



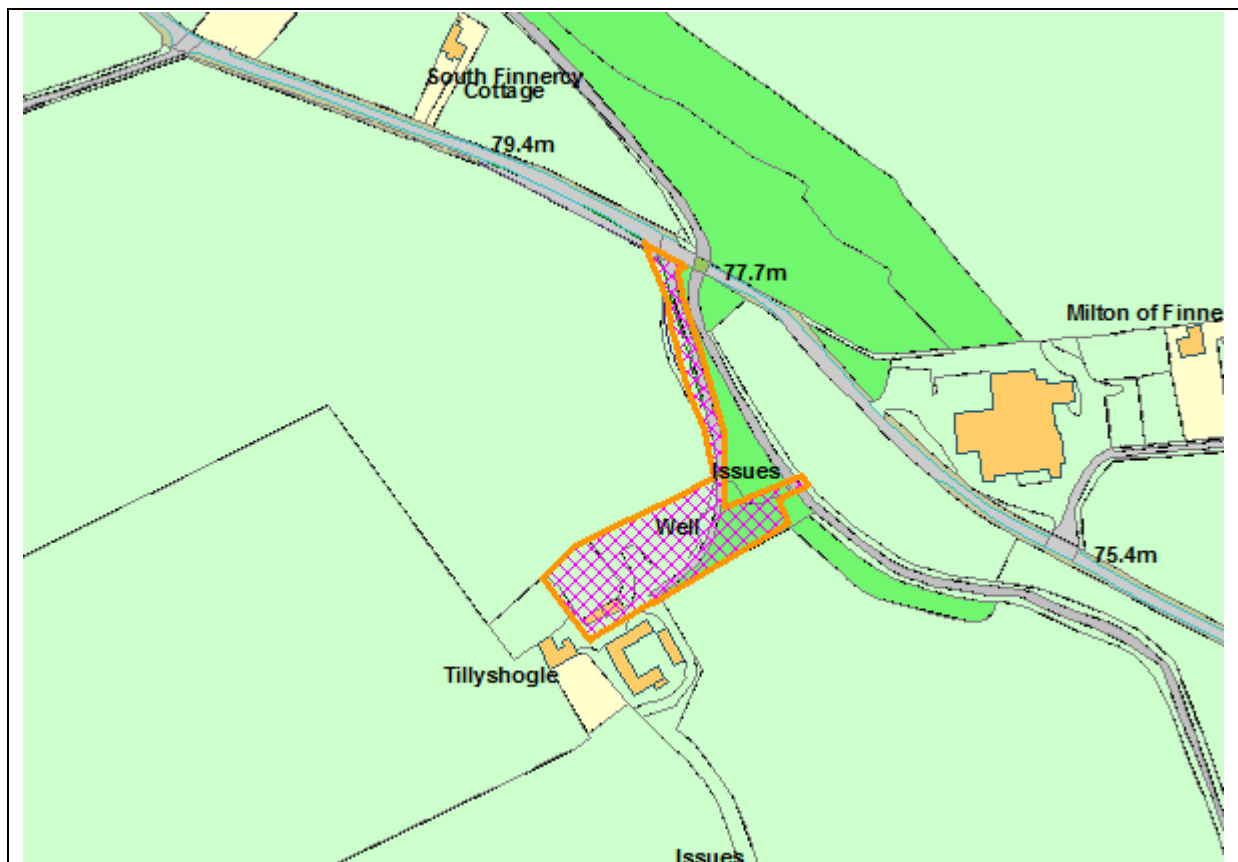
## Garioch Area Committee Report – 24 August 2021

Reference No: **APP/2021/0755**

**Full Planning Permission for Conversion of Existing Bothy to Form New Dwellinghouse and Associated Garage at The Bothy, Tillyshogle, Echt, Westhill, AB32 6XD**

**Applicant: Annie Kenyon Developments**  
**Agent: Annie Kenyon Architects Ltd.**

Grid Ref:	E:375416 N:803883
Ward No. and Name:	W13 - Westhill And District
Application Type:	Full Planning Permission
Representations:	0
Consultations:	8
Relevant Proposals Map Designations:	Aberdeen Housing Market Area
Complies with Development Plans:	No
Main Recommendation:	Grant



**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.3.1c of Part 2C Planning Delegations of the Scheme of Governance as the application for development is a departure from the Development Plan and is recommended for approval.
- 1.2 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 full planning permission for conversion of an existing Bothy to form a new dwellinghouse and associated garage, at Tillyshogle, Echt. The site is located in the countryside approximately 1 mile east of the B977 south of Echt and is accessed by the C150c road. The site comprises a single storey stone built Bothy and adjoining outbuilding which is associated with Tillyshogle farmhouse to the immediate north west and a steading to the south. The site is otherwise surrounded by agricultural fields in all directions. Tillyshogle farmhouse has recently been developed having been granted planning permission in 2019 (APP/2019/2041) and the steading is currently being redeveloped into 3 dwellinghouses under, APP/2019/2914, that was granted planning permission in February 2020. The building is in two halves with a Bothy and an adjoining outbuilding. The main Bothy is roofed in slate and although largely intact is in a fairly poor state of repair. The adjoining out building is in a dilapidated condition with its footprint largely intact but with the corrugated metal sheet roof collapsed.
- 2.2 It is proposed to retain and extend the existing Bothy with a series of contemporary extensions and garage. The existing Bothy will be re roofed in slate and the existing openings to the south east elevations retained. New glazed double doors will be formed on the south west elevation. The Bothy will comprise ground floor bedroom accommodation. The adjoining out building will be utilised as an enclosed courtyard. A single storey pitched roof link will project north westwards from the Bothy and adjoin a large rectangular 1½ storey dwelling that will comprise the main living accommodation on ground and first floor. The link extension will have a red corrugated metal sheet roof and vertical larch cladding. The east elevation will have floor to ceiling glazing and an entrance door and the west elevation will have two panels of floor to ceiling glazing and horizontal larch cladding.
- 2.3 The main dwelling will be orientated in a north easterly direction, with the ridge line of the roof running north west to south east. The dwelling will have a grey corrugated metal pitched roof and will be clad with vertical larch cladding to the north east and south west elevation. The north west and south east elevations will be finished with smooth white render. The north east elevation will have a flat roofed wallhead dormer centrally on the elevation and a two paned rooflight combined with two wallhead windows towards the eastern end of the elevation. There will be a further small single rooflight to the western end of the elevation.

- 2.4 A single storey lean-to will project north eastwards towards the western end of the north east elevation. The lean-to will be finished with a red corrugated metal roof and horizontal larch cladding. The lean-to will feature a large area of floor to ceiling glazing to the north east elevation and south east elevation. The north west elevation will feature glazing to the ground and first floor level and the south west elevation will have glazing to the first floor level. The south west elevation will have double glazed doors and two roof lights at first floor level.
- 2.5 A single storey pitched roof covered walkway will project south westwards from the south west elevation of the main house and adjoin the west elevation of a 1½ storey pitched roof garage. The link will be roofed with red corrugated metal sheeting with open sided elevations and galvanised steel supports. The garage will also be roofed in red corrugated metal sheeting and feature a garage door to the south elevation and another door to the west elevation. The garage will be clad with vertical timber cladding.
- 2.6 It is proposed that the development would connect to the public water supply with foul and surface water being disposed of to a nearby watercourse located to the east of the site. Access is proposed to the south east corner of the site and is shared with the farmhouse and steading complex that is currently under construction. Paving wraps around the north east and south west elevations of the main house and further patio areas are indicated within the internal courtyard area to the north west of the Bothy and the south west of the main building. A grass lawn will be created around the immediate curtilage of the dwelling and the rear garden area to the north and north east will have a longer meadow grass area. The existing drystone dyke on the north eastern boundary will be retained. All other boundaries will be enclosed with 1.2m high horizontal timber board and post fencing.
- 2.7 There is no recent planning history to the application site but recent planning applications for the farmhouse to the west and the steading to the south:
- APP/2019/2041, Full Planning Permission, Extension and Alterations to Dwellinghouse and Erection of Single Garage and Store/Workshop. Approved October 2019
  - APP/2019/2914, Full Planning Permission, Change of Use, Alterations and Extension of Existing Steading to Form Three New Dwellings and Associated Garage, Approved February 2020
- 2.8 A range of supporting information has been submitted with the application:
- Bothy Design Statement prepared by Annie Kenyon Architects Ltd, dated April 2021. The statement includes background, site appraisal as well as a detailed design response and appraisal of the proposed design solution.
  - Bat Survey Report and Species Protection Plan prepared by Black Hill Ecology Ltd. Dated May 2021. Confirmed that the Bothy is used as a roost site by bats and confirmed that a European Protected Species licence would be required for the development.
  - Drainage Statement prepared by Cameron + Ross, dated October 2020. Outlines the proposed foul and surface water disposal for the site

confirming that these will be discharged to a watercourse located approximately 75m east of the site.

### 3. Representations

3.1 No valid letters of representation have been received.

### 4. Consultations

#### Internal

- 4.1 **Business Services (Developer Obligations)** confirmed that Echt Primary School and Alford Academy are currently operating within capacity so the proposed development does not engage with Developer obligations or Affordable Housing Policies or associated supplementary guidance of the Aberdeenshire Local Development Plan 2017. Therefore, it concludes that no contributions are required.
- 4.2 **Infrastructure Services (Archaeology)** requested the inclusion of a condition requiring a photographic survey should consent be granted.
- 4.3 **Infrastructure Services (Contaminated Land)** confirm that following information being submitted by the applicant, there is no evidence to suggest that contaminated ground or materials are present within the boundary of the application.
- 4.4 **Infrastructure Services (Environmental Health)** has no objection subject to a condition that the proposal is connected to the public water supply. It is further requested that an informative be added to any permission regarding air quality due to the proposed installation of a domestic wood burning stove.
- 4.5 **Infrastructure Services (Flood Risk and Coastal Protection)** has no comments to make on the proposal.
- 4.6 **Infrastructure Services (Natural Heritage)** confirmed that the bat survey and species protection plan submitted with the application was acceptable. It confirms that a bat licence is required or alternatively work can proceed under a bat surveyor's Low impact Licence. Should consent be granted it recommends the inclusion of an informative detailing this.
- 4.7 **Infrastructure Services (Roads Development)** does not object to the proposal subject to conditions being attached to any approval document.

#### External

- 4.8 **Scottish Water** does not object to the proposal. It notes that there is sufficient capacity at the Invercarnie Water Treatment Works but there is no public wastewater infrastructure within the vicinity of the site and recommend the applicant investigate private options.

## 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 2020

The Strategic Development Plan was published in August 2020.

The purpose of this Plan is to set a clear direction for the future development of the City Region. It sets the strategic framework for investment in jobs, homes and infrastructure over the next 20 years. 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.

The Aberdeenshire Local Development Plan 2017 will continue to be the primary document against which applications are considered. The Aberdeen City & Shire SDP 2020 as published may also be a material consideration.

### 5.3 Aberdeenshire Local Development Plan 2017

Policy R2: Housing and employment development elsewhere in the countryside

Policy P1: Layout, siting and design

Policy P4: Hazardous and potentially polluting developments and contaminated land

Policy C1: Using resources in buildings

Policy RD1: Providing suitable services

Policy RD2: Developers' obligations

Policy E1: Natural heritage  
Policy HE2 Protecting historic and cultural areas

#### 5.4 Proposed Aberdeenshire Local Development Plan 2020

Aberdeenshire Council on 5 March 2020 resolved to agree the Proposed Aberdeenshire Local Development Plan (LDP) 2020 as the 'settled view of the Council' on what the final adopted content of the LDP 2021 should be.

The Proposed LDP 2020 is a material consideration in the determination of planning applications. The Planning Authority must therefore assess what weight it should have in the context of this particular application. The Proposed LDP has been subject to public scrutiny and has now been submitted for Examination by an independent Reporter. Nevertheless, it is considered that the level of weight that should be applied to the Proposed LDP 2020 remains as not significant at this time. The Aberdeenshire LDP 2017 remains the up-to-date LDP for the area and the primary document against which planning applications should be determined until such time as a new LDP for the area is adopted.

#### 5.5 Other Material Considerations

None

### 6. Discussion

- 6.1 This application seeks full planning permission for conversion of an existing Bothy to form a new dwellinghouse and associated garage at Tillyshogle, Echt. The main issues to be addressed in the determination of the application include the acceptability in principle of the proposed development, and the layout, siting and design of the proposal.

#### Principle of Development

- 6.2 In principle, among other things, Policy R2 Housing and employment development elsewhere in the countryside supports development in the countryside which involves the refurbishment or replacement, on the same site, of an existing house or disused building. For housing, small scale is defined as up to three units.
- 6.3 This is subject to other relevant policies and the meeting of the following criteria set out within it.
1. be appropriate in the greenbelt (see Policy R1: Special rural areas); or
  2. involve the refurbishment or replacement, on the same site, of an existing house or disused building; or
  3. involve remediation of redundant brownfield land opportunities.
- 6.4 The proposal is for the sensitive restoration and extension of a vernacular building which is supported under policy R1 Special rural areas, which is referred to in part one of Policy R2. The Bothy is an existing disused building located within brownfield land and parts 2 and 3 of the policy may also be applicable. It is clear that the Bothy is redundant and has not been used for some time. The proposed development seeks to wholly retain the Bothy and

elements of the original outbuilding while also extending in a high-quality fashion using traditional proportions and a mix of natural and more modern materials within the curtilage of the existing Bothy.

- 6.5 However, in this case it is considered that the application site is within the existing Tillyshogle farm complex that includes Tillyshogle farmhouse as well as Tillyshogle Steading that was granted planning permission under APP/2019/2914 for redevelopment into three dwellings. The site can be considered as brownfield but it would exceed what would be considered small scale development and would constitute a 4<sup>th</sup> new unit of housing.
- 6.6 In this instance it is considered that while Tillyshogle farm complex is large and could accommodate the additional unit it does not comply with Policy R2. The Bothy historically would have been in use as a dwelling though this has long since lapsed and may only have been occupied on a seasonal rather than permanent basis. The Bothy is considered to have a substantial curtilage and there is some degree of physical separation from the steading from the access track to the south and the farmhouse by virtue of the existing fence to the west. However, the curtilage is not considered wholly independent from the rest of the Tillyshogle farm complex.
- 6.7 In this case it is considered that the proposal is an acceptable departure to Policy R2 Housing and employment development elsewhere in the countryside. The Bothy's distance from Tillyshogle Farmhouse and physical separation by an access track from the redeveloped steading means that it could not be integrated into the proposed design solutions for the steading or farmhouse. With both Tillyshogle Farmhouse and the steading being redeveloped to make attractive modern dwellings the Bothy's dilapidated state is even more apparent and creates an unwelcoming and unattractive entrance to the larger converted farm complex. Given the Bothy's dilapidated state if it were to be left undeveloped it would further degrade with the possibility of becoming unsafe and requiring demolition. The proposal provides an opportunity to retain an attractive vernacular building and convert it into attractive modern living accommodation, which is very much in the spirit of Policies R1 and R2. The refurbished and extended Bothy can also easily be accommodated on the site and would be in keeping with the existing pattern of rural development.
- 6.8 It is therefore concluded that by virtue of the Bothy's remote position from other developed areas of the site, its former residential use and its dilapidated condition it is an acceptable departure to Policy R2 Housing and employment development elsewhere in the countryside.

#### Layout, Siting and Design

- 6.9 In terms of layout and design the proposal is considered to adopt a suitable layout with the proposed refurbished Bothy and extensions suitably related to the existing farmhouse and converted steading. The proposed development is situated in a manner which would have no adverse impact on the adjacent Tillyshogle farmhouse or dwellings resulting from the converted steading through overshadowing and overlooking. The retention of the existing Bothy and repurposing of the outbuilding as a courtyard is welcomed and retains traditional character from the existing site.

- 6.10 The extensions though large and extend the footprint substantially are acceptable as there is still a subservience by virtue of them being set behind the Bothy and in a simple palette of different materials. The mass of the extensions are also well broken up by the use of different materials and treatments and low rise linkages to the Bothy and garage. The proposed finishing materials are considered acceptable in the rural setting of the site and provide a suitable mixture of contemporary design with traditional rural elements. To further integrate the proposed development a comprehensive scheme of landscaping will be conditioned. To retain the rural character of the site, permitted development rights with regards to fencing will also be removed. In light of the above, the proposal is considered to comply with Policy P1 Layout, siting and design.

#### Technical Matters

- 6.11 Infrastructure Services (Roads Development) has no objection to the proposal subject to conditions being attached to any approval document which is considered to satisfy Policy RD1. Further in compliance, the proposal is proposed to be connected to the public water supply.
- 6.12 Both Infrastructure Service (Flood Risk and Coast Protection) and Scottish Water were consulted on this application and neither had any objection to the proposal. Scottish Water confirmed that there is sufficient capacity at the Invercarnie Water Treatment Works but advise that there is no public waste water infrastructure within the vicinity of the site. It is proposed that foul and surface water will be discharged to a ditch which lies approximately 75m east of the site with a Drainage Statement submitted outlining this proposal. Infrastructure Services (Environmental Health) has no objection subject to a condition being attached requiring that the development is connected to the public water supply. In light of the above, it is considered that the proposal complies with Policy RD1 Providing suitable services.
- 6.13 Infrastructure Services (Archaeology) has requested the inclusion of a condition requiring a Level 1 Standing Buildings Survey. This would ensure a record of the building is made for inclusion in the National Record of the Historic Environment and in the local Sites and Monuments Record. The proposal complies with Policy HE2 Protecting historic and cultural areas.

#### Natural Heritage

- 6.14 The application was supported by a Bat Survey and accompanying Species Protection Plan. These confirmed that the steading is used as a roost site by bats and requires that a licence be issued by Scottish Natural Heritage or Bat Surveyor prior to any works affecting roosts at the site. The Council's Natural Heritage Service confirmed that the survey and species protection plan were acceptable subject to an informative being attached. It is therefore considered that the proposal complies with Policy E1 Natural heritage.

#### Developers Obligations

- 6.15 The Council's Developer Obligations Service was consulted as part of this application. It confirmed that Echt Primary School and Alford Academy are currently operating within capacity, so the proposed development does not engage with Developer obligations or Affordable Housing Policies or



associated supplementary guidance of the Aberdeenshire Local Development Plan 2017. Therefore, it concludes that no contributions are required. The proposal is therefore considered to comply with Policy RD2 Developers' obligations.

### Using Resources in Buildings

- 6.16 The development is required to be designed to reduce carbon-dioxide emissions and where possible achieve a Gold sustainability label under Section 7 of the Building Standards Technical Handbook. An Energy Statement has not been provided but it could be secured via suspensive condition, to ensure compliance with Policy C1.

### Conclusion

- 6.17 The application is considered to be an acceptable departure to Policy R2 Housing and employment development elsewhere in the countryside for the reasons given above. The proposal is in compliance with all other relevant policies contained within the Aberdeenshire Local Development Plan 2017 and is therefore 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. Implications and Risk**

- 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.
- 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 R2: Housing and employment development elsewhere in the countryside.

- 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 **GRANT Full Planning Permission subject to the following conditions:-**

1. The dwellinghouse hereby approved shall not be occupied unless its driveway, parking area and turning area have been provided and surfaced in accordance with the details shown on the approved plans. The first 5 metres of the access must be fully paved. The turning area will be 7.6m x 7.6m to enable vehicles movements onto or from public road to be in a forward gear. The access shall be internally drained and formed in such a way to prevent any flow of surface water either onto or from the public road. 3 Parking spaces, surfaced in hard standing materials, shall be provided within the site in accordance with the Council's Car Parking Standards. Once provided, the access, driveway and parking areas shall thereafter be permanently retained as such.

Reason: To ensure the timely completion of the driveway to an adequate standard to prevent the carriage of loose driveway material on to the public road in the interests of road safety.

2. No other development in connection with the permission hereby granted shall commence and the access hereby approved shall not be brought into use unless visibility splays measuring 2.4m x 45m to be formed on the east side and 2.4 x 90m on the west side of the junction of the vehicular access with the public road in accordance with the Council's Standards for Road Construction Consent and Adoption. The visibility splays shall be physically formed on the ground and any existing fences, walls, hedges or other means of enclosure or obstructions within the splays shall be removed and relocated outwith the splays in accordance with the approved plans. Once formed, the visibility splays shall be permanently retained thereafter and no visual obstruction of any kind shall be permitted within the visibility splays so formed.

Reason: To enable drivers of vehicles using the access to have a clear view of other road users and pedestrians in the interests of road safety.

3. No works in connection with the permission hereby granted, shall commence unless a lay-by has been provided and surfaced in accordance with the details shown on the plans submitted. The lay-by shall measure 8 metres by 2.5 metres with 45 degree splay and be formed at the frontage of the site and the proposed vehicular access is to be taken via this. Construction shall be to a standard appropriate to the location and must be agreed in advance with Infrastructure Services (Roads Development).

Reason: To ensure the existing road network can accommodate the traffic likely to be associated with the proposed development in the interests of road safety.

4. No works in connection with the development hereby approved shall commence unless details of the refuse bin uplift store area has been submitted to and approved in writing by the Planning Authority. The area shall be constructed behind any visibility splay and shall be designed so as to be accessible for refuse bin uplift and to prevent empty bins from being wind-blown. No dwellinghouse shall be occupied unless the refuse bin uplift store area has been provided and surfaced in accordance with the approved details. Once provided, the refuse bin uplift store area shall thereafter be permanently retained as such.

Reason: To ensure the provision of an appropriate means of servicing in the interests of road safety.

5. No demolition or any other works in connection with the development hereby approved shall commence unless a photographic survey of the existing buildings and structures on the application site has been submitted to and approved in writing by the Planning Authority. All external and internal elevations of the buildings and structures together with the setting of the buildings and structures and any unusual features of the existing buildings and structures shall be photographed. The photographic viewpoints must be clearly annotated on a plan to accompany the survey. The photographs and plan must be in a digital format and must be clearly marked with the planning reference number.

Reason: To ensure that a historic record of the building is made for inclusion in the National Monuments Record for Scotland and in the local Sites and Monuments Record.

6. No works in connection with the development hereby approved shall commence unless a scheme of hard and soft landscaping works has been submitted to and approved in writing by the Planning Authority. Details of the scheme shall include:

- a) Existing landscape features and vegetation to be retained;
- b) Protection measures for the landscape features to be retained;
- c) Existing and proposed finished levels;
- d) The location of new trees, shrubs, hedges, grassed areas and water features;
- e) A schedule of planting to comprise species, plant sizes and proposed numbers and density;
- f) The location, design and materials of all hard landscaping works including walls and fences;

- g) An indication of existing trees, shrubs and hedges to be removed;
- h) A programme for the implementation, completion and subsequent management of the proposed landscaping.

All soft and hard landscaping proposals shall be carried out in accordance with the approved planting scheme and management programme. Any planting which, within a period of 5 years from the completion of the development, in the opinion of the Planning Authority is dying, being severely damaged or becoming seriously diseased, shall be replaced by plants of similar size and species to those originally required to be planted. Once provided, all hard landscaping works shall thereafter be permanently retained.

Reason: To ensure the implementation and management of a satisfactory scheme of landscaping which will help to integrate the proposed development into the local landscape in the interests of the visual amenity of the area.

7. The dwellinghouse hereby approved shall not be erected unless an Energy Statement applicable to that dwellinghouse has been submitted to and approved in writing by the Planning Authority. The Energy Statement shall include the following items:

- a) Full details of the proposed energy efficiency measures and/or renewable technologies to be incorporated into the development;
- b) Calculations using the SAP or SBEM methods, which demonstrate that the reduction in carbon dioxide emissions rates for the development, arising from the measures proposed, will enable the development to comply with Policy C1 of the Aberdeenshire Local Development Plan 2017.

The development shall not be occupied unless it has been constructed in full accordance with the approved details in the Energy Statement. The carbon reduction measures shall be retained in place and fully operational thereafter.

Reason: To ensure this development complies with the on-site carbon reductions required in Scottish Planning Policy and Policy C1 of the Aberdeenshire Local Development Plan 2017.

8. The dwellinghouse hereby approved shall not be occupied unless the proposed foul and surface water drainage systems have been provided in accordance with the approved plans and the Drainage statement prepared by Cameron and Ross dated October 2020. The foul and surface water drainage systems shall be permanently retained thereafter in accordance with the approved maintenance scheme.

Reason: In order to ensure that adequate drainage facilities are provided, and retained, in the interests of the amenity of the area.

9. The proposed development shall be connected to the public water supply as indicated in the submitted application and shall not be connected to a private water supply without the separate express grant of planning permission by the Planning Authority.

Reason: To ensure the long term sustainability of the development and the safety and welfare of the occupants and visitors to the site.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 or any order amending, revoking or re-enacting that Order no means of enclosure other than those detailed in the approved plans shall be erected on the site under the terms of Class 3E of Schedule 1 to that Order without an express grant of planning permission from the Planning Authority.

Reason: In the interests of the character and appearance of the development.

**11.2 That the Committee agree the reason for departing from the Local Development Plan.**

The proposal is considered to be an acceptable departure to Policy R2 Housing and employment development elsewhere in the countryside. The proposed restoration of Bothy and extension can easily be accommodated within a large brownfield site. The proposal is considered to be a sensitive restoration and extension of an existing Bothy with a former residential use that would otherwise fall into further dilapidation. There are no material considerations that would justify refusing the application.

**Alan Wood**  
**Director of Infrastructure Services**  
**Author: Hilary Wilkinson (Planner)**  
**Date: 04/08/2021**