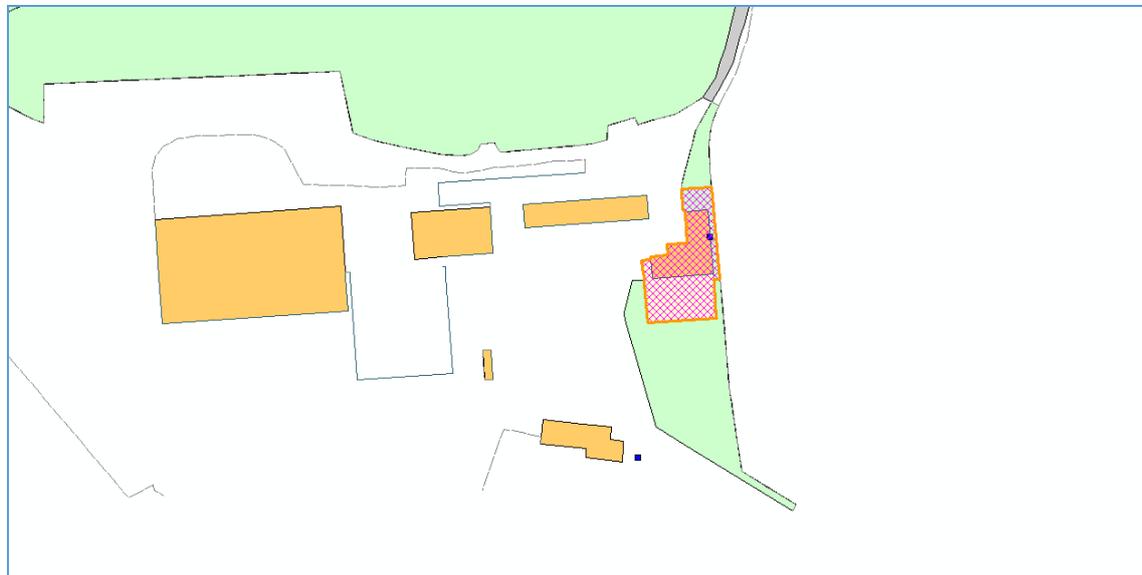


Report To Banff & Buchan Area Committee – 19 February 2019

Reference No: APP/2018/2335

Full Planning Permission for Alterations and Extension to Dwellinghouse at Site at Gawnsmoss, Banff

Applicant:	Mr James Gammie
Agent:	Mantell Ritchie
Grid Ref:	E: 363849 N: 859006
Ward No. and Name:	Banff and District
Application Type:	Full Planning Permission
Representations	0
Consultations	1
Relevant Proposals Map	Aberdeenshire Local Development Plan 2017
Designations:	Rural Housing Market Area, Countryside
Complies with	No
Development Plans:	
Main Recommendation	Refuse



NOT TO SCALE

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1. Reason for Report

- 1.1 The Committee is able to consider and take a decision on this item in terms of Section B.8.1 of Part 2A List of Committee Powers and Section C.3.1e of Part 2C Planning Delegations of the Scheme of Governance as there have been valid objections from five or fewer individuals or bodies with separate postal addresses or premises, and at least two of the total number of Local Ward Members in the Ward in which the development is proposed have requested that the application be referred to the Area Committee.
- Cllr. Glen Reynolds: “Refer to Committee for further consideration of grounds for refusal including impact on site and surrounding area”
 - Cllr. John Cox: “Refer to Committee to consider further Layout, Siting and Design”
- 1.2 This application was considered at the Area Committee meeting of 29 January 2019, when it was deferred for a site visit by Members, which was held on 12 February 2019. The application now requires to be determined by the Area Committee.
- 1.3 The Head of Finance and Monitoring Officer within Business Services have been consulted in the preparation of this report and had no comments to make and are satisfied that the report complies with the Scheme of Governance and relevant legislation.

2. Background and Proposal

- 2.1 This application seeks alterations and extension to a dwellinghouse at Gawnsmoss, Banff. A location plan is attached as Appendix 1.
- 2.2 The site is located within an existing active farm complex with a number of agricultural buildings directly adjacent to the dwelling. The wider area is characterised by open agricultural land, woodland and occasional scattered dwellings. A more detailed location and site plan are attached as Appendix 2. There are three large wind turbines in close proximity to the site and a number of others in the wider landscape.
- 2.3 The site currently contains a small, symmetrical 1½ storey dwelling with a number of alterations to the dwelling and extensions to the rear; this is illustrated in Appendix 3. The building contains a number of traditional features including chimneys, tabling etc. but two box dormers have been added to the roof space. There is also a collection of flat-roofed extensions to the side and rear of the buildings. The building is finished in a brown drydash harl and slate roof. There is a small walled garden to the front of the dwelling with a number of semi-mature

trees and hedging. The site visit confirmed that the dwelling is not currently occupied and it is likely that it has not been occupied for some time.

- 2.4 The proposal is to erect a substantial extension on the existing footprint of the dwelling and existing flat roofed extensions. In essence the existing dwelling will be retained and extended upwards to provide a 2¾ storey dwelling. The existing extensions will also be upwardly extended to 2¾ storey, overall to accommodate nine bedrooms over the three floors. The proposal would comprise an infilled L-shaped building with the principal elevation facing south towards open countryside and woodland. This elevation would comprise a design featuring some traditional detailing including dormers, tabling etc. but it is proposed to include a large feature glazed gable 'wing' and sunroom.
- 2.5 A Preliminary Roost Assessment (PRA) was submitted on the 17/12/2018 by Countrywise.

3. Representations

- 3.1 No valid letters of representation have been received.

4. Consultations

- 4.1 **Infrastructure Services (Environment – Natural Heritage)** has confirmed that a bat survey is required for this site due to the good foraging habitats in close proximity to the site and the fact that the building is sound and of a suitable structure for bat roosts. The submitted PRA does not conclusively prove that bats would not use the existing building therefore it is still deemed necessary to carry out a bat survey.

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 2017

Policy R1: Special Rural Areas
Policy R2: Housing and Employment Development Elsewhere in the Countryside
Policy P1: Layout, Siting and Design
Policy E1: Natural Heritage

5.4 Other Material Considerations

None.

6. Discussion

6.1 This application seeks full planning permission for the alterations and extension to the existing dwellinghouse. The main planning considerations are:

- whether the principle of an extension on this site is acceptable; and
- whether the layout, siting and design is appropriate within the context of the building, the site and the surrounding landscape.

6.2 As the proposed site is located within the countryside in the Rural Housing Market Area the key policy that the application must be considered under is Policy R2: Housing and Employment Development Elsewhere in the Countryside. The following is an extract from the policy directly relevant to this application.

We will restrict development proposals in the countryside area outwith the Aberdeen greenbelt and coastal zone to small-scale development that would:

- *be appropriate in the greenbelt (see Policy R1: Special Rural Areas);*

The following is an extract from the Policy R1: Special Rural Areas;

In the greenbelt the following development is permitted:

- *the extension of an existing building or use that is ancillary to the main use;*

6.3 To clarify, although this policy context is applicable the land is not in the Aberdeen City Greenbelt. Clearly the proposal is an extension to an existing dwelling, therefore the principle of an extension is acceptable subject to the other policy requirements.

Layout Siting and Design

6.4 Policy P1 aims to improve the standard of layout, siting and design of new developments in Aberdeenshire to achieve the highest standards of urban and rural design.

6.5 While it is acknowledged that the proposal is for an extension to an existing building, it is also recognised that the extension is substantial and in effect creates an entirely new dwelling. The proposed extension is of a substantial mass and scale when compared to the existing dwelling on site, and will increase the relatively small building to a 2¾ storey building with an additional 2 ¾ storey 'wing'.

6.6 The principal elevation (south-facing) of the existing dwelling stands at a height of 6m to the roof ridge. The proposed dwelling will increase this height to 9m, with a total height of 9.8m when the chimneys are included. This principal elevation is a total of 18 metres wide comprising the main facade of the dwelling and the extended gable 'wing'. This gable contains substantial glazed units at both ground and upper levels. The proposed width and height of the dwelling would create a substantial building which not only over-dominates the existing dwelling but creates a substantial 'mass' within the wider landscape. Furthermore, the adjacent agricultural buildings are all relatively small scale and are not large scale steel portal frame buildings commonly found throughout the North East. It is noted that there are a number of large wind turbines in the immediate locality of the site, however, these intrusions in the landscape would not warrant or justify such a substantial building on this site.

6.7 The Planning Service appreciates that the agent has attempted to replicate some of the features found on the existing dwelling including the tabling and chimneys,

and this is further enhanced by improvements to the existing dormer designs. Furthermore, there is some merit to the symmetrical design of the main facade of the dwelling, albeit the extended wing does unbalance this design.

- 6.8 However, there are a number of elements of the design which cannot be supported at the current time. This includes the extended 'wing' which creates an over-dominant feature of the principal façade of the proposed building. This should be a subservient feature of the main building and respect the overall design ethos of the proposal. This unbalances the symmetrical design of the building and with the addition of the sun lounge creates a muddled principal elevation. The proposed windows should have a vertical emphasis and while it is noted that some windows are appropriate for the design, there are a number that need to be reconsidered. Again this adds to the muddled appearance of the principal elevation. The Planning Service accepts that a larger scale building could be supported on this site, however, the design has to be appropriate for the site and the wider area. Simplifying the design of the main façade may reduce the overall visual impact of this building. Although the introduction of natural roof slates is welcome the use of a drydash render would not be supported in this instance.
- 6.9 To reiterate it is the combination of the height and mass of the proposed dwelling and over-dominance of the existing dwelling which serve as the primary concerns for this application. While some of the other design details are not appropriate, it is acknowledged that these could be reconfigured to be appropriate for a rural situation. The Planning Service is of the view that an extended dwelling could be supported on this site in principle if such a proposal was to be of a more reasonably proportioned design and in keeping with the wider area.
- 6.10 Overall, the proposed dwelling would be out of keeping with the immediately surrounding area in terms of its external appearance, scale and design and on the basis of the above, the application also cannot be supported under the terms of Policy P1: Layout, Siting and Design.

Environment

- 6.11 It has been confirmed that the wider area is suitable as foraging areas for bats and the existing condition of the building is potentially suitable for bat roosts, therefore a bat survey was requested. A PRA was submitted, however this did not conclusively prove that the building was unsuitable for bats. However, it is noted that it is not an appropriate time of the year to undertake a full survey and therefore it cannot be demonstrated at the current time that there will not be an adverse impact on a European protected species.
- 6.12 In conclusion, it has not been demonstrated that any potential impacts on bats can be mitigated and consequently the proposal does not comply with Policy E1: Natural Heritage.

Access and Servicing

- 6.13 All existing servicing and the existing access will serve the proposed property.

Conclusion

- 6.14 Having considered this application against the relevant policies of the adopted local development plan as noted above, it is deemed that the proposal does not fully comply with all such policies and it is therefore recommended for refusal.

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. Implications and Risk

- 8.1 An equality impact assessment is not required because the granting of the application will not have a detrimental impact on the protected characteristics of the applicant or any third parties.

- 8.2 There are no staffing and financial implications.

- 8.3 There are no risks identified in respect of this matter in terms of the Corporate and Directorate Risk Registers as the Committee is considering the application as the Planning Authority in a quasi-judicial role and must determine the application on its own merits in accordance with the Development Plan unless material considerations justify a departure.

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

Policy P1: Layout, Siting and Design
Policy E1: Natural Heritage

- 10.3 The application is a departure from the valid Local Development Plan and has been advertised as such. Any representations received have been circulated as part of the agenda and taken into account in recommending a decision. The period for receiving representations has expired.
- 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.

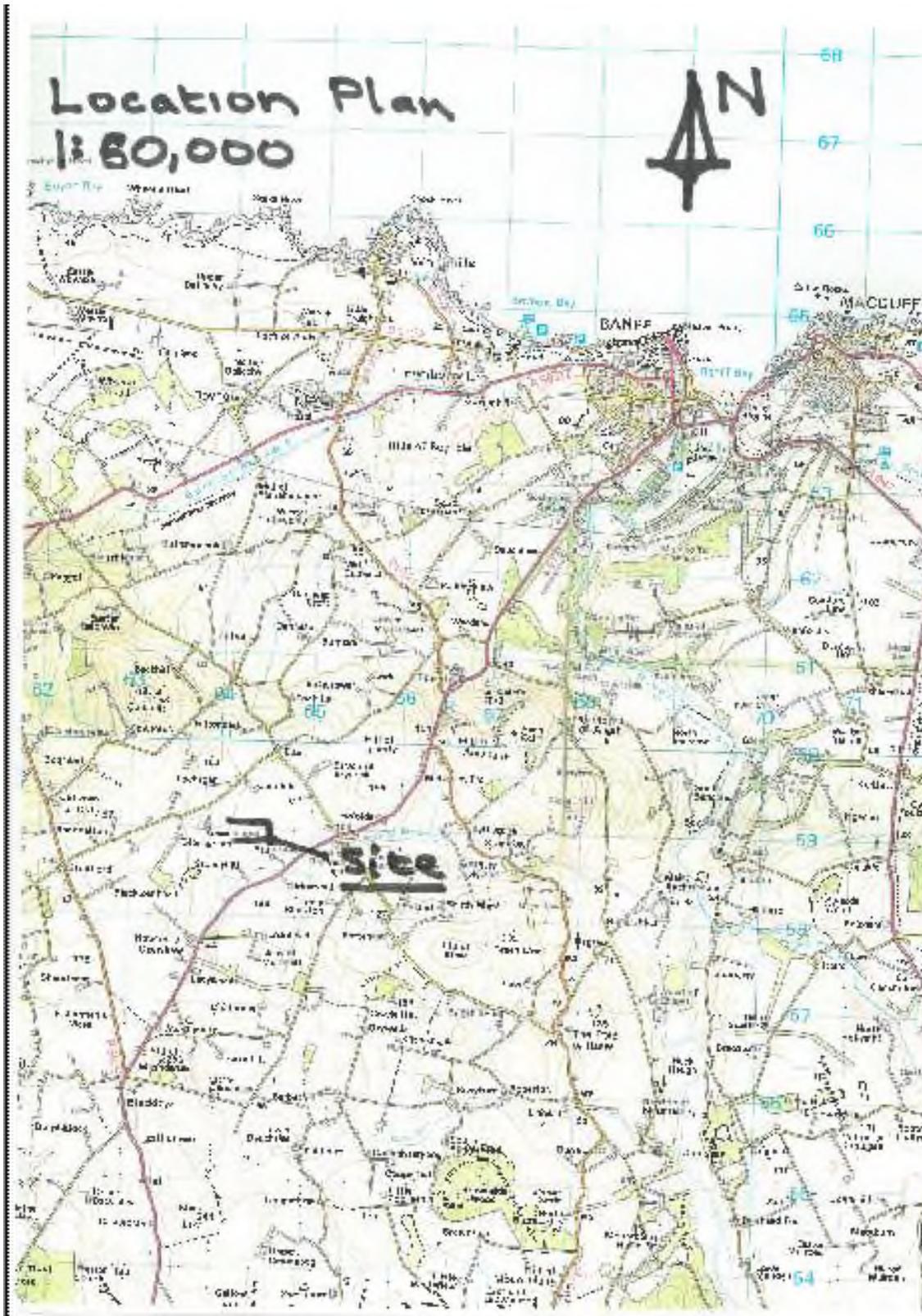
11. Recommendation

11.1 REFUSE for the following reasons:-

1. The application is contrary to Policy P1: Layout, Siting and Design, of the Aberdeenshire Local Development Plan 2017, as the proposed dwelling would be out of keeping with the immediately surrounding area in terms of its siting, mass, scale and design which make this structure an overly prominent feature within the surrounding landscape.
2. The application is contrary to Policy E1: Natural Heritage, of the Aberdeenshire Local Development Plan 2017, as it has not been demonstrated that the impact on a European protected species, namely bats, has been fully considered.

Stephen Archer
Director of Infrastructure Services
Author of Report: Matthew Watt
Report Date: 04 February 2019

APPENDIX 1 Location Plan



APPENDIX 3 Existing Elevations

Location Plan 1:2500
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North Elevation 1:100

South Elevation 1:100

West Elevation 1:100

East Elevation 1:100

Section A-A 1:100

First Floor Plan 1:100

Ground Floor Plan 1:100

Sectional North Elevation 1:100

**MANTELL
 RITCHIE**
 Chartered Architects

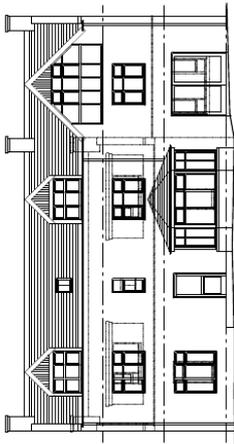
15/16A Green Street,
 Banff, AB9 1DQ,
 Scotland
 Tel: 01463 822222
 Email: info@mantellritchie.co.uk

Project: Farm House, Gawwinnoss, Banff, Existing Building
 No. 2/Gawwinnoss
 Plans, Section and Elevations

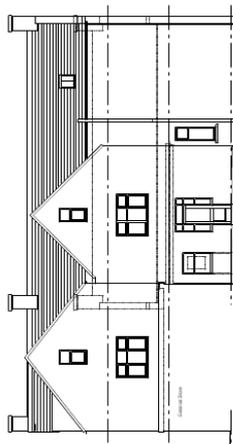
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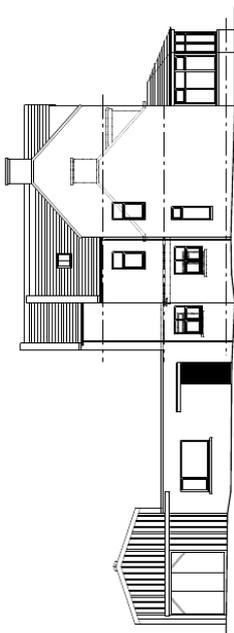
APPENDIX 4 Proposed Elevations and Floor Plan



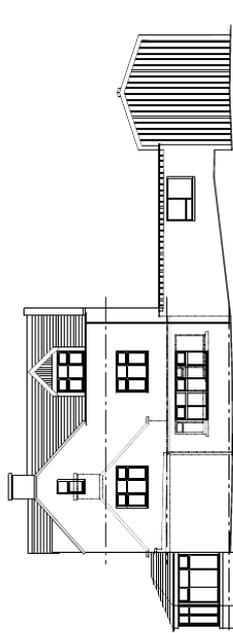
South Elevation 1:100



Sectional North Elevation 1:100

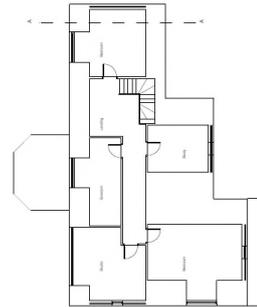


West Elevation 1:100

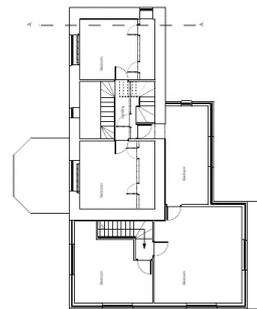


East Elevation 1:100

- Finish:**
- Dry Deck / Hard
 - External
 - Roof
 - Windows/Doors - PVC Dark Grey
 - Facade/Cliff - PVC Dark Grey



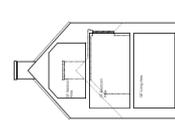
Second Floor Plan 1:100



First Floor Plan 1:100



First Floor Plan 1:100



Section A-A 1:100

