

## 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 to 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.