



## Report To Banff & Buchan Area Committee – 16 April 2019

Reference No: APP/2018/1652

### Full Planning Permission for Demolition of Outhouse and Alterations and Extension to Dwellinghouse at 3 Shore Street, Inverallochy

**Applicant:** Mr and Mrs Andrew Masson  
**Agent:** Buchan Design Ltd

**Grid Ref:** E: 404396 N: 865145  
**Ward No. and Name:** W03 – Fraserburgh and District  
**Application Type:** Full Planning Permission  
**Representations:** 0  
**Consultations:** 2  
**Relevant Proposals Map:** Aberdeenshire Local Development Plan 2017  
**Designations:** Conservation Area, Rural Housing Market Area  
**Complies with Development Plans:** No  
**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.3.1i of Part 2C Planning Delegations of the Scheme of Governance as the application is recommended for refusal but at least two Local Ward Members in the Ward in which the development is proposed, have requested that the application be referred to the Area Committee.

Cllr Buchan: "To discuss further the impact of the proposal on the Conservation Area"

Cllr Mair: "To further discuss the reasons for refusal"

- 1.2 This application was considered at the Area Committee meeting of 12 March 2019, when it was deferred for a site visit by Members, which was held on 9 April 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 their comments are incorporated within the report 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 the demolition of an existing outhouse and alterations and an extension to the dwelling house at 3 Shore Street, Inverallochy. See Appendix 1 for Location Plan.
- 2.2 The dwelling is a 1.5 storey fisherman's cottage that comprises of traditional materials including a stone exterior with slate roof. The site also comprises of two hipped roof dormers, an outbuilding to the rear that consists of a green profiled roof as well as brown upvc windows. The applicant proposes to demolish the existing outbuilding to the rear of the site and erect a wraparound extension on the existing side elevation with an upper floor extension at the northeast (rear) elevation.
- 2.3 The extension shall comprise a footprint of approximately 40 m<sup>2</sup>, protruding 3.5 metres at the southeast elevation and approximately 3 metres to the northeast section of the property. The proposed extension at the southeast elevation shall consist of a flat roof that steps up towards a small hipped end section and shall reach a height of approximately 3.6 metres from ground level. The proposal shall create a study, living/dining room on the ground floor along with the formation of a doorway into the existing kitchen. The extension at the northeast elevation shall involve raising the height of the existing gable and roof to create a storage area. The roof shall lie lower than the ridge of the roof on the existing property. The applicant proposes grey wet dash harling external material with a slate roof and

sash and case windows. See Appendix 2 for Proposed Elevation and Appendix 3 for Proposed Floor Plans.

- 2.4 The dwelling is located within a dense residential area forming the traditional area of Inverallochy/Cairnbulg which was designated as a conservation area in 1973 due to the distinct character of the area created by tightly packed rows of original fishermen's cottages. The property and surrounding gables face towards the sea which represent the origins of the settlement and remain a clear contrast to the remainder of the village as it developed towards the southwest.
- 2.5 There is no relevant Planning History and no supporting information has been provided. The proposals have been subject to design changes during the application process.

### 3. Representations

- 3.1 No valid letters of representation have been received.

### 4. Consultations

#### Internal

- 4.1 **Infrastructure Services (Archaeology)** have no objection to the proposal but have, however, advised that a Planning Condition relating to photographic surveys should be attached should the application be approved.
- 4.2 **Infrastructure Services (Environment – Built Heritage)** have objected to the application. They advised that the proposal results in over 30% of the principal elevation of the original building being covered by the proposed extension. In addition, Built Heritage also raised concerns that the proposal does not relate to the traditional character of the western elevation of the existing house. It was concluded that the proposal conflicts with Policy HE2 of the Aberdeenshire Local development Plan 2017, in that the proposal is not respecting the individual characteristics for which the Conservation Area was originally designated.

### 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 HE2: Protecting Historic and Cultural Areas

Policy P1: Layout, Siting and Design

Policy P3: Infill and Householder Developments Within Settlements (Including Home and Work Proposals)

## 6. Discussion

- 6.1 This application seeks Full Planning Permission for the demolition of an existing outhouse and the alterations and extension to a dwelling house located within the Inverallochy/Cairnbulg Conservation Area. The key planning issues are to ensure that the proposal does not have an undue negative impact upon the individual dwelling itself nor the wider setting of the Conservation Areas it is located within.

### Impact on Conservation Area

- 6.2 The applicant proposes to demolish the existing outbuilding to the rear of the site and erect a wraparound extension on the existing side elevation with an upper floor section at the northeast (rear elevation). In addition, the applicant has

shown timber sash and case windows on the proposed northeast elevation with a patio door at the southwest elevation. Policy P1: Layout Siting and Design, and Policy HE2: Protecting Historic and Cultural Areas, seek the highest quality design in order to conserve and enhance the character and appearance of the designated area. In keeping with the relevant policies above, alterations and extensions in Conservation Areas should demonstrate the highest quality in design, plus conserve and enhance the character and appearance of the building and Conservation Area.

- 6.3 It is considered that the massing and scale of the original cottage has been given no consideration. The proposed extension is large in comparison to the original dwelling house and as per Built Heritage's comments, the proposal results in over 30% of the principal elevation of the original building being covered by the extension. The increased scale as a result of the proposal would be substantial and this proposed massing and increased scale is deemed to be out of keeping with the scale of the original cottage.
- 6.4 The design and materials of the proposed extension do not take account of the character and features of the original cottage, which are predominantly a traditional stone exterior. It is considered that the proposed external material (grey wet dash render) is not compatible with the traditional materials on the property and therefore conflicts with the existing design and visual features of the cottage. In addition, the proposed roof pitches, including the mixture of a flat and hipped roofed section does not tie in with the existing property's roof, which is pitched. Furthermore, Built Heritage also concluded that the proposal does not relate to the traditional character of the western elevation of the existing house. Most of the neighbouring dwellinghouses are traditionally designed and constructed. It is considered that the proposed extension is unsympathetic to the design of the dwelling house on site and the immediately surrounding area.
- 6.5 Alternative design solutions were suggested by the Conservation Area Officer, however, the applicant has submitted their preferred option in terms of design. There is scope for an extension to the application property. As discussed above, the current proposal is considered inappropriate. The alternative design suggested by the Built Heritage officer took into account the character and appearance and features of the original dwelling house on site and could have made a positive architectural contribution to both the original dwelling house and the conservation area.

### Conclusion

- 6.6 Taking the above into account, the proposal, if implemented, would be out of keeping with the character and scale of the dwelling house on the site and inappropriate in terms of design, massing and arrangement to the character and appearance of the Inverallochy/Cairnbulg Conservation Area. As such the proposal would be contrary to Policy HE2: Protecting Historic and Cultural Areas,

and P1: Layout Siting and Design, of the Aberdeenshire Local Development Plan 2017, in that the proposal is not respecting the individual characteristics in terms of design and scale for which the Conservation Area was originally designated.

## **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 HE2: Protecting Historic and Cultural Areas  
Policy P1: Layout Siting and Design

10.3 The application is a departure from the valid Local Development Plan and Strategic 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 proposal is contrary with Policy HE 2: Protecting Historic and Cultural Areas, and P1: Layout Siting and Design, of the Aberdeenshire Local Development Plan 2017, in that the alterations and extension do not respect the individual characteristics in terms of design and scale for which the Conservation Area was originally designated.

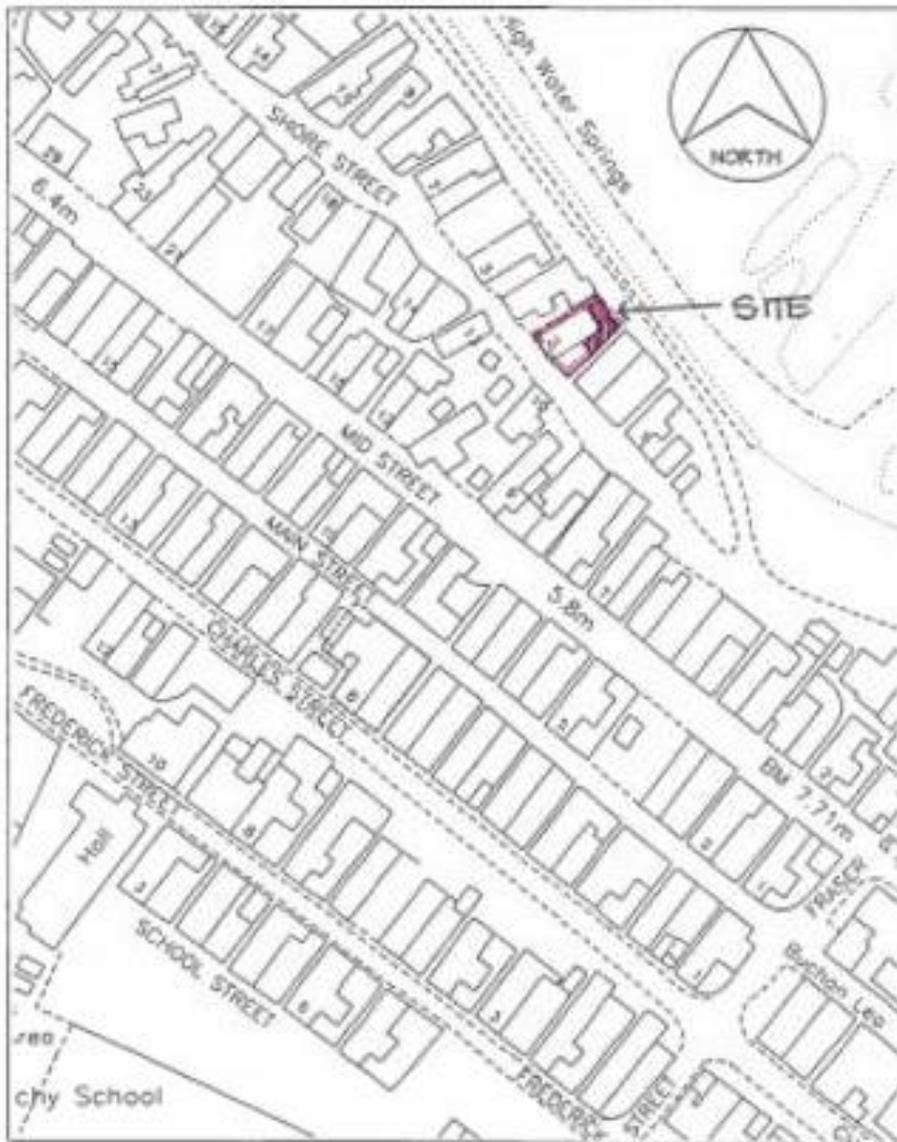
#### **For noting:-**

Part 2C (Planning Delegations) states at Section C.3.2b for Local Development, that following consultation with the Chair and Vice-Chair of the determining Committee, the Head of Planning and Building Standards can refuse planning applications for which Section 75 Agreements are not completed or Developer Obligations are not paid within four months from the date of the Committee at which the application is determined. Local Ward Members shall be notified of any such refusal.

Please note that this power may be exercised in respect of the application which is the subject of this report if the application is approved by the Committee.

**Stephen Archer**  
**Director of Infrastructure Services**  
**Author of Report: Colin Campbell**  
**Report Date: 26 February 2019**

### APPENDIX 1 Location Plan



LOCATION PLAN - 1:1250

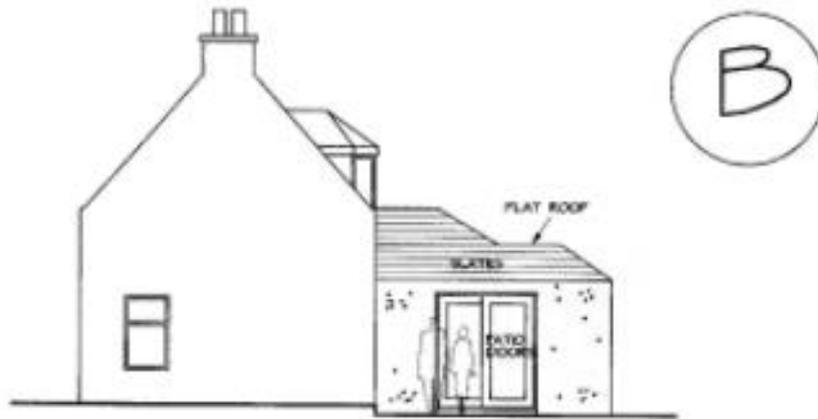
### APPENDIX 2 Proposed Elevations

SKETCH PLAN 12  
05/11/18

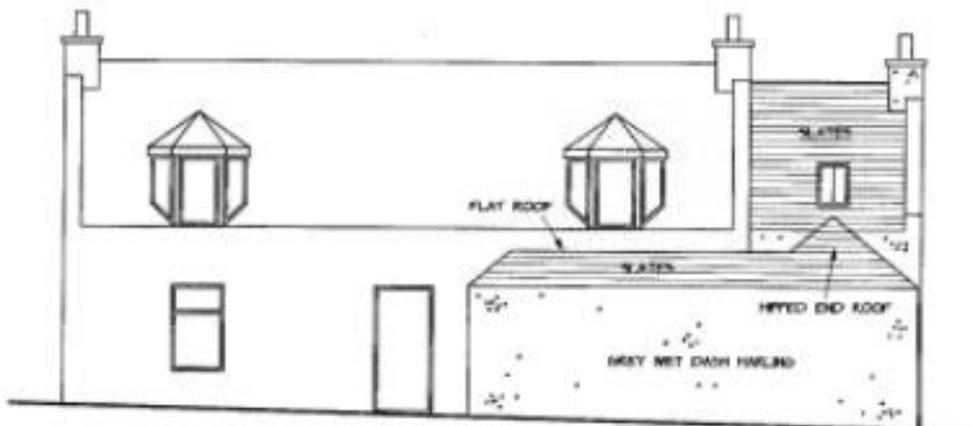
SHEET 2 OF 2



NORTH EAST ELEVATION

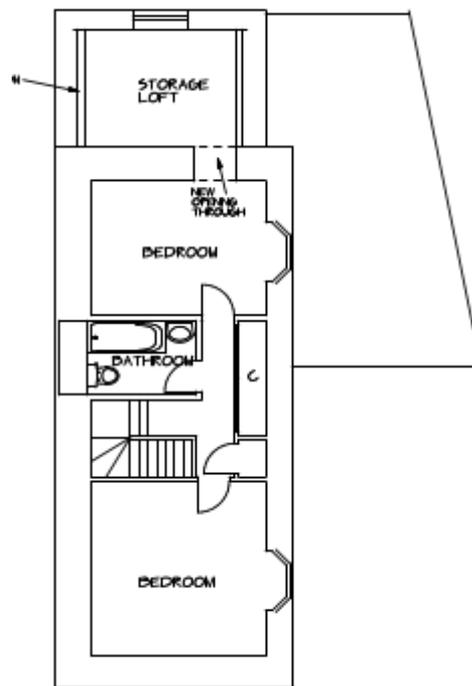


SOUTH WEST ELEVATION



SOUTH EAST ELEVATION - 1:100

### APPENDIX 3 Proposed Floor Plans



PROPOSED FIRST FLOOR PLAN



PLAN - 1:100