

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: 18/02678/PP

Planning Hierarchy: Local

Applicant: Mr John Golding

Proposal: Demolition of workshop/garage and conservatory, alterations to dwellinghouse, erection of garden structure and landscaping works

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

DECISION ROUTE

(i) 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 Express Planning Permission

- Erection of garden pergola style structure
- Replacement of existing windows
- Replace existing slate with timber cladding on dormer cheeks.

(ii) Other specified operations

- Removal of existing conservatory
 - Demolition of detached garage / workshop building (subject of separate conservation area consent)
 - Landscaping
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(B) RECOMMENDATION:

That planning permission be approved subject to the conditions set out in this report.

(C) HISTORY:

18/02676/CONAC – Application for Conservation Area Consent for demolition of workshop/garage – To be determined concurrently under a separate report of handling.

(D) CONSULTATIONS:

(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 STRAT 1 – Sustainable Development

LDP DM1 – Development within the Development Management Zones

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

LDP 9 – Development Setting, Layout and Design

Supplementary Guidance

SG LDP ENV 12 – Development Impact on National Scenic Areas (NSAs)

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

SG LDP ENV 18 –Demolition in Conservation Areas

Sustainable Siting and Design Principles

SG LDP TRAN 5 – Off-Site Highway Improvements

SG LDP TRAN 6 –Vehicle Parking Provision

(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

Historic Environment Scotland – Managing Change in the Historic Environment – Windows Jan 2019

Argyll and Bute Planning Service - Technical Note Argyll and Bute Windows – April 2018

(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

The proposed works are limited to external alterations including replacement windows to an existing dwellinghouse, part of a general refurbishment to raise the standard of accommodation and landscaping improvements to better link the cottage to the existing curtilage in front of it. This includes a detached pergola type structure on the site of an existing garage to be demolished. The demolition works are considered under a separate application for conservation area consent.

The site is within the curtilage of an existing property located within the settlement boundary for Crinan. The principle of the proposal is consistent with the Settlement and Spatial Strategy of the Argyll and Bute Local Development Plan specifically policy LDP DM 1 which supports appropriate forms of development on suitable sites.

The site lies within the Crinan Canal Conservation Area and the Knapdale National Scenic Area wherein development is expected to be of a high quality in order to preserve or enhance the character and appearance of the Conservation Area and to preserve the landscape qualities of the NSA. The proposed works are modest in scale and the good standard of design and material finishes will result in an up-lift to the appearance of the site whilst respecting the historic and landscape qualities of the setting in accordance with relevant policy.

All other material considerations including potential impact on the natural environment; residential amenity; and highways and transport matters have been investigated and do not raise any undue concerns. Officers are satisfied that the nature, scale and location of the proposed development does not give rise to any other issues which would require more detailed assessment.

As such it is recommended that the application be approved.

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

(R) Reasons why planning permission or a Planning Permission in Principle should be granted

The proposed development 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:** 30.01.2019

Angus Gilmour
Head of Planning, Housing and Regulatory Services

CONDITIONS AND REASONS RELATIVE TO APPLICATION REF. NO. 18/02678/PP

1. The development shall be implemented in accordance with the details specified on the application form dated 12th December 2018 and the approved drawing reference numbers 1 to 12 and stamped approved by the planning authority unless the prior written approval of the planning authority is obtained for other materials/finishes/for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997.

Reason: For the purpose of clarity, to ensure that the development is implemented in accordance with the approved details.

NOTES TO APPLICANT

1. **The length of this planning permission:** This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period. [See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).]
2. In order to comply with Section 27A(1) of the Town and Country Planning (Scotland) Act 1997, prior to works commencing on site it is the responsibility of the developer to complete and submit the attached 'Notice of Initiation of Development' to the Planning Authority specifying the date on which the development will start.
3. In order to comply with Section 27B(1) of the Town and Country Planning (Scotland) Act 1997 it is the responsibility of the developer to submit the attached 'Notice of Completion' to the Planning Authority specifying the date upon which the development was completed.

APPENDIX A – PLANNING LAND USE AND POLICY ASSESSMENT

A. Settlement Strategy

The application site comprises an existing residential property located within the minor settlement of Crinan as identified in the Argyll and Bute Local Development Plan – March 2015 (LDP). Policy LDP DM 1 gives encouragement to sustainable forms of small scale development on appropriate sites subject to assessment against all other material policy considerations. As such, the proposed development is consistent with the Settlement and Spatial Strategy.

B. Location, Nature and Design of Proposed Development

The application site is a residential property located on the eastern side of the single track C39 adopted road directly south of the car parking area at the Crinan Canal 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 and the ridge runs at right angles to the road such that the front elevation overlooks the canal basin at the foot of the hill.

A secondary structure, comprising a garage / workshop overlaps part of the front elevation of the house running at right angles. This building has the appearance of a stone-walled building with shallow-pitched corrugated sheet roof and is utilitarian in character and appearance. The yard area enclosed by the L-shaped configuration of the two buildings is surfaced with brick paviours and is used for car parking with access directly off of the public road.

The proposed development (requiring an application for planning permission) is as follows;

- Replacement of 13 no. existing white uPVC windows in the dwellinghouse with timber frames with grey coloured aluminium cladding externally and with double glazed units;
- Formation of 2 no. new window openings in the ground floor front elevation with externally clad aluminium framed double-glazed units to match proposed replacement windows (referred to above.)
- Additional insulation of existing large front porch to be externally clad with dark stained timber boards and replacement of the existing UPVC front door with a contemporary design clad in grey aluminium externally with vertical vision panel; and,
- Replacement of vertically hung slates on the cheeks of 4 no. existing dormer additions to the roof with dark stained timber cladding to match the porch.

It is also proposed to erect a pergola style garden structure of black stained timber columns and beams on a low plinth wall of white render adjacent to the house on the site of the existing garage. It is proposed to demolish the existing garage building. The demolition element of the works is being assessed concurrently under application for Conservation Area Consent reference 18/02676/CONAC.

C. Natural Environment

The works are completely non-invasive and limited to the confines of an established residential curtilage within an edge of settlement location. The site is not included within, or directly adjacent to, any European, national or locally designated sites and does not involve the loss of any trees / woodland or species habitat.

Although the garage building potentially offers a habitat for bats, site investigation of the exterior of the building did not reveal any evidence of bat habitat and as such further assessment is not warranted under this application report. However, the applicant should be reminded of his responsibilities with regards to protected species under the Conservation (Natural Habitats, & c) Regulations 1994 and advised to contact SNH prior to demolition of the building for further advice in respect of habitat protection / mitigation. An advisory note to this effect can be attached to any planning permission.

D. Built Environment

The wider built environment comprises a cluster of buildings around the periphery of the canal sea lock and basin, including the hotel and an informal grouping of smaller scale workshop buildings and traditional cottages. The application property is one of a much looser grouping of detached houses on the hill land south of the Crinan Lock, including a relatively recently developed house of traditional appearance adjacent to the east of the application site. Material finishes in the area are varied including a mix of white wet dash render, timer cladding and slate. The proposed development in terms of scale, design and material finishes is consistent with the existing character of built development.

The garage building is a modest ancillary structure which is sited unobtrusively and as such does not make a valuable contribution to the pattern of built development. Proposed demolition and replacement with an open pergola style landscaping structure of similar dimension will not have an adverse impact on the qualities of the local built environment and as such will have a neutral, if perhaps minor positive, effect on the wider locale. This is consistent with policies LDP 3, LDP 9 and Supplementary Guidance on Sustainable Siting and Design Principles.

E. Historic Environment

The site is located within the Crinan Canal Conservation Area within which policies LDP 3 and SG LDP ENV 17 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. Whilst the canal is also a Scheduled Ancient Monument (SAM), the application property is located some 150 metres from the boundary of the SAM and as such proposed development will not have a direct, or indirect impact upon the SAM.

The character of the 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 traditional cottage, subject of this application, contributes to setting of the Conservation Area as part of the landward backdrop to the sea lock and as a prominent roadside structure on entering leaving the Conservation Area.

The use of timber cladding is not out of keeping with the established palette of material finishes within the wider Conservation Area and as such the proposed cladding of the dormer cheeks with dark-stained timber will satisfactorily preserve the character and appearance of the Conservation Area.

Statement 4 of the Council's Technical Working Note on Windows gives useful guidance on the replacement of non-traditional windows within Conservation Areas. The existing windows are UPVC. A sequential approach is required with the preferred option being the re-introduction of timber sliding sash and case units; followed by installation of better quality windows than currently installed such as good quality uPVC sliding sash or timber swing units for example then lastly, installation of units of any material which retain the distinct step of sash and case windows and which give the appearance of a sash and case windows in all respects except when open.

Fenestration pattern for the 13 no. proposed replacement windows and the additional 2 no. new windows is generally of the same proportions as the existing, and whilst the replacement window frames are timber construction with external grey coloured PVC aluminium cladding to the frame, as opposed to white painted finish to timber sash units, they are good quality windows which whilst contemporary in character, by virtue of recessive colour, slim profiles and fenestration pattern are sympathetic to the original character of the building and its setting within the Conservation Area. Given the incremental and varied additions and alterations to the cottage, it is not considered appropriate to insist upon painted timber sash frames, particularly when the proposed aluminium windows will result in a significant up-lift to the appearance of the cottage.

As such, officers are satisfied that the proposed works will preserve or enhance the character and appearance of the Conservation Area in accordance with policies LDP 3 and SG LDP ENV 17 as well as the Council's Working Note on Windows.

F. Landscape Character

The site is located within the Knapdale National Scenic Area (NSA) which is a statutory designation relating to areas of landscape quality considered to be of national value within which development having an adverse impact will be resisted.

The general Landscape Character Type of the wider area can be categorised as Rocky Mosaic, typified by uneven, hummocky landform with rocky outcrops and narrow glens; raised beaches and cliffs; rocky indented coastline with offshore islands and bays; relatively small-scale landscape with diverse colours and textures; and scattered isolated farm buildings and small villages in sheltered locations.

The scale of the proposed alterations is very modest and restricted to an established residential property within an unobtrusive landscape setting. It is considered that the general quality of design and material finishes will result in development which is sympathetic to the character of the existing building and will not have a detrimental impact on the landscape qualities of this NSA in accordance with policies LDP 3 and SG LDP ENV 12.

G. Road Network, Parking and Associated Transport Matters.

The proposed development is generated by an aspiration to improve existing accommodation and landscaping and not to increase the level of accommodation such that it will generate additional traffic or demand for parking.

It is noted that the proposed landscaping of over half of the existing parking court in front of the house, and formation of a low wall to separate it from the remaining depth of the driveway will reduce the area available for on-site parking. However, it should be acknowledged both that the said works qualify as Permitted Development under the terms of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended) and that a depth of approximately 5 metres will be retained for parking at right angles to the road. Additionally, there is a grassed area on a slightly elevated level to the east of the existing garage which is indicated as existing additional parking.

Officers are satisfied that the proposed development can be implemented without impact upon the local road network and without an intensification of associated traffic or demand for off-road parking consistent with LDP 11 and SG LDP TRAN 4 & TRAN 6.