

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 2008 relative to applications for Planning Permission or Planning Permission in Principle

Reference No: 11/01543/PP

Planning Hierarchy: Local Development

Applicant: Mr D McCheyne and Ms A MacLean

Proposal: Alterations and change of use of offices to dwellinghouse

Site Address: Former Council Offices, Dell Road, Campbeltown, PA28 6JQ

DECISION ROUTE

(i) Local Government Scotland Act 1973

(A) THE APPLICATION

(i) Development Requiring Express Planning Permission

- Alterations and change of use of office to dwellinghouse

(ii) Other specified operations

- Demolition of portacabin
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(B) RECOMMENDATION:

Having due regard to the Development Plan and all other material considerations, it is recommended that planning permission be granted subject to the conditions and reasons appended to this report.

(C) HISTORY:

No history relevant for this particular site

(D) CONSULTATIONS:

Area Roads Manager - No objections subject to provision of a minimum of 3 parking spaces on site. Report dated 31st August 2011

Scottish Water - No objections. Letter dated 3rd September 2011

Environmental Health - No objections. Memo dated 16th September 2011

(E) PUBLICITY:

The proposal has been advertised in the local press with a closing date of 23rd September 2011.

(F) REPRESENTATIONS:

No representations have been received.

(G) SUPPORTING INFORMATION

Has the application been the subject of:

- | | |
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| (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 e.g. retail impact, transport impact, noise impact, flood risk, drainage impact etc: | No |
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(H) PLANNING OBLIGATIONS

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| (i) Is a Section 75 agreement required: | No |
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| (I) Has a Direction been issued by Scottish Ministers in terms of Regulation 30, 31 or 32: | No |
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(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 Structure Plan 2002

STRAT DC 1 – Development within the Settlements
STRAT DC 9 – Historic Environment and Development Control

Full details of the approved structure plan, including proposal maps and full policy wording can be viewed on the Council's website by clicking on the following link <http://www.argyll-bute.gov.uk/planning-and-environment/argyll-and-bute-structure-plan>

Argyll and Bute Local Plan 2009

LP ENV 1 – Impact on the General Environment
LP ENV 13a – Development Impact on Listed Buildings
LP ENV 14 – Conservation Areas and Special Built Environment Areas
LP ENV 18 – Protection and Enhancement of Buildings
LP ENV 19 – Development Setting, Layout and Design

LP HOU 1 – General Housing Development

LP SERV 9 – Development in the Vicinity of Notifiable Installations

LP TRAN 4 – New and Existing Public Roads and Private Access Regimes
LP TRAN 6 – Vehicle Parking Provision

Appendix A – Sustainable Siting and Design Principles
Appendix C – Access and Parking Standards

Full details of the adopted local plan, including proposal maps and full policy wording can be viewed on the Council's website by clicking on the following link <http://www.argyll-bute.gov.uk/planning-and-environment/local-plan>

- (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 4/2009.**

Argyll & Bute Sustainable Design Guidance (2006)
Scottish Planning Policy
Scottish Historic Environment Policy (SHEP)
Consultation Responses

(K)	Is the proposal a Schedule 2 Development not requiring an Environmental Impact Assessment:	No
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(L)	Has the application been the subject of statutory pre-application consultation (PAC):	No
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(M)	Has a sustainability check list been submitted:	No
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(N)	Does the Council have an interest in the site:	Yes –

as owner and prospective vendor

(O) Requirement for a hearing (PAN41 or other): No

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

This application seeks permission for the change of use of former council offices at Dell Road, Campbeltown, which fall within Use Class 4, to a dwellinghouse which falls within Use Class 9 of the Town and Country Planning (Use Classes) (Scotland) Order 1997. The building is category C(s) listed as being of historic or architectural importance and is located within the Campbeltown Conservation Area.

Having regard to the policies within the development plan, national guidance and consultee responses, the proposal has been assessed in terms of its acceptability of with regard to:

- the scale, proportions, design and materials of the proposed alterations including its impact on the locality, the conservation area and the special architectural character of the listed building
- any impact caused in terms of affecting the amenity and privacy of neighbours
- the effect of the development on services
- the effect of the development on traffic and parking

The proposal has been found consistent with the relevant development plan policies and there are no other material considerations which would warrant anything other than the application being determined in accordance with the provisions of the development plan.

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

(R) Reasons why planning permission should be granted:

The proposal involves the reinstatement of a former Council office building to its original use as a single dwellinghouse. The proposal does not give rise to amenity, access or infrastructure implications and will give rise to the positive enhancement of a category C(s) listed building and the wider Campbeltown Conservation Area within which it is situated.

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

N/A

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

Reviewing Officer: Peter Bain

Date: 30th September 2011

Angus Gilmour
Head of Planning and Regulatory Services

CONDITIONS AND REASONS RELATIVE TO APPLICATION REF. NO 11/01543/PP

1. The development shall be implemented in accordance with the details specified on the application form dated 17th August 2011 and the approved drawing reference numbers:

Plan 1 of 8 (Drawing Number 1/6W811)
Plan 2 of 8 (Drawing Number 2/6W811)
Plan 3 of 8 (Drawing Number 3/6W811)
Plan 4 of 8 (Drawing Number 4/6W811)
Plan 5 of 8 (Drawing Number 5/6W811)
Plan 6 of 8 (Drawing Number 6/6W811)
Plan 7 of 8 (Drawing Number 6A/6W811)
Plan 8 of 8 (Conservation roof window specification)

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.

2. No development shall commence on site or is hereby authorised until full details of the proposed timber door and French doors have been submitted to and agreed in writing by the Planning Authority. Thereafter the development shall be undertaken in accordance with the approved details.

Reason: In the interests of visual amenity, in order to ensure that the development integrates with its surroundings and that the architectural character of the building is maintained.

NOTE TO APPLICANT

- **The length of the 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)].
- In order to comply with Section 27A(1) of the Town and Country Planning (Scotland) Act 1997 (as amended), 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.
- In order to comply with Section 27B(1) of the Town and Country Planning (Scotland) Act 1997(as amended), 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.
- Please note the advice contained within the attached letter from Scottish Water. Please contact them direct to discuss any of the issues raised.
- Please note that this consent is for the purposes of the Town and Country Planning (Scotland) Act 1997 only. No works shall commence on site until such time as Listed Building Consent has been approved and the decision issued in writing by the Planning Authority.

APPENDIX A – RELATIVE TO APPLICATION NUMBER: 11/01543/PP

PLANNING LAND USE AND POLICY ASSESSMENT

A. Settlement Strategy

The proposal relates to the change of use and alteration of a former Council office building to form a single dwellinghouse.

In terms of the adopted 'Argyll and Bute Local Plan' the site is situated within the Settlement Zone of Campbeltown, where Policy STRAT DC 1 of the approved structure plan gives a presumption in favour of development on appropriate infill, rounding off and redevelopment sites subject to compliance with other relevant local plan policies.

Policy LP HOU 1 of the adopted local plan states that there is a general presumption in favour of housing unless there is an unacceptable environmental, servicing or access impact. More specifically, the provisions of policy LP ENV 18 encourage the enhancement and reuse of existing buildings through proposals which include the change of use. New uses will be supported where these are compatible with existing surrounding land uses, access and parking complies with the Council's minimum standards, and that any physical alteration of the property respects the appearance, scale and character of the original building and surrounding area.

B. Location, Nature and Design of Proposed Development

The application site relates to some 0.18ha and in effect half of the grounds which was until recently utilised as a Council office and is situated to the west of Dell Road and north of Witchburn Road in an elevated position above mature gardens (these form the foreground to the site and for the present time have been retained by the Council as a public recreational space which the local community have come to value). The site is located within a predominantly residential area and therefore the reuse of the property as a single dwellinghouse is entirely compatible with the general amenity of the locale.

The existing 2 storey building is constructed of stone with a slate roof. The building incorporates many attractive and original features such as bay windows, timber sash and case window units, a 23 pane stair window containing stained glass, timber boarded doors, chimney stacks, and cast iron downpipes and guttering – it is however acknowledged that the fabric and layout of the building, in particular its interior, has been much altered during its occupation as a local authority office.

The proposal essentially involves reinstating the building from its most recent use as a Council office to its original status as a dwellinghouse. The details submitted propose minimal external interventions to the fabric of the building, the most notable being the removal of modern 'temporary' portacabin office accommodation and a boiler-house, which will greatly enhance the overall appearance and setting of the property, the formation of a new French door opening on the south-west elevation of the property and, the installation of 6 new conservation standard velux rooflights within the hipped roof of the single storey wing to the rear of the building. No details have been submitted regarding finishing materials for the proposed external door and French doors, thus it is intended to secure this via condition.

The proposal does not give rise to concern with regard to the privacy or amenity of existing residential properties or the wider locale. The proposed removal of modern, unsympathetic portacabin structures will result in an enhancement of the property and its setting with the remaining alterations considered to be sympathetic to the appearance and character of the original building. The proposal is consequently considered to be consistent with the relevant provisions of policies LP ENV 18 and LP ENV 19.

C. Built Environment

The subject property is a category C(s) listed building and is located within the Campbeltown Conservation Area; the provisions of policies STRAT DC 9, LP ENV 13a and LP ENV 14 all seek to resist development which has an adverse impact upon the historic environment or its setting.

As set out in section B above, the current proposal includes only for minor intervention to the fabric of the existing building. The proposed removal of unsympathetic modern additions to the property will enhance not only the setting of the listed building but also that of the conservation area within which it lies. The proposed new French windows and conservation roof lights will not substantially alter the appearance, character or fabric of the building and are considered acceptable subject to conditions requiring further details of their finishes.

It should be noted that the physical alterations to the property, both internally and externally shall require the benefit of listed building consent – no such application has been submitted for consideration to date and there is no obligation for both planning permission and listed building consent to be sought at the same time. However, on the basis of the details submitted, it is considered that the current application for planning permission may be viewed as consistent with the requirements of policies STRAT DC 9, LP ENV 13a and LP ENV 14.

D. Road Network, Parking and Associated Transport Matters.

The site is served by an existing vehicular access onto Dell Road and as the Area Roads Engineer has raised no objections to this part of the proposal, it is considered that the existing access is adequate.

The proposal involves the reduction of car parking spaces from 8 to 4; this is considered acceptable as the Area Roads Manager has raised no objection subject to the provision of parking and turning for at least 3 vehicles.

In this regard it is considered that the proposal complies with Policies LP TRAN 4, LP TRAN 6 and Appendix C of the adopted local plan which seek to ensure that developments are served by an appropriate means of vehicular access and have a sufficient parking and turning area within the site.

E. Servicing

No changes are proposed to the existing drainage and water supply arrangements to serve the proposed dwellinghouse which are to the public water main and drainage network. Scottish Water were consulted on the proposed development and have raised no objections.

Policy LP SERV 9 – Development in the Vicinity of Notifiable Installations states that, “Proposed developments that are to be located within the Safeguarding Zones of Notifiable Installations will require the Planning Authority to formally consult the Health & Safety Executive to assess the risk to the proposed development. Dependent upon the nature, scale and location of development relative to the Notifiable Installation, the Council may seek to refuse applications for development based on advice given by the Health & Safety Executive.”

The site falls within the buffer zone of the Campbeltown LNG storage facility and as such the Health and Safety Executive have been consulted as statutory consultees. No objections have been received and thus the proposal satisfies Policy LP SERV 9.