

Aberdeenshire

COUNCIL



Infrastructure Services

Marr Area Committee Report 19 July 2016

Reference No: APP/2016/1328

Listed Building Consent for Internal Alterations and Partial Demolition of Existing Wall to Form Access and Erection of Car Port and Gates at Gate Cottage, Cocklarachy, Huntly, Aberdeenshire, AB54 4RA

Applicant: K Stewart & Sons, Cocklarachy, Huntly
Agent: John Wink Design, Midtown Of Foudland, Glens Of Foudland, Huntly

Grid Ref: E:353141 N:837534
 Ward No. and Name: W14 - Huntly, Strathbogie And Howe Of Alford
 Application Type: Listed Building Consent
 Representations: 0
 Consultations: 0
 Relevant Proposals: Aberdeenshire Local Development Plan
 Map
 Designations: Rural Housing Market Area
 Complies with: Yes
 Development Plans:
 Main Recommendation: Grant



NOT TO SCALE

Reproduced from Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright and database rights. Ordnance Survey Licence Number 0100020767.

1. Reason for Report

- 1.1 The application is being referred to Area Committee because the application has been submitted by the spouse or partner of an elected member.

2. Background and Proposal

- 2.1 The application property is a single storey detached dwellinghouse located within a rural setting to the south of Huntly. The site is accessed via an unclassified road which adjoins the A96 to the north and the A97 to the west. On site there are a number of agricultural buildings to the immediate north-east, and a farm house, located to the immediate south-east of the application site. The existing building is finished in render, with a slate roof.
- 2.2 The proposal seeks listed building consent for a number of internal alterations, the addition of a car port and access gates on this category "B" curtilage listed building. The car port would measure approximately 4m x 4.5m, with an overall height of 4.5m, and will replace an existing monopitch building. The front wall of the car port would be finished in wet-dash render and would have a slate roof; timber linings would be located on the eastern elevation and the general frame of the carport is to be timber. The proposed gates will sit across the front of the car port on the north elevation, and would measure 1.3m high x 4m in width would be finished in galvanised steel to match the existing entrance to the main dwellinghouse. New timber doors would be located on both the eastern and western elevations. Internally, the proposal would see upgrades to the utility room and bathroom.
- 2.3 An associated application for Detailed Planning Permission (APP/2016/1326) was approved at the Marr Area Committee meeting on the 14th June 2016.

3. Representations

- 3.1 No valid letters of representation have been received.

4. Consultations

- 4.1 **Infrastructure Services (Environment Team)** have advised that the application relates to a small bothy/steading situated within a walled area adjacent to the main farm house. The building in question has already been much altered and this application appears to be a replacement of an ad-hoc lean-to addition to the eastern gable as well as some minor internal alterations. The principle and design approach of this addition is acceptable, on the basis that this building has already been subject to a number of alterations.

5. Relevant Planning Policies

5.1 Scottish Planning Policy

The aim of the Scottish Planning Policies is to ensure that development and changes in land use occur in suitable locations and are sustainable. The planning system must also provide protection from inappropriate development. Its primary objectives are:

- to set the land use framework for promoting sustainable economic development;
- to encourage and support regeneration; and
- to maintain and enhance the quality of the natural heritage and built environment.

Development and conservation are not mutually exclusive objectives; the aim is to resolve conflicts between the objectives set out above and to manage change. Planning policies and decisions should not prevent or inhibit development unless there are sound reasons for doing so. The planning system guides the future development and use of land in cities, towns and rural areas in the long term public interest. The goal is a prosperous and socially just Scotland with a strong economy, homes, jobs and a good living environment for everyone.

5.2 Aberdeen City and Shire Strategic Development Plan 2014

The purpose of this Plan is to set a clear direction for the future development of the North East. It promotes a spatial strategy. All parts of the Strategic Development Plan area will fall within either a strategic growth area or a local growth and diversification area. Some areas are also identified as regeneration priority areas. There are also general objectives identified. In summary, these cover promoting economic growth, promoting sustainable economic development which will reduce carbon dioxide production, adapt to the effects of climate change and limit the amount of non-renewable resources used, encouraging population growth, maintaining and improving the region's built, natural and cultural assets, promoting sustainable communities and improving accessibility in developments.

5.3 Aberdeenshire Local Development Plan 2012

Policy 8: Layout, siting and design of new development
SG LSD2: Layout, siting and design of new development

Policy 13: Protecting, conserving and improving the historic environment
SG Historic Environment1: Listed buildings

5.4 Other Material Considerations

5.4.1 Managing Change in the Historic Environment: Extensions: this guidance advises that extensions must protect the character and appearance of the building; should be subordinate in scale and form; should be located on a secondary elevation; and must be designed in a high-quality manner using appropriate materials.

5.4.2 Historic Environment Scotland Policy Statement: this new document (which superseded Scottish Historic Environment Policy) sets out the principles in which HES operates and provides a framework that informs the day-to-day work of a number of organisations that have a role and interest in managing the historic environment.

6. Discussion

- 6.1 The main consideration in the determination of this application is the potential impact to character and appearance of this curtilage listed building. The proposal is assessed against, Scottish Planning Policy and Historic Environment Scotland's guidance, as well as Policy 8 and Policy 13 and the associated supplementary guidance of the Aberdeenshire Local Development Plan 2012.
- 6.2 Policy 13: Protecting, Improving and Conserving the Historic Environment sets out that new development must not have an adverse impact on the architectural or historic character or integrity of the listed building. The design of the proposal must be respectful to the setting and be of a high quality. The policy and its supporting guidance SG Historic Environment¹ aim to preserve and enhance listed buildings and their amenity. It also aims to maintain the best viable use of listed buildings. Any new development within the curtilage of the listed building must be in keeping with the setting of the surrounding area and the design must be of the highest quality.
- 6.3 Policy 8 and the subsequent supplementary guidance SG LSD3: House extensions aims to safeguard and enhance the character of existing houses and the surrounding area from poorly sited and designed house extensions. All new development should respect their setting and house extensions should reflect the design and scale of the existing house and be in keeping with the character of the surrounding area. The policy also states that the original house should remain visually dominant in the overall composition after the extension.
- 6.4 It is noted that the property has been significantly much altered and the current proposal seeks to replace an ad-hoc lean-to extension on the eastern elevation as well as internal alterations to the utility room and bathroom. The proposed internal alterations would not impact on any original features. The principle and design approach are considered to be acceptable, with materials detailed to match those of the existing dwellinghouse. The proposed amendments would therefore have minimal impact on the character and appearance of this curtilage listed building. Timber doors are also proposed on the eastern and western elevations, and there are considered to be appropriate additions. Overall, the proposal would have a little impact on the appearance of the property and is acceptable in terms of design. The proposal therefore accords with both Policy 8 and Policy 13 of the ALDP.
- 6.5 In summary, the proposal meets the criteria set out in the relevant policies of the Aberdeenshire Local Development Plan 2012 and is recommended for approval.

7. Area Implications

- 7.1 In the specific circumstances of this application there is no direct connection with the currently specified objectives and identified actions of the Local Community Plan.

8. Equalities and Financial Implications

- 8.1 An Equalities Impact Assessment is not required because the proposed development is not considered to give rise to any differential impacts on those with protected characteristics.

9. Sustainability Implications

- 9.1 No separate consideration of the current proposal's degree of sustainability is required as the concept is implicit to and wholly integral with the planning process against the policies of which it has been measured.

10. Departures, Notifications and Referrals

10.1 Strategic Development Plan Departures

None

10.2 Local Development Plan Departures

None

- 10.3 The application is not a Departure from the Local Plan or Structure Plan and no departure procedures apply.

- 10.4 The application does not fall within any of the categories contained in the Schedule of the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009 and the application is not required to be notified to the Scottish Ministers prior to determination.

- 10.5 The application would not have to be referred to Infrastructure Services Committee in the event of the Area Committee wishing to grant permission for the application.

11. Recommendation

11.1 GRANT Listed Building Consent.

11.2 Reasons for Decision

The proposal is considered to be appropriate in terms of layout, siting and design and would have little impact on the character and appearance of the listed building. As a result the proposal accords with Scottish Planning Policy, Historic Environment Scotland Guidance, Policy 8: Layout, siting and design and SG LSD3: House Extensions and Policy 13: Preserving, improving and conversing the historic environment and SG Historic Environment1: Listed buildings of the Aberdeenshire Local Development Plan 2012.