and construction works:

   a) Construction traffic routing
   b) Contractor parking
   c) Deliveries
   d) Temporary traffic management
   e) Pedestrian safety measures
   f) Road cleanliness

The development shall thereafter be undertaken in accordance with the approved Construction Transport Management Plan to the satisfaction of the Planning Authority in consultation with the Roads Authority.

Reason: To ensure the operation and safety of the road network is maintained during ground and construction works.

5. Prior to first occupation of the dwelling hereby approved, the boundary wall adjacent to the access shall be modified in accordance with the approved drawings and visibility splays measuring 2.0m × 18.4m to the west and 2.0m × 13.2m to the east shall be provided. Thereafter, the visibility splays shall be maintained free from any obstruction exceeding 1.0 metre in height above the adjacent carriageway level.

Reason: In the interests of road safety

6. No development shall commence until specifications for the access (including service bay) and the vehicular turntable providing parking and turning for 2 vehicles within the basement garage shall have been submitted to and approved in writing by the Planning Authority in consultation with Roads Authority. The turntable shall allow vehicles to enter in forward gear and be turned (by power or manually in the event of a power failure) such that they can exit in forward gear. The development shall thereafter be completed and maintained accordance with the approved details. For the avoidance of doubt, the turntable shall be maintained in perpetuity to the satisfaction of the Planning Authority in consultation with the Roads Authority.

Reason: In the interests of road safety.

7. No development or excavation shall commence until details of a scheme of hard and soft landscaping works (demonstrating biodiversity enhancement) shall have been submitted to, and approved in writing by, the Planning Authority. Details of the scheme shall include:

   i. All earthworks and existing and finished ground levels in relation to an identified fixed datum point;

   ii. The location and design, including materials, of any existing or proposed walls, fences and gates. This shall include full details of the amendment required to the wall on the southern boundary to accommodate required visibility splays;

   iii. All soft landscaping and planting works to conserve, restore and enhance biodiversity levels, including plans and schedules showing the location, species and size of each individual tree and/or shrub and planting densities (in addition to the approved tree planting plan); and

   iv. A programme for preparation, completion and subsequent on-going maintenance and protection of all landscaping works.

   Landscaping works shall be carried out in accordance with the approved scheme. All planting, seeding or turfing as may be comprised in the approved details shall be carried out in the first planting and seeding seasons following the commencement of development, unless otherwise stated in the approved scheme. Any trees or plants which within a period of five years from the completion of the

development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species.

Reason: In the interests of amenity and to meet the biodiversity requirements of National Planning Framework 4 policy 3(c) Biodiversity; and to ensure the materials of boundary treatments are appropriate for the preservation or enhancement of the Fortrose Conservation Area.

8. No development, excavation or groundworks shall commence until full specifications and samples of external finishing materials including detail of stonework have been submitted to and approved in writing by the Planning Authority. Thereafter the development shall be completed in accordance with the approved details.

Reason: To ensure the materials are appropriate for the preservation or enhancement of the Fortrose Conservation Area. and in the interests of amenity.

9. No development, excavation or groundworks shall commence until full specifications and drawings showing the dimensions and locations of the roof mounted solar panels have been submitted to and approved in writing by the Planning Authority. Thereafter the development shall be completed in accordance with the approved details.

Reason: To ensure the orientation and dimensions are appropriate for the preservation or enhancement of the Fortrose Conservation Area. and in the interests of amenity.

10. Notwithstanding the provisions of Article 3 and Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended, revoked or reenacted; with or without modification), no additional windows or other openings shall be installed in the eastern elevations of the house hereby approved facing towards East Cottage 3 Canonbury Terrace, without planning permission being granted on application to the Planning Authority.

Reason: In order to safeguard the privacy and amenity of occupants of the adjacent.

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

Roof mounted wind turbines
For the avoidance of doubt, roof mounted wind turbines are not included as part of the approved plans and would require Planning Permission due to the location of the site within the Fortrose Conservation Area.

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.

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_for_working_on_public_roads/2

Mud and Debris on Road

Please note that it 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

Signature: Bob Robertson

Designation: pp Area Planning Manager North

Author:	Nina Caudrey/Emma Forbes
Background Papers:	Documents referred to in report and in case file.
Relevant Plans:	Plan 1 - PA-002 LOCATION PLAN Plan 2 - PA-003 REV D SITE LAYOUT PLAN Plan 3 - PA-008 REV FLOOR PLAN - BASEMENT Plan 4 - PA-006 REV A LOWER GROUND FLOOR PLAN Plan 5 - PA-007 REV A UPPER GROUND FLOOR PLAN Plan 6 - TPLP0611/2 TREE PLANTING PLAN Plan 7 - PA-009 REV B ELEVATION PLAN - SOUTH Plan 8 - PA-010 REV B ELEVATION PLAN – NORTH Plan 9 - PA-011 REV ELEVATION PLAN – EAST Plan 10- PA-012 REV B ELEVATION PLAN – WEST

Appendix 2

	COMPLETE FOR LEGAL AGREEMENTS AND UPFRONT PAYMENTS				REQUIRED FOR LEGAL AGREMEENTS ONLY				
Type	**Contribution**	**Rate (per house)**	**Rate (per flat)**	**Total Amount*[1]**	**Index Linked[1]**	**Base Date*[2]**	**Payment Trigger*[3]**	**Accounting Dates*[4]**	**Clawback Period*[5]**
Schools[2]									
Primary – Build Costs	Avoch Primary School	£1587.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Primary – Land Costs	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Secondary – Build Costs	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Secondary – Land Costs	Insert what contribution is for	£0.00	£0.00	£0.00	No		TOC/CC	Apr/Oct	15 or 20
Community Facilities	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Affordable Housing									
On-site provision[3]	X units. Insert details of unit size and timescale for delivery if agreed	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Off-site provision[4]	X units. Insert details of location, unit size and timescale for delivery if agreed	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Commuted Sum[5]	£0.00 per affordable unit not delivered on/off site. Insert expected timescale for payment - can be in installments	N/A	N/A	£0.00	N/A	N/A	Insert specific payment date	N/A	5 Years
Agreement for Delivery Needed	Y/N. If delivery for affordable housing has not yet been agreed, enter Y and specify the date/timescale that the scheme for delivery is to be submitted for approval	N/A	N/A	N/A	N/A	N/A	Insert date for submission to Planning Authority	N/A	N/A

[1] If the contribution is to be used towards infrastructure projects involving building e.g. new school, new cycle route etc BCIS ALL IN TENDER will be the index, if it doesn't involve building then another appropriate index may need to be chosen with the agreement of Team Leader

[2] Indicate whether or not 1 bed houses/flats are exempt

[3] Indicate whether a penalty payment due for late delivery (and, if so, what it is based upon).

[4] As above

[5] Indicate whether a penalty payment is due for late payment of commuted sum (and, if so, what it is based upon)

	COMPLETE FOR LEGAL AGREEMENTS AND UPFRONT PAYMENTS				REQUIRED FOR LEGAL AGREMEENTS ONLY				
Type	**Contribution**	**Rate (per house)**	**Rate (per flat)**	**Total Amount*[1]**	**Index Linked[1]**	**Base Date*[2]**	**Payment Trigger*[3]**	**Accounting Dates*[4]**	**Clawback Period*[5]**
Transport									
Active Travel	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Safer Routes to Schools	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Public Realm	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Wayfinding	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Public Transport	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
School Transport	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Road Improvements	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Parking	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
EV Charging	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Traffic Signals	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Lighting	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Road Traffic Orders	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Cumulative Transport Contributions	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Green Infrastructure									
Open Space	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Green Network	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Built/Natural Heritage	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Water and Waste									
Catchment Improvement Works	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Strategic Flood Scheme	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Maintenance of SuDs	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Off Street Waste Storage	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Recycling Point Provision	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Glass Banks	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
		£0.00	£0.00	£0.00					
Public Art	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Other (Please Specify)	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20

*[1] Adjust total to take account of flat exemptions

*[2] Base Date – Set out in Supplementary Guidance on Developer Contributions

*[3] TOC/CC – The earlier of the issue of either a temporary occupation certificate or a completion certificate – or specify alternative time if appropriate

*[4] Accounting dates - 1 April and 1 October each year of development (if the contribution is to be paid on a basis other than related to units completed in the preceding 6 months (e.g. lump sum on a specific date) then indicate this instead of the Apr/Oct payment dates)

*[5] Clawback – 15 years for Major development; 20 years for Local development

CTS ROAD

Canonbury Cottage

Viewmount Cottage

6

10

12

LB

12.7m

7.4

37.0

18.1

44.2

ST ANDREW'S WALK

4.4m

Marine Cottage

1

3

4

CANONBURY TERRACE

9

2

1

West End Cottages

1

2

The Moorings

3

HARBOUR ROAD

6

Slip

DO NOT SCALE FROM DRAWING

N

0 5 10 20 30 40 50 M

PROJECT: ST ANDREW'S WALK FORTROSE	TITLE: LOCATION PLAN	
CLIENT: MR & MRS M LOCKE 7 LYNBURY PLACE 14 SOUTH PARK CRESCENT GERRARDS CROSS SL9 8HJ	DRAWN: MBL	DATE: NOV 2025
	SCALE @ A3 1:500	
	DWG No. PA-002	REV

PLANTING KEY
TREES
1. BETULA PUBESCENS
2. BETULA PUBESCENS
3. SORBUS AUCUPARIA
HEDGING
4 CORYLUS AVELLANA
5. SHRUBS ULEX EUROPAEUS
BORDERS
CALLUNA, ERICA & FERNS
LEVELS IN METRES TO ORDINANCE DATUM

856350 N

272350E

272400E

10 CANONBURY TERRACE

8 CANONBURY TERRACE

1 CANONBURY TERRACE

15.0M

14.0M

1C

14.0

+11.6

SANDY KNOWE
3 ST ANDREW'S WALK

BT

13.0

18.1M

12.0

11.0

CANONBURY TERRACE

NEW GATE IN EXISTING OPENING

BORDER

GRASS

19 SOLAR PANELS

GREEN ROOF

13.0M

44.4M

26M

13.0

12 CANONBURY TERRACE

12.0M

2 GRASS

1

3

12.0

GRASS BORDER

11.0

X=20

5.0

3.0
0.85 HIGH WALL

Y=13.8

4.0
0.85 HIGH WALL

8.0M

ST ANDREW'S WALK

MH

5

ELEC BOX

34.0M

Y=18.4

9.0M

BT

W

NEW WATER CONNECTION & SV

10.0M

44.2M

NEW MANHOLE TO EXISTING SEWER

NEW SEWER CONNECTION

3 HARBOUR RD

1 THE MOORINGS

REV A SCALE BAR CORRECTED 9.12.25
REV B HOUSE NAMES CORRECTED 6.1.26
REV C WIND TURBINES REMOVED 2 SOLAR PANELS ADDED 8.1.26
REV D STAIR RECONFIGURED VISSPLAYS INCREASED WALL REDUCED 10.7.26

0 1 2 3 4 8 12 16 20M

DO NOT SCALE FROM DRAWING

PROJECT: ST ANDREW'S WALK FORTRESS	TITLE: SITE PLAN & LANDSCAPING	
CLIENT: MR & MRS M LOCKE 7 LYNBURY PLACE 14 SOUTH PARK CRESCENT GERRARDS CROSS SL9 8HJ	DRAWN: MBL	DATE: NOV 2025
	SCALE: @ A3 1:200	
	DWG NO PA-003	REV D

A

10 SOLAR PANELS

8 SOLAR PANELS

6 SOLAR PANELS

REV A - WIND TURBINES OMITTED 2 SOLAR PANELS ADDED 8.1.26

DO NOT SCALE FROM DRAWING

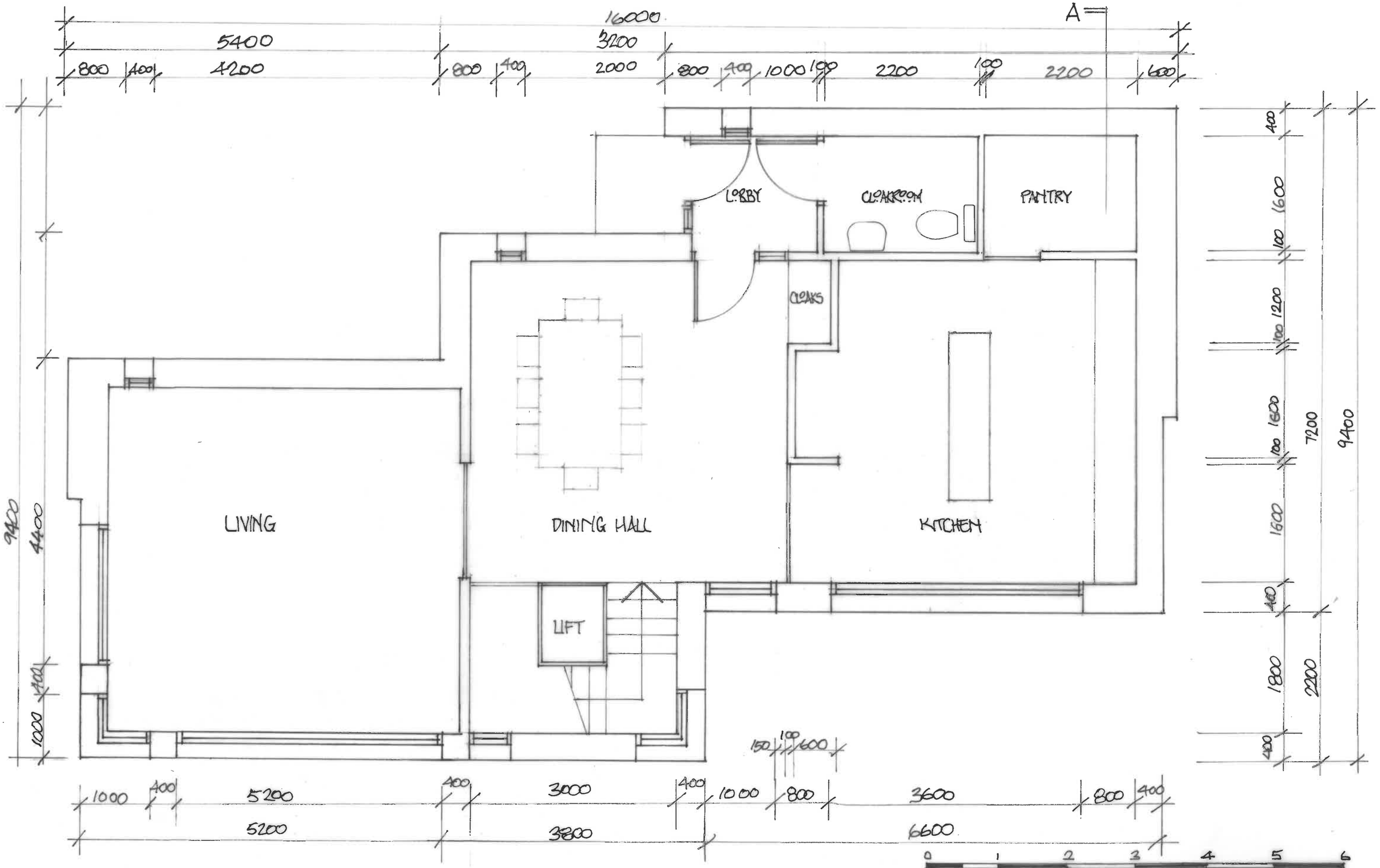
0 1 2 3 4 5M

PROJECT: ST ANDREW'S WALK, FORTROSE	TITLE: ROOF PLAN +16.65 AOD
CLIENT: MR & MRS M LOCKE 7 LYNBURY PLACE 14 SOUTH PARK CRESCENT GERRARDS CROSS SL9 8HJ	DRAWN: MBL DATE NOV 2025 SCALE @A3 1:50 DWG NO PA-008 REV A

16000
5400
5200
5400
2100
100
2200
A
400
1800
100
1000
100
1800
400
1800
1800
400
1700
100
100
600
UTILITY
ENSUITE
WARDROBE
1000
1200
100
1000
100
3300
ENSUITE
SHOWER
STUDY
BEDROOM 2
3500
400
600
WARDROBE
1000
DRESSING
100
1200
500
600
BEDROOM 1
LIFT
GREEN ROOF
400
5800
2200
1200
1200
1800
1200
POST & WIRE STAINLESS STEEL BALUSTRADE TO PARAPET
2200
400
1400
1800
2000
100
3000
400
600
100
2300
100
3000
400
550
BOUNDARY WALL
DO NOT SCALE FROM DRAWING
0 1 2 3 4 5 6

REV A: STAIR RECONFIGURED & STUDY ADDED 9.7.26

PROJECT: ST ANDREW'S WALK . FORTROSE	TITLE: LOWER GROUND FLOOR PLAN 1:25
CLIENT: MR & MRS M LOCKE 7 LYNBURY PLACE 14 SOUTH PARK CRESCENT GERRARDS CROSS SL9 8HJ	DRAWN: MBL — DATE NOV 2025 SCALE @A3 1:50 DWG NO PA-006 — REV A



REV A: STAIR RECONFIGURED 9.7.26

PROJECT: ST ANDREW'S WALK, FORTROSE	TITLE: UPPER GROUND FLOOR PLAN 1:3.95 @A3
CLIENT: MR & MRS M LOCKE, 7 LYNBURY PLACE, 14 SOUTH PARK CRESCENT, GERRARDS CROSS SL9 8HJ	DRAWN: MBL / DATE: NOV 2025
	SCALE @A3 1:50
	DWG NO PA-007 / REV A



A & R Woodland Consultants Ltd

Kinneskie House, Munlochy, IV8 8PF

07549 352792 / 07446 080463

arwoodlands@gmail.com

Title: **Tree Planting Plan**

Property: **Proposed House Plot**
St Andrews Walk
Fortrose

Tree Planting Species

- Rowan - Sorbus aucuparia (1)
- Silver Birch - Betula pendula (2)

New Tree Canopy

Shrubbery

Proposed Building Footprint

Site Boundary

Tree Planting

Subsoil should be de-compacted to promote proper drainage. Standard trees are to be planted in pits measuring 900mm x 900mm x 450mm deep, with an additional 150mm of the base broken to enhance root growth.

Once prepared, these pits should be backfilled with a premium quality topsoil mixed with a peat-free tree planting and mulching compost.

Each tree must be securely staked using a single 50mm diameter machine-rounded stake, which should be driven into the base of the planting pit. Trees will be attached to the stakes with tree ties to prevent movement.

New tree plantings should be regularly watered and maintained at appropriate intervals during the first five years to support their establishment.

Please note:
The proposed building footprint has been digitised from a hand-drawn plan, and there may be some minor discrepancies in the

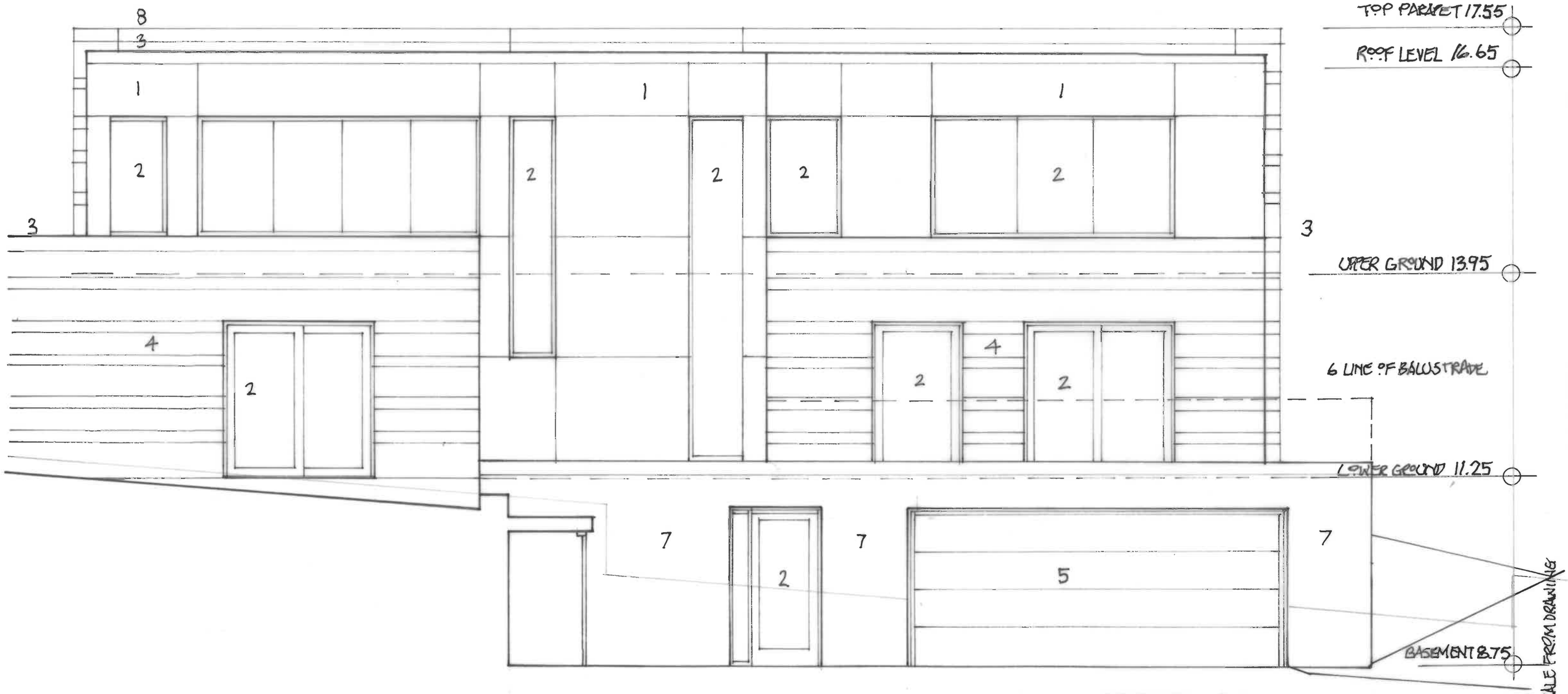
0 10
metres

Scale 1:200

N
W E
S

Client: Mr Matthew Locke, 7 Lynbury Place, Gerrards Cross, SL9 8HJ	Drawing Number: TPLP0611/2
	Revision Number: 2
Scale: 1:200 @ A2	Surveyor: AJ,RF
Date: 07/11/2025	CAD File Reference: TPLP0611/1

Contains OS data © Crown copyright and database right 2025.
Licence No 0100063160
Also contains data provided by A & R Woodland Consultants Ltd



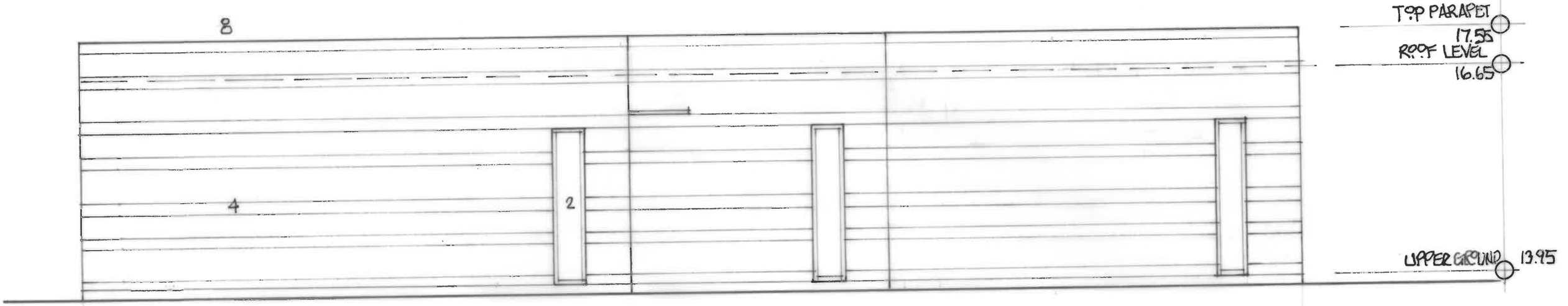
MATERIALS KEY SEE APPENDIX 2 OF DESIGN & ACCESS STATEMENT

1. TITANIUM ANODISED ALUMINIUM CLADDING PANELS
2. TITANIUM ANODISED ALUMINIUM WINDOWS
3. TITANIUM ANODISED ALUMINIUM COPING
4. ST BEES HONED RED ASHLAR SANDSTONE
5. POLYESTER POWDER COATED SECTIONAL PANEL GARAGE DOOR
6. STAINLESS STEEL POST & WIRE TENSIONED BALUSTRADE
7. RANDOM RUBBLE FACING REUSED BOUNDARY WALL STONE
8. ST BEES HONED RED SANDSTONE COPING

REVA: STAIR RECONFIGURED & MATERIALS CHANGED 10·7·26
TOP PARAPET REDUCED
REVB: PARAPET HEIGHT RAISED 300MM

0 1 2 3 4 5M

PROJECT: ST ANDREW'S WALK, FORTROSE	TITLE: SOUTH ELEVATION
CLIENT: MR & MRS M LOCKE 7 LYNBURY PLACE 14 SOUTH PARK CRESCENT GERRARDS CROSS SL9 8HJ	DRAWN: MBL DATE NOV 2025 SCALE @ A3 1:50 DWG NO: PA-009 REV B



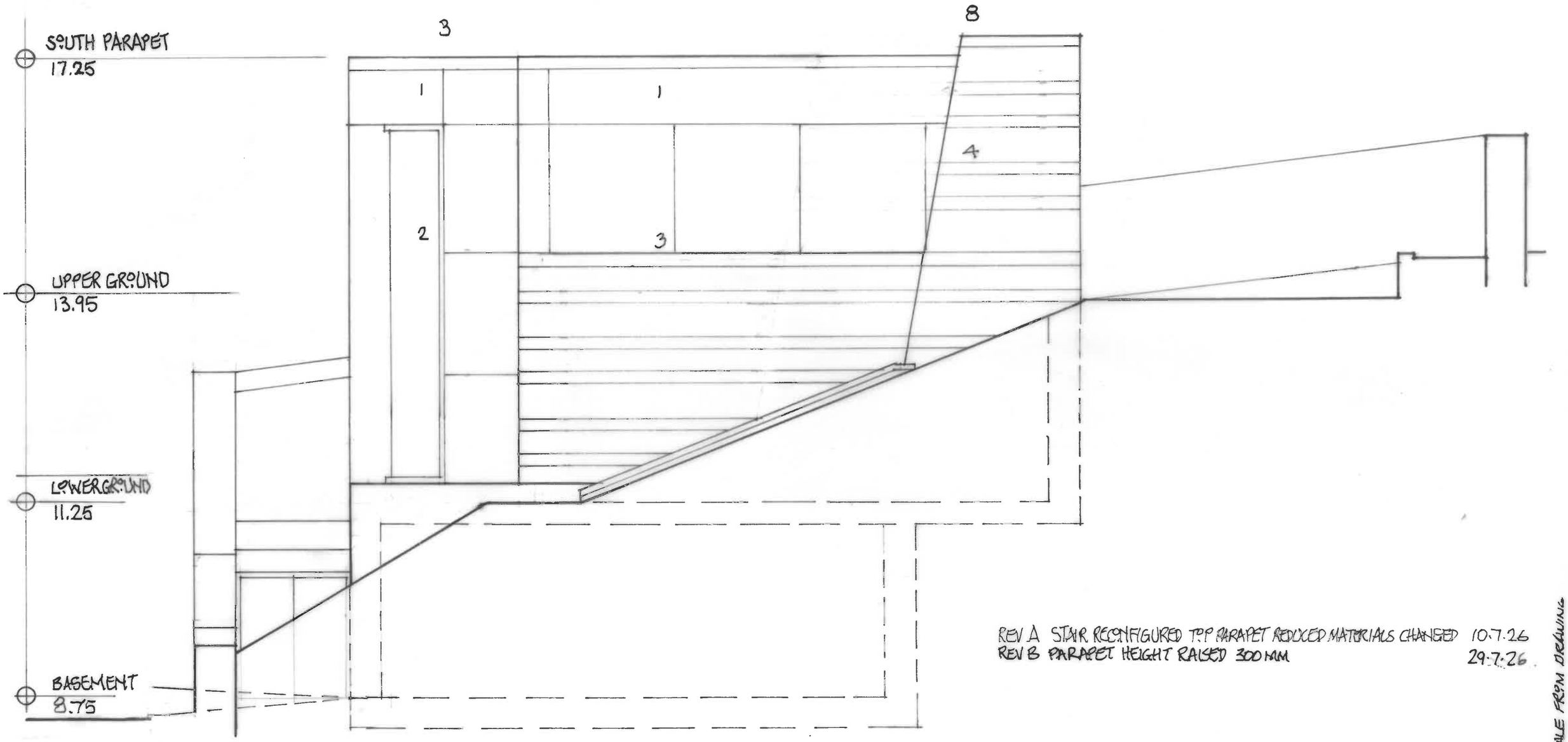
REV A: UPPER PARAPET REDUCED & MATERIAL CHANGED 10·7·26
REV B: PARAPET HEIGHT RAISED 300MM 29·7·26

MATERIAL KEY SEE PA-009

0 1 2 3 4 5M

DO NOT SCALE FROM DRAWING

PROJECT: ST ANDREW'S WALK, FORTROSE	TITLE: NORTH ELEVATION
CLIENT: MR & MRS M LOCKE 7 LYNBURY PLACE 14 SOUTH PARK CRESCENT GERRARDS CROSS SL9 8HJ	DRAWN: MBL DATE NOV 2025 SCALE @A3 1:50 DWG NO PA-010 REV B



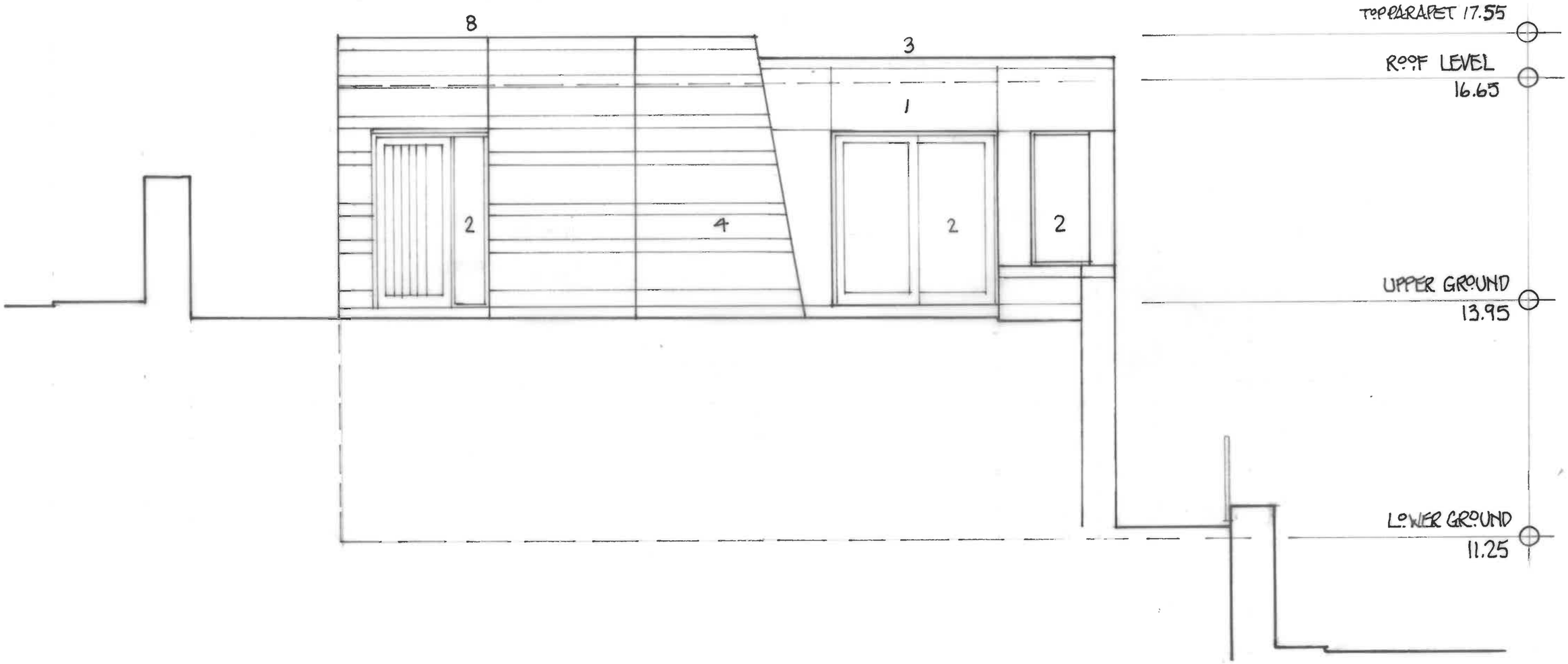
MATERIAL KEY SEE PA-009

REV A STAIR RECONFIGURED TOP PARAPET REDUCED MATERIALS CHANGED 10.7.26
REV B PARAPET HEIGHT RAISED 300 MM 29.7.26

0 1 2 3 4 5M

DO NOT SCALE FROM DRAWING

PROJECT: ST ANDREW'S WALK, FORTROSE	TITLE: EAST ELEVATION	
CLIENT: MR & MRS M LOCKE 7 LYNBURY PLACE 14 SOUTH PARK CRESCENT GERRARDS CROSS SL9 8HJ	DRAWN: MBL	DATE NOV 2025
	SCALE @A3 1:50	
	DWG NO PA-011	REV B



REV A.: STAIR RECONFIGURED MATERIALS CHANGED TOP PARAPET REDUCED 10·7·26
REV B: PARAPET HEIGHT RAISED 300MM 29·7·26

DO NOT SCALE FROM DRAWING

MATERIAL KEY SEE PA_009

0 1 2 3 4 5M

PROJECT: ST ANDREW'S WALK, FORTROSE	TITLE: WEST ELEVATION
CLIENT: MR & MRS M LOCKE 7 LYNBURY PLACE 14 SOUTH PARK CRESCENT GERRARDS CROSS SL9 8HJ	DRAWN: MBL · DATE NOV 2025 SCALE @A3 1:50 DWG NO PA-012 · REV B