

Minute

Local Review Body

Thursday, 15 February 2024 11:00.

Council Chamber, Council Offices, School Place, Kirkwall.



Present

Councillors Owen Tierney, Alexander G Cowie, P Lindsay Hall, James R Moar, Raymond S Peace, John A R Scott, Jean E Stevenson, Ivan A Taylor, Mellissa-Louise Thomson and Duncan A Tullock.

Clerk

- Katy Russell-Duff, Committees Officer.

In Attendance

- Hazel Flett, Service Manager (Governance).
- Susan Shearer, Planning Advisor.
- Stuart Bevan, Legal Advisor.

Apologies

- Councillor Graham A Bevan.
- Councillor Kristopher D Leask.

Declarations of Interest

- No declarations of interest were intimated.

Chair

- Councillor Owen Tierney.

1. Planning Application 23/384/HH

Proposed Extension of House and Erection of Shed (resubmission of 23/028/HH) at 15 Hillside Road, Stromness

After consideration of a report by the Corporate Director for Strategy, Performance and Business Solutions, copies of which had been circulated, the Local Review Body:

Noted:

1.1. That planning permission for the proposed extension of a house and erection of a shed (resubmission of 23/028/HH) at 15 Hillside Road, Stromness, was refused by the Appointed Officer on 15 December 2023, for the following reasons:

- The proposed extension is not sited and designed taking into consideration the location and wider townscape. As such, the development is contrary to Orkney Local Development Plan 2017 Policy 1 'Criteria for All Development' criterion (i) and National Planning Framework 4 Policy 16 'Quality Homes' part (g).
- The scale and siting of the extension would adversely impact on the visual and residential amenity of the adjacent and nearby properties/occupants. As such, the development is contrary to Orkney Local Development Plan 2017 Policy 1 'Criteria for All Development' criterion (iv) and National Planning Framework 4 Policy 16 'Quality Homes' part (g).
- The proposed siting, scale, massing and form of the extension is not considered sympathetic to the character of its local area and would have a negative effect on the appearance of the area. As such, the development is contrary to Orkney Local Development Plan 2017 Policy 2 'Design' criteria (i) and (ii) and National Planning Framework 4 Policy 16 'Quality Homes' part (g).
- The built form of the extension forward of the neighbouring entrance would obscure views and direct accessibility for the neighbouring property. This is considered inconsistent with National Planning Framework 4 Policy 14 'Design, Quality and Place'.

1.2. That the applicant had submitted a Notice of Review requesting that the decision of the Appointed Officer, referred to at paragraph 1.1 above, be reviewed.

1.3. That, in accordance with policy, the Local Review Body had undertaken an unaccompanied site inspection at 15 Hillside Road, Stromness, at 09:30 on 15 February 2024.

After hearing a report from the Planning Advisor, the Local Review Body:

Resolved, in terms of delegated powers:

1.4. That, as the Local Review Body determined it had sufficient information, the review in respect of the decision of the Appointed Officer to refuse planning permission for the proposed extension of a house and erection of a shed (resubmission of 23/028/HH) at 15 Hillside Road, Stromness, should be determined without further procedure.

On the motion of Councillor Owen Tierney, seconded by Councillor Alexander G Cowie, the Local Review Body resolved, in terms of delegated powers:

1.5. That the decision of the Appointed Officer, to refuse planning permission for the proposed extension of a house and erection of a shed (resubmission of 23/028/HH) at 15 Hillside Road, Stromness, be varied.

1.6. That the Local Review Body's reasons for refusing planning permission for the proposed extension of a house and erection of a shed (resubmission of 23/028/HH) at 15 Hillside Road, Stromness, were as follows:

- The proposed extension is not sited and designed taking into consideration the location and wider townscape. As such, the development is contrary to Orkney Local Development Plan 2017 Policy 1 'Criteria for All Development' criterion (i) and National Planning Framework 4 Policy 16 'Quality Homes' part (g).

- The scale and siting of the extension would adversely impact on the visual and residential amenity of the adjacent and nearby properties/occupants. As such, the development is contrary to Orkney Local Development Plan 2017 Policy 1 'Criteria for All Development' criterion (iv) and National Planning Framework 4 Policy 16 'Quality Homes' part (g).
- The proposed siting, scale, massing and form of the extension is not considered sympathetic to the character of its local area and would have a negative effect on the appearance of the area. As such, the development is contrary to Orkney Local Development Plan 2017 Policy 2 'Design' criteria (i) and (ii) and National Planning Framework 4 Policy 16 'Quality Homes' part (g).

2. Conclusion of Meeting

At 11:10 the Chair declared the meeting concluded.

Signed: Owen Tierney.