

Argyll and Bute Council
Development and Infrastructure Services

Delegated or Committee Planning Application Report and Report of handling as required by Schedule 2 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 relative to applications for Planning Permission or Planning Permission in Principle

Reference No: 18/02676/CONAC

Planning Hierarchy: Local

Applicant: Mr John Golding

Proposal: Demolition of workshop/garage

Site Address: Tighnaglaic, Crinan, Lochgilphead, Argyll and Bute PA31 8SW

DECISION ROUTE

- **Local Government Scotland Act 1973**

The planning application relates to a householder scale and nature of development which would normally be determined under the local delegated powers, however a report has been presented to committee for determination in this instance as the applicant is the partner of a senior member of the Council's Strategic Management Team.

(A) THE APPLICATION

(i) Development Requiring Conservation Area Consent

- Demolition of existing garage / workshop building

(ii) Other specified operations

- Removal of existing conservatory to dwellinghouse
 - Replacement of existing windows to dwellinghouse
 - Other alterations to dwellinghouse
 - Formation of garden 'pergola' style structure
 - Landscaping
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(B) RECOMMENDATION:

That conservation area consent be approved.

(C) HISTORY:

18/02678/PP – Application for Planning Permission for alterations to dwellinghouse, erection of garden structure and landscaping – To be determined concurrently under a separate report of handling.

(D) CONSULTATIONS:

Historic Environment Scotland – 23.01.19 – No comments to make, however the application should be determined in accordance with national and local policy on conservation area consent, together with related policy guidance.

(E) PUBLICITY:

ADVLB - Listed Building / Conservation Advert – period for receipt of representations expired 15.02.19.

Site notice expiry 15/2/19

(F) REPRESENTATIONS:

(i) Representations received from:

None

(ii) Summary of issues raised:

Not applicable

(G) SUPPORTING INFORMATION

Has the application been the subject of:

(i) Environmental Statement: No

(ii) An appropriate assessment under the Conservation (Natural Habitats) Regulations 1994: NO

(iii) A design or design/access statement: No

(iv) A report on the impact of the proposed development eg. Retail impact, transport impact, noise impact, flood risk, drainage impact etc: No

(H) PLANNING OBLIGATIONS

(i) **Is a Section 75 agreement required:** No

(I) Has a Direction been issued by Scottish Ministers in terms of Regulation 30, 31 or 32: No

(J) Section 25 of the Act; Development Plan and any other material considerations over and above those listed above which have been taken into account in the assessment of the application

(i) **List of all Development Plan Policy considerations taken into account in assessment of the application.**

Argyll and Bute Local Development Plan adopted March 2015

LDP 3 – Supporting the Protection, Conservation and Enhancement of our Environment

Supplementary Guidance

SG LDP ENV 17 – Development in Conservation Areas and Special Built Environment Areas

SG LDP ENV 18 –Demolition in Conservation Areas

SG LDP Sustainable Siting and Design Principles

(ii) **List of all other material planning considerations taken into account in the assessment of the application, having due regard to Annex A of Circular 3/2013.**

Scottish Planning Policy

Historic Environment Scotland Policy Statement 2016 (HESPS)

Historic Environment Scotland Change in the Historic Environment – Demolition – October 2010

(K) Is the proposal a Schedule 2 Development not requiring an Environmental Impact Assessment: No

(L) Has the application been the subject of statutory pre-application consultation (PAC): No

(M) Has a sustainability check list been submitted: No

(N) Does the Council have an interest in the site: No

(O) Requirement for a hearing: No

(P) Assessment and summary of determining issues and material considerations

This application is for the demolition of a small garage outbuilding. The building is sited to the front of a dwellinghouse and set back some from 12 metres from the edge of the adjacent C39 public road behind a parking forecourt. The property is located within the Crinan Canal Conservation Area. The building measures approx. 9.5 x 6.5 m and is modest in scale with a utilitarian appearance formed by stone-effect masonry walls with timber garage door and windows and low-pitched corrugated sheet material roof.

Given its modest size, unremarkable appearance and relatively unobtrusive siting within the landscaped curtilage of the dwellinghouse, it is considered that the building does not make any significant contribution to the character and appearance of the Conservation Area. Details of the replacement structure are considered in the associated planning application reference 18/02678/PP. Therefore its demolition is in accordance with Local Development Plan policies LDP 3, SG LDP ENV 18 and consistent with the approach recommended by Historic Environment Scotland in their "Managing Change in the Historic Environment" documents.

As such, it is considered that Conservation Area Consent should be approved. Given that it is proposed to landscape the resultant site, including erection of a pergola, there is no requirement to consider how the cleared site should be treated following demolition in the terms of this application. These details are assessed in application for planning permission reference 18/02678/PP.

(Q) Is the proposal consistent with the Development Plan: Yes

(R) Reasons why Conservation Area Consent should be granted

The proposed development (demolition) is wholly is considered to be acceptable with regard to all relevant material considerations including national and local planning policy and all other guidance and should be approved in the absence of any other material land-use considerations which would warrant refusal of development otherwise fully in accordance with the Local Development Plan.

(S) Reasoned justification for a departure to the provisions of the Development Plan

Not applicable.

(T) Need for notification to Scottish Ministers or Historic Environment Scotland: No

Author of Report: Norman Shewan

Date: 29.01.2019

Reviewing Officer: David Love

Date: 29/1/2019

Angus Gilmour

Head of Planning, Housing and Regulatory Services

APPENDIX A – PLANNING LAND USE AND POLICY ASSESSMENT

A. Location, Nature and Design of Proposed Development

The application building is a detached garage within the curtilage of a residential dwellinghouse located on the eastern side of the single track C39 adopted road directly south of the car parking area at the Crinan Canal sea lock basin.

The principal building is a cottage of traditional design and appearance, predominantly single storey in scale but with relatively large flat-roofed dormer windows on the front and rear elevations to serve accommodation at first floor level. The western gable of the dwellinghouse is directly adjacent to the road whilst the ridge runs at right angles such that the front elevation overlooks the canal basin at the foot of the hill.

The ancillary garage / workshop structure overlaps part of the front elevation of the house and runs at right angles with its principal elevation fronting the public road. Viewed from the public road, this building has the appearance of a stone-walled building with windows on either side of a garage door with shallow-pitched corrugated sheet roofing giving it a utilitarian character in appearance.

The yard area enclosed by the L-shaped configuration of the house and garage is surfaced with brick paviours and is used for car parking with access directly off of the public road.

It is proposed to demolish the existing garage / workshop and to landscape the cleared site to improve links between the house and the residential curtilage to the north. These landscaping works include the formation of a timber framed pergola feature on the site of the existing garage.

B. Historic Environment

The site is located within the Crinan Canal Conservation Area within which policies LDP 3 and SG LDP ENV 18 serve to operate a general presumption against development that does not preserve or enhance the character or appearance of that Conservation Area or its setting. SG LDP ENV 17 makes allowance for demolition of an unlisted building in a Conservation Area where it can be demonstrated that it does not make a positive contribution to the character, appearance, or history of the area. This best practice approach is consistent with the HES Managing Change advice which advocates a presumption in favour of retaining un-listed buildings within conservation areas where they make a positive contribution to the character, appearance or history of the area.

The character of the Crinan Canal Conservation Area is largely formed by the industrial / cultural / historical asset of the Crinan Canal including associated engineering and built structures as well as its immediate landscape setting. The ancillary residential garage is spatially separate from the canal and has no functional or historical relationship with the operating canal. As such it has negligible historic or cultural value relative to the principle heritage feature i.e. the canal.

By reason of its modest scale, low height and utilitarian domestic character in conjunction with its unobtrusive setting, nestled into the natural landform, and screened in longer views from the canal lock basin by vegetation, it is considered that the building does not make a

significant contribution to the character or appearance of the conservation area or its setting.

As such, officers are satisfied that the existing garage / workshop does not make a sufficient positive contribution to the character, appearance or history of the Crinan Canal Conservation Area. On this basis the proposed demolition works will have a neutral effect on the character and appearance of the Conservation Area in accordance with policies LDP 3, SG LDP ENV 17 & SG LDP ENV 18 as well as HES best conservation practice advice on managing change in the historic environment.