



**Item: 6**

**Local Review Body: 2 May 2024**

**Proposed Extension of House, including Pitched Roof over Existing Flat Roof, and Installation of Air Source Heat Pump at Nessbreck, Back Road, Stromness (24/015/HH).**

**Report by Corporate Director for Strategy, Performance and Business Solutions.**

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## **1. Overview**

- 1.1. Planning application 24/015/HH in respect of the proposed extension of a house, including a pitched roof over an existing flat roof, and the installation of an air source heat pump at Nessbreck, Back Road, Stromness, was refused by the Appointed Officer on 19 March 2024.
- 1.2. Under the Town and Country Planning (Scotland) Act 1997 and the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013, where an application for planning permission for local development has been determined by the Appointed Officer in accordance with the Council's Planning Scheme of Delegation, the applicant is entitled to seek a review of that decision by the Local Review Body.
- 1.3. The applicant's agent has submitted a Notice of Review (see Appendix 1) requesting that the decision of the Appointed Officer be reviewed.
- 1.4. A letter from the Chief Planner, Scottish Government, issued in July 2011, confirmed that a review by a Local Review Body should be conducted by means of a full consideration of the application afresh.
- 1.5. In accordance with the Council's policy to undertake site inspections of all planning applications subject to a review, prior to the meeting to consider the review, a site inspection to Nessbreck, Back Road, Stromness, is due to be undertaken on 2 May 2024.
- 1.6. The review procedure is set out in section 4 below.

## **2. Recommendations**

- 2.1. It is recommended that members of the Local Review Body:
- i. Determines whether it has sufficient information to proceed to determination of the review, and if so whether to uphold, reverse or vary the decision of the Appointed Officer.
  - ii. Determines, in the event that the decision is reversed or varied, the reasons, and, if applicable, the detailed conditions to be attached to the decision notice.
  - iii. Delegates powers to the Corporate Director for Strategy, Performance and Business Solutions, in consultation with the Planning Advisor and the Legal Advisor, if required, to determine the necessary conditions to attach to the Decision Notice, based on the relevant matters as set out in section 4.2 of this report.
- 2.2. Should the Local Review Body determine that it does not have sufficient information to proceed to determination of the review, it is recommended that members of the Local Review Body:
- i. Determines what further information is required, which parties are to be requested to provide the information, and whether to obtain further information by one or more of the following methods:
    - By means of written submissions under the procedure set out in Regulation 15 of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013; and/or
    - By the holding of one or more hearing under the Hearing Session Rules set out in Schedule 1 of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013.

## **3. Planning Authority Decision**

- 3.1. On 19 March 2024, the Appointed Officer refused planning application 24/015/HH on the following grounds:
- The proposal is contrary to Policy 1 of the Orkney Local Development Plan 2017 as the height and massing of the house as a consequence of proposed alteration to create a two-storey gabled form, with a depth of plan of over 11 metres, would not be ‘sited and designed taking into consideration the location and the wider townscape, landscape or coastal character’.
  - The proposal is contrary to Policy 2 of the Orkney Local Development Plan 2017 as the height and massing of the house as a consequence of proposed alteration to create a two-storey gabled form, with a depth of plan of over 11 metres, would not ‘reinforce the distinctive identity of Orkney’s built environment’ and would not be ‘sympathetic to the character of its local area’.

- The proposal is contrary to Policy 9G of the Orkney Local Development Plan 2017 as the height and massing of the house as a consequence of proposed alteration to create a two-storey gabled form, with a depth of plan of over 11 metres, has not been ‘sited and designed to minimise negative impacts on the landscape, and townscape characteristics’ and adequate consideration has not been given to the ‘siting, scale and design of the proposal, as well as the potential for cumulative effects with other developments’.
  - The proposal is contrary to Policy 14 ‘Design, quality and place’ of National Planning Framework 4 as it is not ‘designed to improve the quality of an area’.
- 3.2. The Planning Handling Report, Planning Services file and the Decision Notice are attached as Appendices 2, 3 and 4 to this report.

## **4. Local Review Procedure**

- 4.1. In response to a Notice of Review, “interested parties” are permitted to make a representation to the Local Review Body. “Interested parties” include any party who has made, and not withdrawn, a representation in connection with the application. No representations were received.
- 4.2. The Local Review Body may uphold, reverse or vary the decision of the Appointed Officer. In the event that the decision is reversed, an indication of relevant matters, in respect of potential planning conditions, are as follows:
- Duration of consent.
  - Finishing materials.
  - ASHP – noise.
  - Hours of construction.
- 4.3. All conditions should be in accordance with Planning Circular 4/1998 regarding the use of conditions in planning permissions.
- 4.4. If the decision is reversed and the development is approved, it is proposed that powers are delegated to the Corporate Director for Strategy, Performance and Business Solutions, in consultation with the Planning Advisor and the Legal Advisor, to determine the necessary conditions, based on the relevant matters, agreed in terms of section 4.2 above.
- 4.5. If the Local Review Body decides that further procedure is required, it may decide to hold a pre-examination meeting to consider what procedures to following the review, or to obtain further information by one or more of the following methods:
- By means of written submissions under the procedure set out in Regulation 15 of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013; and/or.

- By the holding of one or more hearing under the Hearing Session Rules set out in Schedule 1 of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013.

## 5. Relevant Planning Policy and Guidance

- 5.1. Section 25 of the Town and Country Planning (Scotland) Act 1997 as amended states, “Where, in making any determination under the Planning Acts, regard is to be had to the development plan, the determination is, unless material considerations indicate otherwise ... to be made in accordance with that plan...”
- 5.2. The full text of the Orkney Local Development Plan 2017 (OLDP 2017) and other supplementary planning advice and guidance can be read on the Council website here. Although the Orkney Local Development Plan is “out-of-date” and has been since April 2022, it is still a significant material consideration when considering planning applications. The primacy of the plan should be maintained until a new plan is adopted. However, the weight to be attached to the Plan will be diminished where policies within the plan are subsequently superseded.
- 5.3. National Planning Framework 4 was approved by Parliament on 11 January 2023 and formally adopted by Scottish Ministers on 13 February 2023. The statutory development plan for Orkney consists of the National Planning Framework and the Orkney Local Development Plan 2017 and its supplementary guidance. In the event of any incompatibility between a provision of National Planning Framework 4 and a provision of the Orkney Local Development Plan 2017, National Planning Framework 4 is to prevail as it was adopted later. It is important to note that National Planning Framework 4 must be read and applied as a whole, and that the intent of each of the 33 policies is set out in National Planning Framework 4 and can be used to guide decision-making.
- 5.4. It is for the Local Review Body to determine which policies are relevant to this application; however the policies listed below were referred to by the Appointed Officer in the Planning Handling Report:
  - National Planning Framework 4:
    - Policy 7 – Historic assets and places.
  - Orkney Local Development Plan 2017:
    - Policy 8 – Historic Environment and Cultural Heritage.
  - Supplementary Guidance:
    - Historic Environment and Cultural Heritage (2017).
  - Planning Policy Advice:
    - Historic Environment (Topics and Themes) (2017).
    - Urban Conservation Areas Management Plan (2017).

### **For Further Information please contact:**

Susan Shearer, Planning Advisor to the Local Review Body, extension 2433, Email: [susan.shearer@orkney.gov.uk](mailto:susan.shearer@orkney.gov.uk).

### **Implications of Report**

1. **Financial:** All resources associated with supporting the review procedure, mainly in the form of staff time, are contained within existing revenue budgets.
2. **Legal:** The legal implications are set out in the body of the report.
3. **Corporate Governance:** In accordance with the Scheme of Administration, determination of Notices of Review is delegated to the Local Review Body.
4. **Human Resources:** None.
5. **Equalities:** None.
6. **Island Communities Impact:** None.
7. **Links to Council Plan:** The proposals in this report support and contribute to improved outcomes for communities as outlined in the following Council Plan strategic priorities:
  - Growing our economy.
  - Strengthening our Communities.
  - Developing our Infrastructure.
  - Transforming our Council.
8. **Links to Local Outcomes Improvement Plan:** The proposals in this report support and contribute to improved outcomes for communities as outlined in the following Local Outcomes Improvement Plan priorities:
  - Cost of Living.
  - Sustainable Development.
  - Local Equality.
9. **Environmental and Climate Risk:** None.
10. **Risk:** None.
11. **Procurement:** None.
12. **Health and Safety:** None.
13. **Property and Assets:** None.
14. **Information Technology:** None.
15. **Cost of Living:** None.

### **List of Background Papers**

Orkney Local Development Plan 2017.

National Planning Framework 4.

Supplementary Guidance: Historic Environment and Cultural Heritage (2017).

Planning Policy Advice: Historic Environment (Topics and Themes) (2017).

Urban Conservation Areas Management Plan (2017).

## **Appendices**

Appendix 1 – Notice of Review (pages 1 – 25).

Appendix 2 – Planning Handling Report (pages 26 – 31).

Appendix 3 – Planning Services File (pages 32 – 56).

Appendix 4 – Decision Notice and Reasons for Refusal (pages 57 – 60).

Pages 1 to 60 can be viewed [here](#), clicking on “Accept and Search” and inserting the planning reference”24/015/HH”.



Council Offices School Place Kirkwall KW15 1NY Tel: 01856 873 535 (ex 2504) Email: [planning@orkney.gov.uk](mailto:planning@orkney.gov.uk)

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE      100654547-002

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant  Agent

## Agent Details

Please enter Agent details

Company/Organisation:	<input type="text" value="KW15 1DN"/>		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	<input type="text" value="Stephen"/>	Building Name:	<input type="text"/>
Last Name: *	<input type="text" value="Omand"/>	Building Number:	<input type="text" value="14"/>
Telephone Number: *	<input type="text" value="01856876215"/>	Address 1 (Street): *	<input type="text" value="Victoria Street"/>
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	<input type="text" value="Kirkwall"/>
Fax Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
		Postcode: *	<input type="text" value="KW15 1DN"/>
Email Address: *	<input type="text" value="stephen@sjomand.co.uk"/>		

Is the applicant an individual or an organisation/corporate entity? \*

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Other"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text" value="Mr &amp; Ms"/>	Building Name:	<input type="text" value="Glowerowerum"/>
First Name: *	<input type="text" value="David T C &amp; Laura T"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text" value="MacRae &amp; Wilson"/>	Address 1 (Street): *	<input type="text" value="Outertown"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Stromness"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="UK"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="KW16 3JP"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="REDACTED"/>		

## Site Address Details

Planning Authority:	<input type="text" value="Orkney Islands Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="NESSBRECK"/>
Address 2:	<input type="text" value="BACK ROAD"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="STROMNESS"/>
Post Code:	<input type="text" value="KW16 3JR"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="1008199"/>	Easting	<input type="text" value="325071"/>
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## Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: \*  
(Max 500 characters)

Erection of pitched roof over existing flat roof. Demolition of existing sun lounge and erection of music room. Erection of Garage. Erection of balustrade to existing balcony. Alteration of existing garage door to window, slapping of en suite window and patio door, alteration to lounge gable window and installation of replacement doors and windows. Re-rendering of exterior walls. Installation of heat pump.

## Type of Application

What type of application did you submit to the planning authority? \*

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? \*

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

## Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: \* (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

See attached correspondence.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? \*

Yes  No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: \* (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: \* (Max 500 characters)

A4 Covering Letter. A4 Location Plan. A1 Ground Floor Plan. A1 First Floor Plan. A1 Elevations. A2 Sections. A4 Heat Pump Detail. A1 Existing Plan.

## Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

24/15/HH

What date was the application submitted to the planning authority? \*

18/01/2024

What date was the decision issued by the planning authority? \*

19/03/2024

## Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. \*

Yes  No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? \*

Yes  No

Is it possible for the site to be accessed safely and without barriers to entry? \*

Yes  No

## Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. \*

Yes  No

Have you provided the date and reference number of the application which is the subject of this review? \*

Yes  No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? \*

Yes  No  N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? \*

Yes  No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review \*

Yes  No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

**Declare – Notice of Review**

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Stephen Omand

Declaration Date: 31/03/2024

30<sup>th</sup> March 2024.

Committee Services,  
Orkney Islands Council,  
Council Offices,  
School Place,  
Kirkwall.

Dear Sirs,

**Extend a house, including pitched roof over flat roof, and install heat pump.  
Nessbreck, Guardhouse, Stromness, KW16 3JR.  
David D C MacRae & Laura T Wilson, Glowerowerum, Stromness, KW16 3JP.**

The above application was lodged on the 18<sup>th</sup> January 2024, with validation confirmed on the 6<sup>th</sup> February 2024, back dated to the 18th January, with a decision due 18<sup>th</sup> March 2024.

The first communication received from Planning was via email on the 12<sup>th</sup> March, six days before the decision date, which stated

*Dear Mr Omand,*

*“I am contacting you as agent for the application to Extend a house, including pitched roof over existing flat roof and install an air source heat pump at Nessbreck, Back Road, Stromness, KW16 3JR, application reference 24/015/HH*

*As you will be aware this property is in an elevated position, with an open, edge-of-town aspect visible from a wide area including across the golf course, and the fact that the house is located within the national scenic area. This has led to additional consideration of the visual impacts arising from the alteration of the roof structure from flat to a gable ended, dual pitch roof. This in turn leads to significant concerns about the perceived changes in scale and massing across a gable of circa 12 metres on a double storey property when viewed from several aspects. In attempting to understand and quantify such a degree of change I would appreciate additional elevation drawings to reflect the house as existing. I understand that this is relatively unusual for this type of application, however the sensitivities of the setting are such that this matter requires further scrutiny.*

*I would also be open to further discussion were an altered roof form to be considered which would reduce/avoid the scale and massing concerns associated with the currently proposed roof structure.”*

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& Commercial  
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Plans

Overseeing  
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Planning  
& Building  
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A list of partners is available at the above address

## LOCAL KNOWLEDGE ■ NATIONAL COVERAGE

Offices throughout Scotland

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As agent I responded on the 12th March with

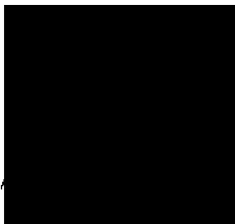
*“With all due respect this application should be decided by the 18<sup>th</sup> March and you are only coming back to me now.*

*Laura Wilson’s grandparents built this house and from the day it was built people in Stromness questioned why they did not build it with a pitched roof. I do not see how the plans we have submitted will have any impact on the National Scenic Area and, in fact, I believe they look remarkably good and are a massive improvement on how the house looks now. This is the only flat roofed house in the area with all other houses having pitched roofs and there is absolutely no way that this roof will look out of place. Of all the flat roof to pitched roofs I have seen over the years this one works the best, as most of them end up looking like a flat roof with a pitched roof planted on top of it, which our proposal does not. The house is almost square but on considering which way to orientate the pitch the submitted proposal was considered the most appropriate, as the orientation of the trusses follows the line of the existing roof joists, which means we can set the trusses on top of the joists, which will result in the roof looking as if it has always been there. Also, when looking up from the golf course, the slope of the roof will slope away from the line of vision. When you compare the existing to the proposed, and take into consideration the existing surroundings and housing, there is absolutely no way the pitched roof will look out of place.”*

Although the Planning Officer said in his email of 12th March that he was open to further discussions no further communications were received until the Refusal on the 19<sup>th</sup> March.

We cannot lose site of the fact that the proposal is a massive improvement on how the existing house looks. If the pitched roof were oriented by 90° it would not work, as the new trusses would be sitting on top of the existing joists, at right angles to them, and a double pitched roof, i.e. two pitched roofs, parallel to each other, with a mutual central gutter, would be completely out of keeping and look ridiculous. The proposed roof design will have absolutely no impact the National Scenic Area and, in fact, will be far more pleasing to the eye than the existing flat roof.

Yours faithfully,

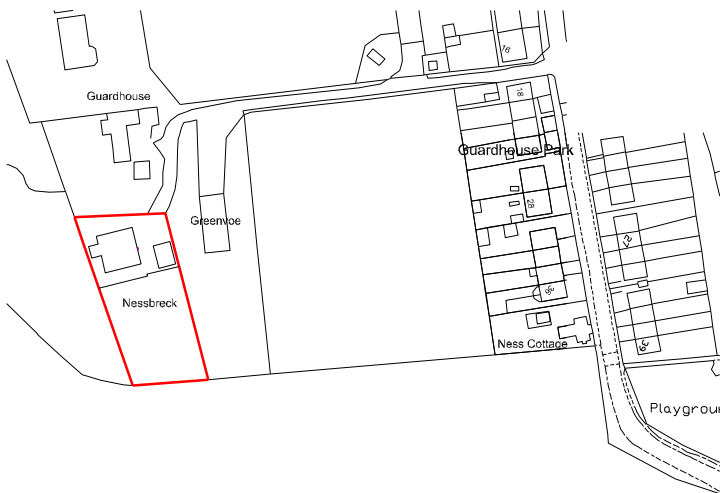
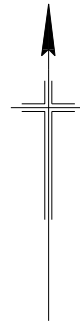
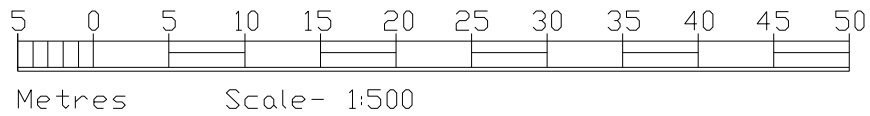
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Stephen J Omand, FRICS.

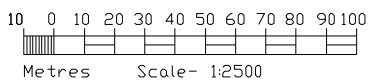
Greenvoe

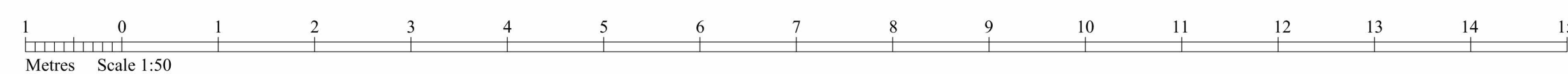
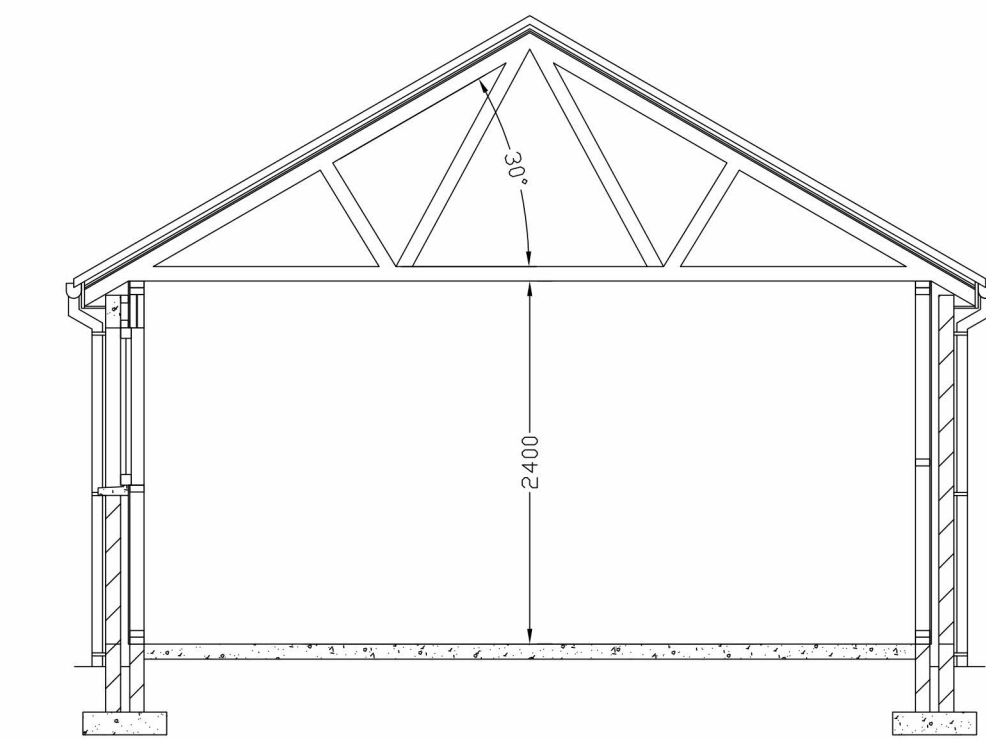
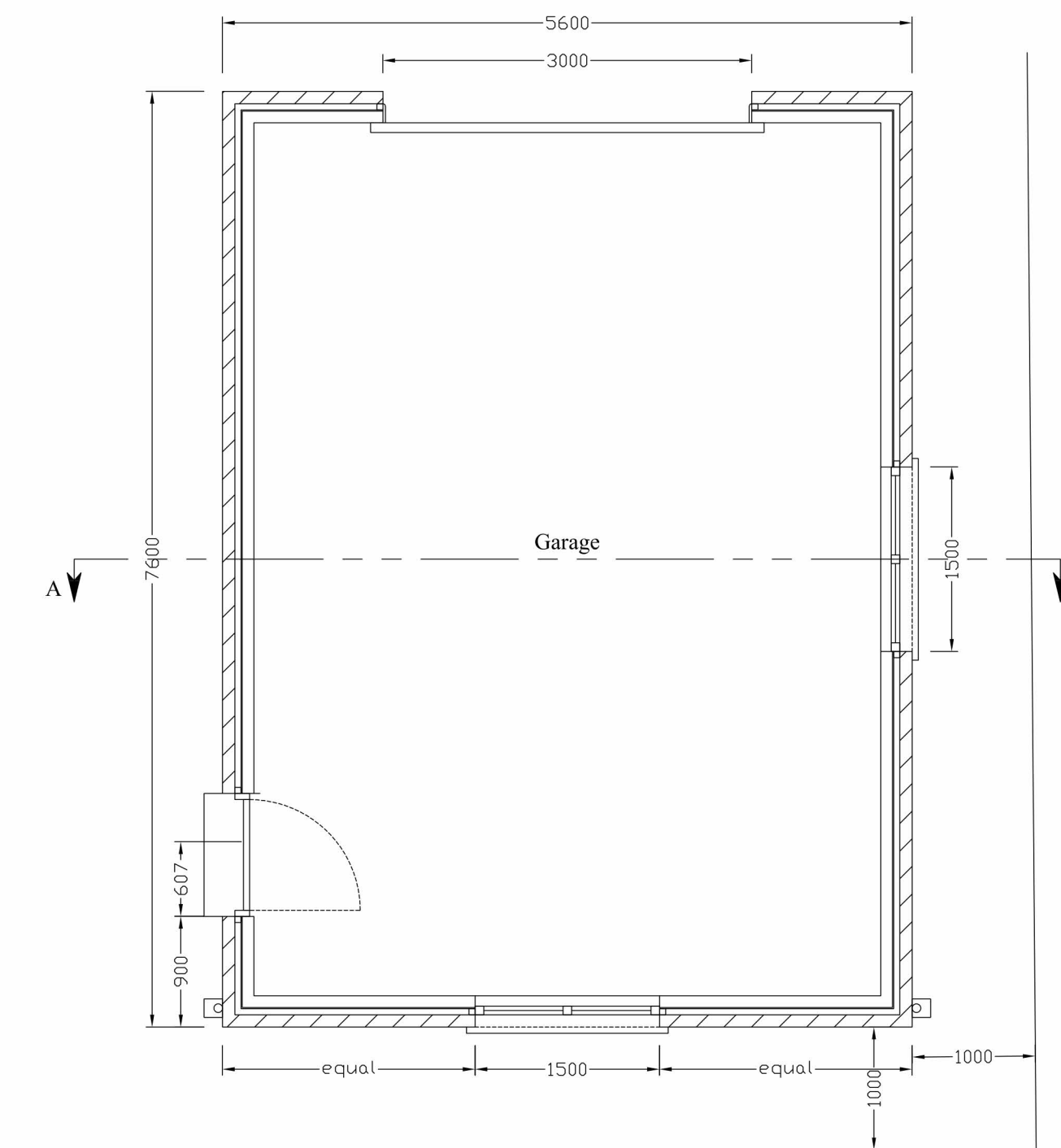
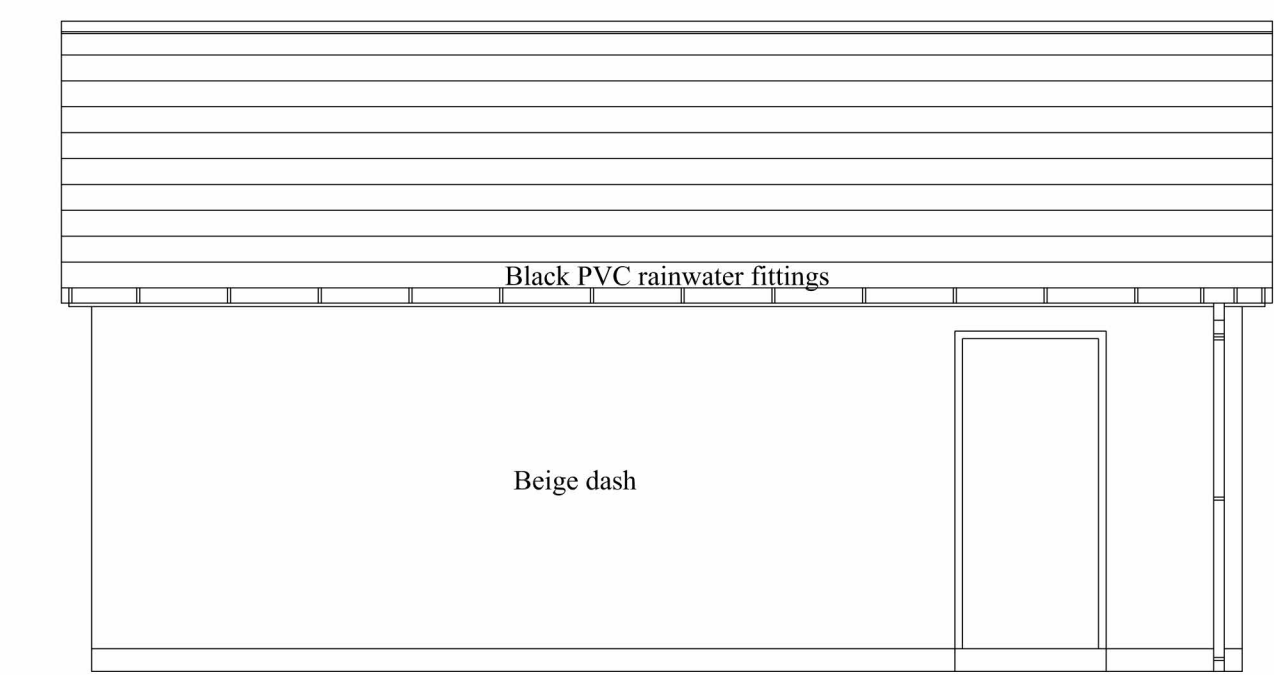
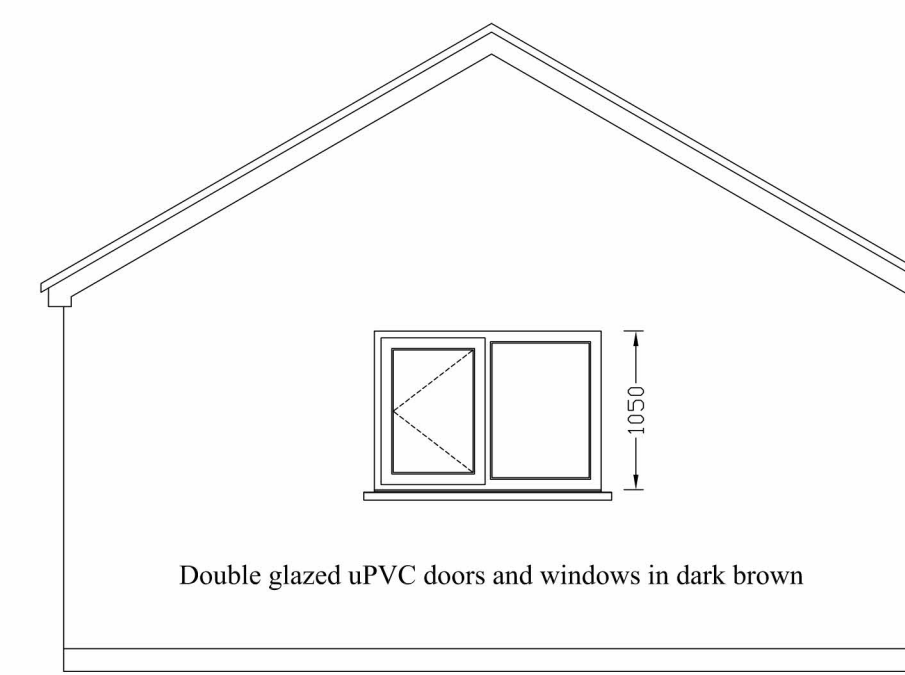
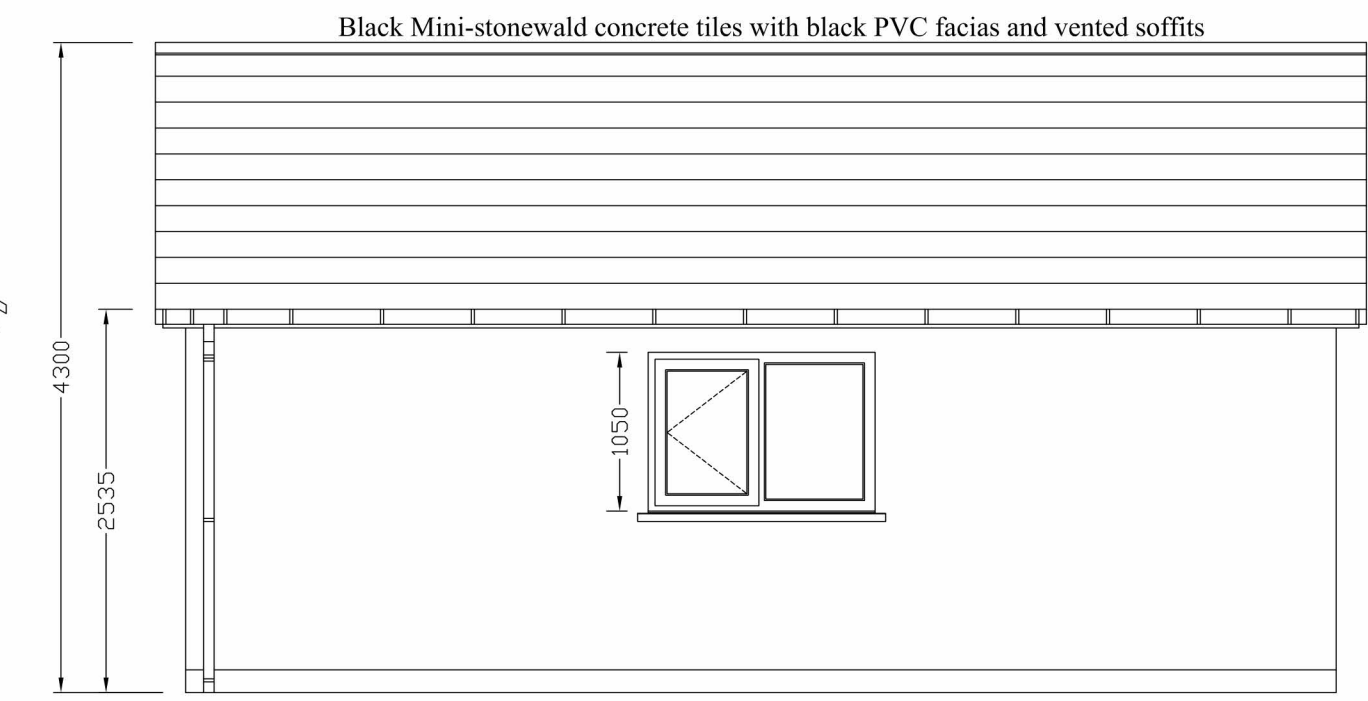
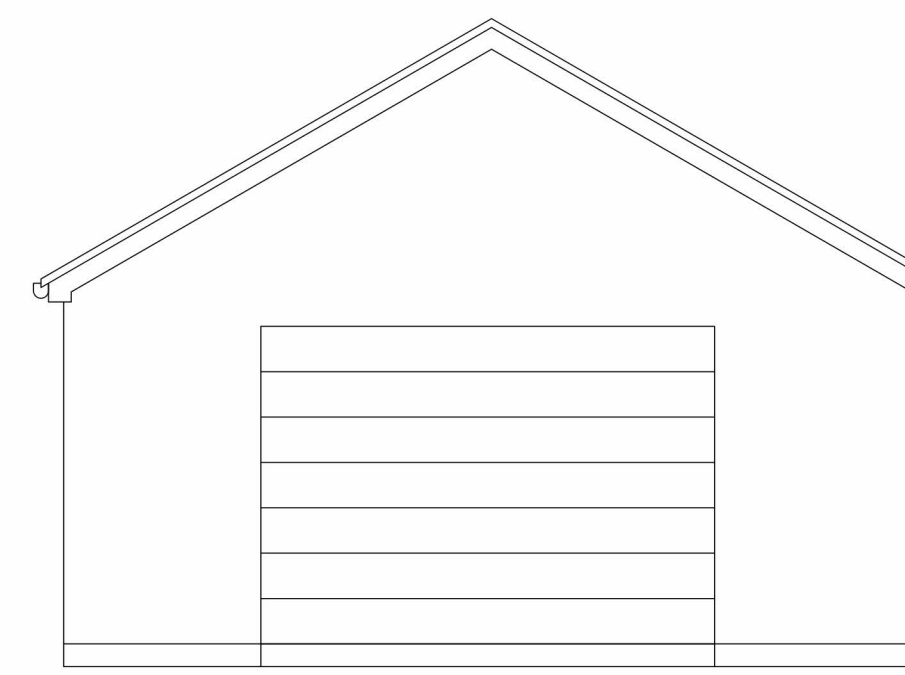
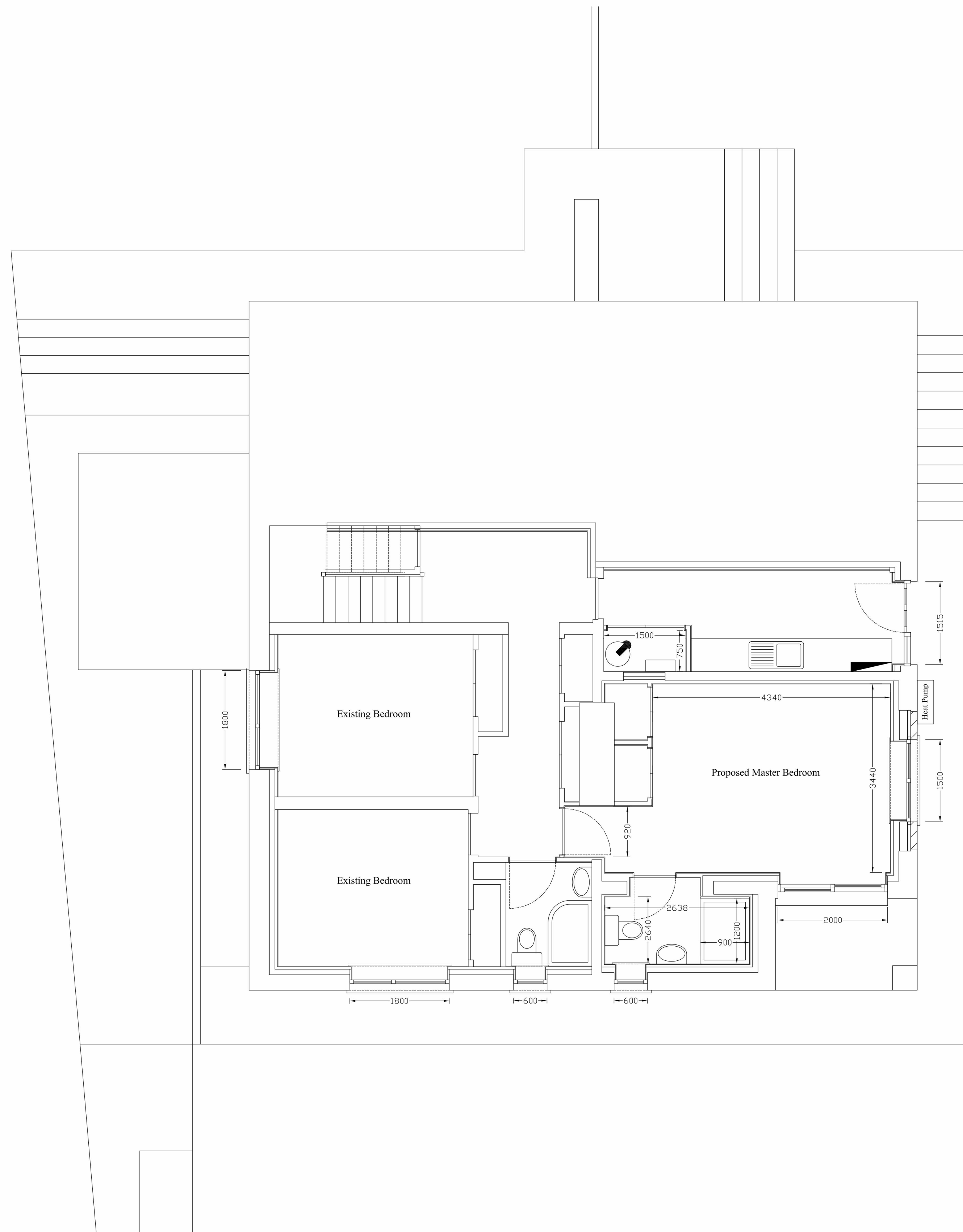
Nessbreck

Heat Pump



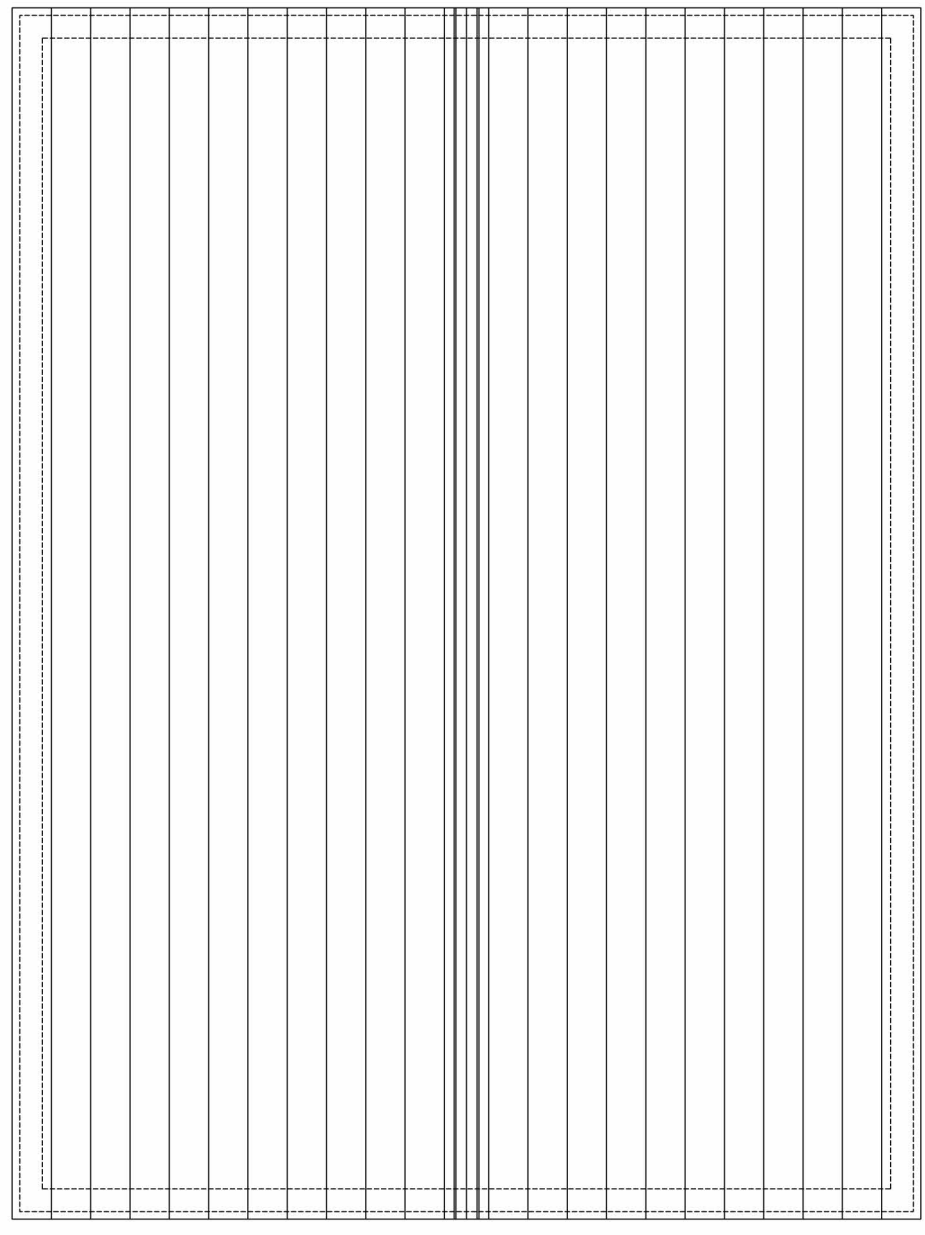
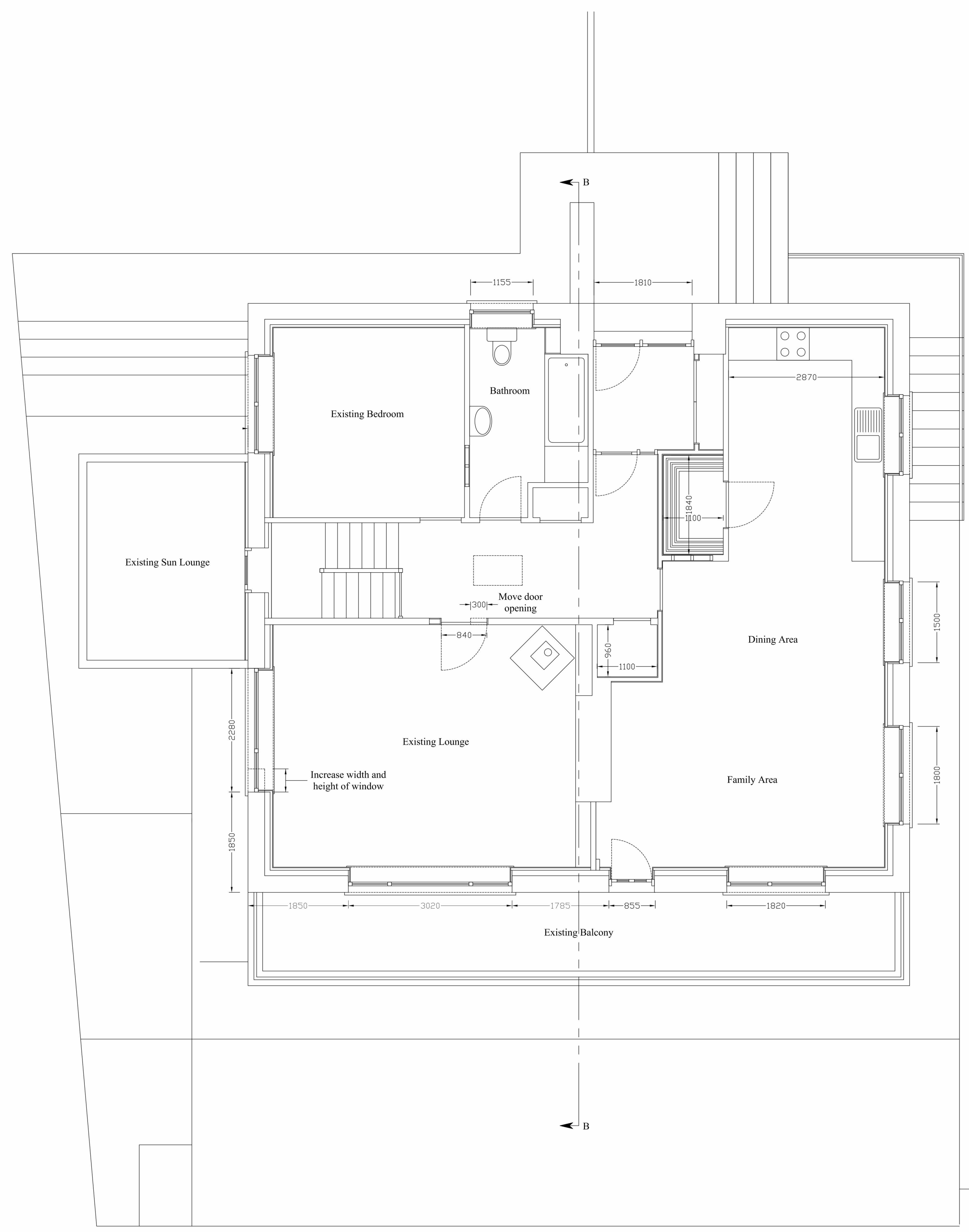
Erection of pitched roof over existing flat roof.  
 Erection of Garage.  
 Erection of balustrade to existing balcony.  
 Alteration of existing garage door to window, slapping out of en suite window and patio door, alterations to lounge gable window and installation of replacement doors and windows.  
 Re-rendering of exterior walls.  
 Installation of heat pump.  
 At Nessbreck, Guardhouse, Stromness, KW16 3JR.  
 Plan Size A4. Drwg No 1681/1/P



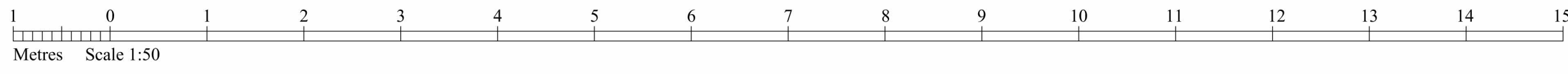


S J Omand, Chartered Surveyors, 14 Victoria Street, Kirkwall, KW15 1DN. Tel: 01856 876215 Email: stephen@sjomand.co.uk		
Drawings prepared for Planning Purposes only. DO NOT SCALE. If in doubt, ask. Copyright S J Omand, Chartered Surveyors.		
<b>Project</b> Nessbreck, Guardhouse, Stromness, KW16 3JR.		
<b>Title</b> Erection of pitched roof over existing flat roof. Erection of Garage. Erection of balustrade to existing balcony. Alteration of existing garage door to window, slapping of en suite window and patio door, alterations to lounge gable window and installation of replacement doors and windows. Re-rendering of exterior walls. Installation of heat pump.		
<b>Sub-Title</b> Ground Floor & Garage Plans.		
<b>Client</b> David D C MacRae & Laura T Wilson, Glowerwerum, Stromness, KW16 3JP.		
Date	January 2024.	Drawn By SJO Plan Size A1
Scale	As shown	Draw No 1681/2/P Rev A
To comply with The Building (Scotland) Regs 2004.		





First Floor Scale 1:50



S J Omand,  
Chartered Surveyors,  
14 Victoria Street,  
Kirkwall,  
KW15 1DN.  
Tel- 01856 876215  
Email- stephen@sjomand.co.uk



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Project  
Nessbreck,  
Guardhouse,  
Stromness,  
KW16 3JR.

Title  
Erection of pitched roof over existing flat roof.  
Demolition of existing sun lounge and erection of music room.  
Erection of Garage.  
Erection of balustrade to existing balcony.  
Alteration of existing garage door to window, slapping of en suite window and patio door, alterations to lounge gable window and installation of replacement doors and windows.  
Re-rendering of exterior walls.  
Installation of heat pump.

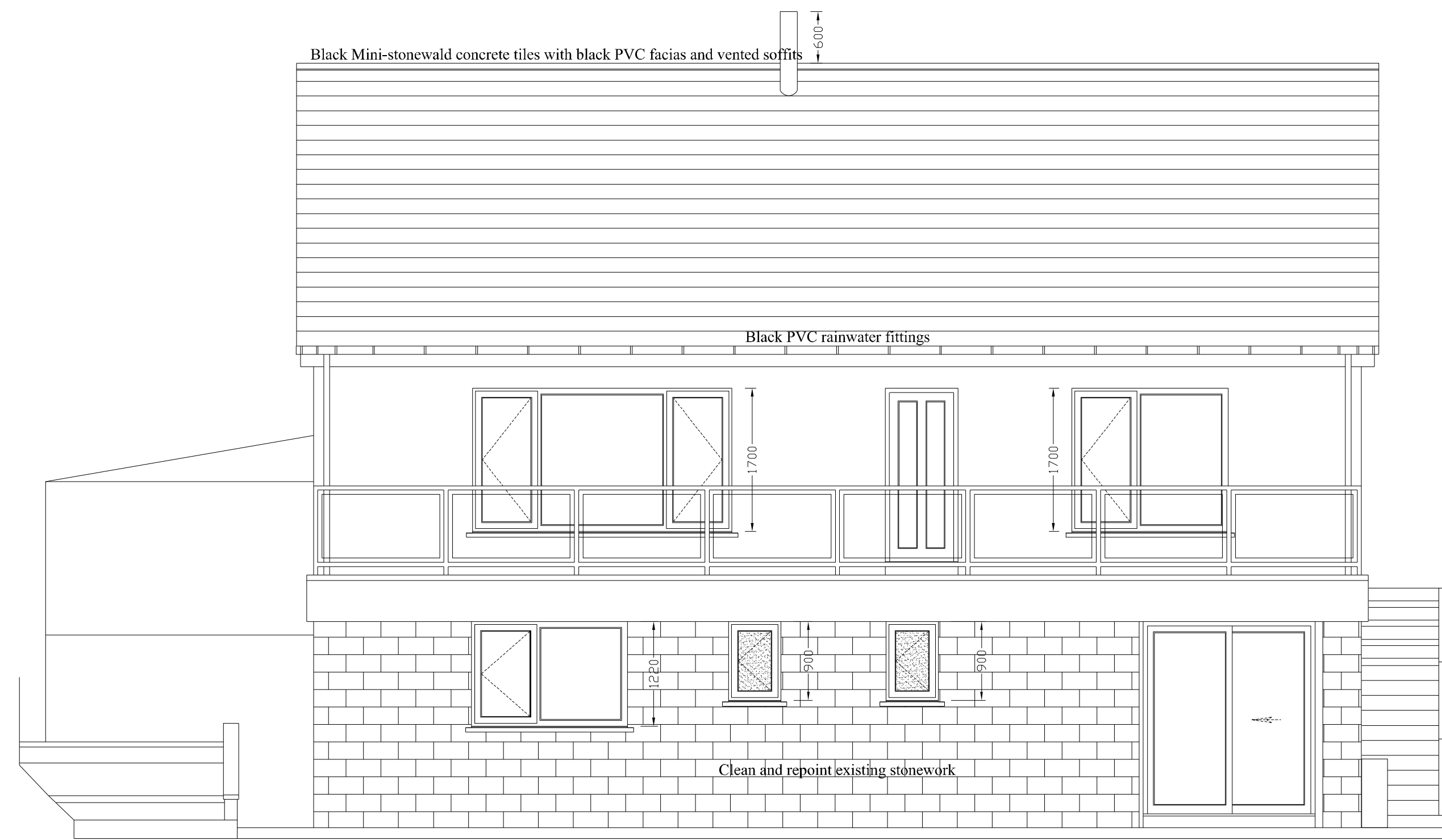
Sub-Title  
First Floor.

Client  
David D C MacRae & Laura T Wilson,  
Glowerwerum,  
Stromness,  
KW16 3JP.

Date	January 2024.	Drawn By	SJO	Plan Size	A1
Scale	As shown	Draw No	1681/3/P	Rev	

To comply with The Building (Scotland) Regs 2004.

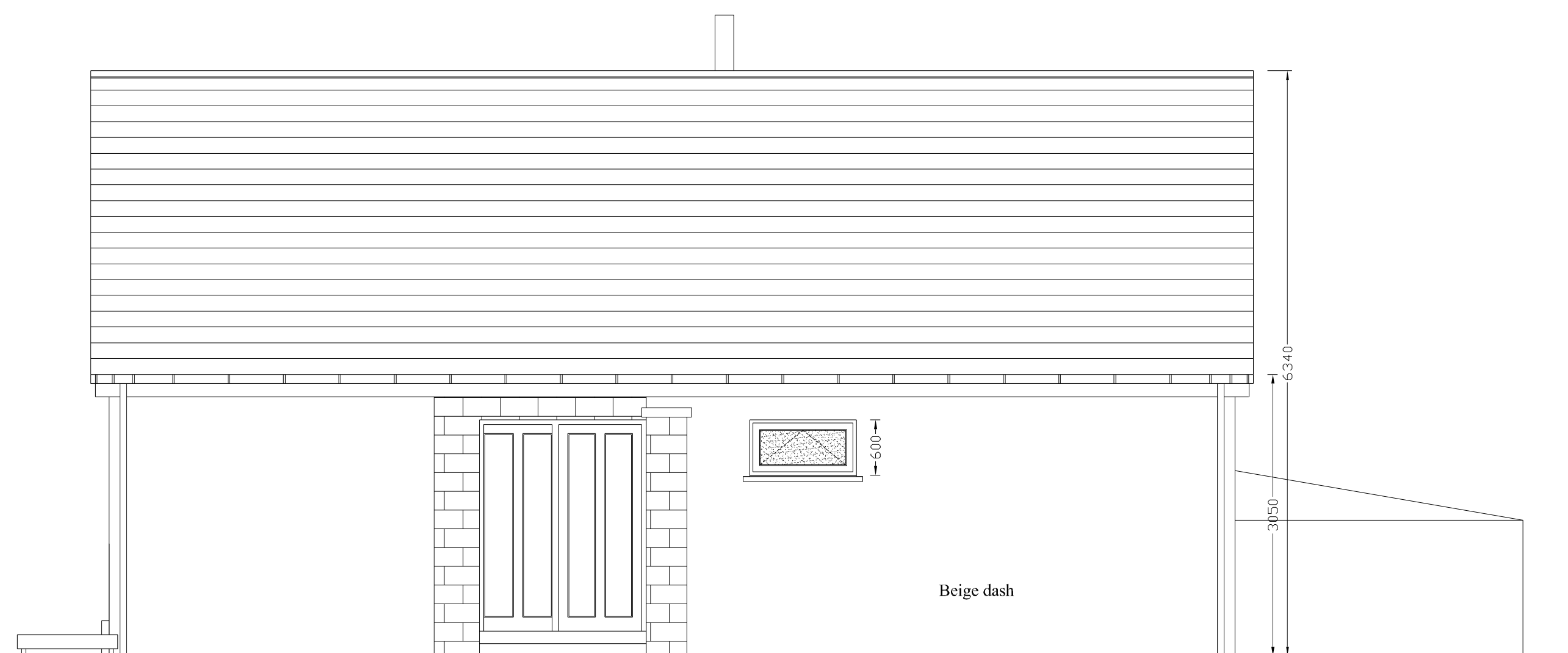




South Elevation Scale 1:50



East Elevation Scale 1:50



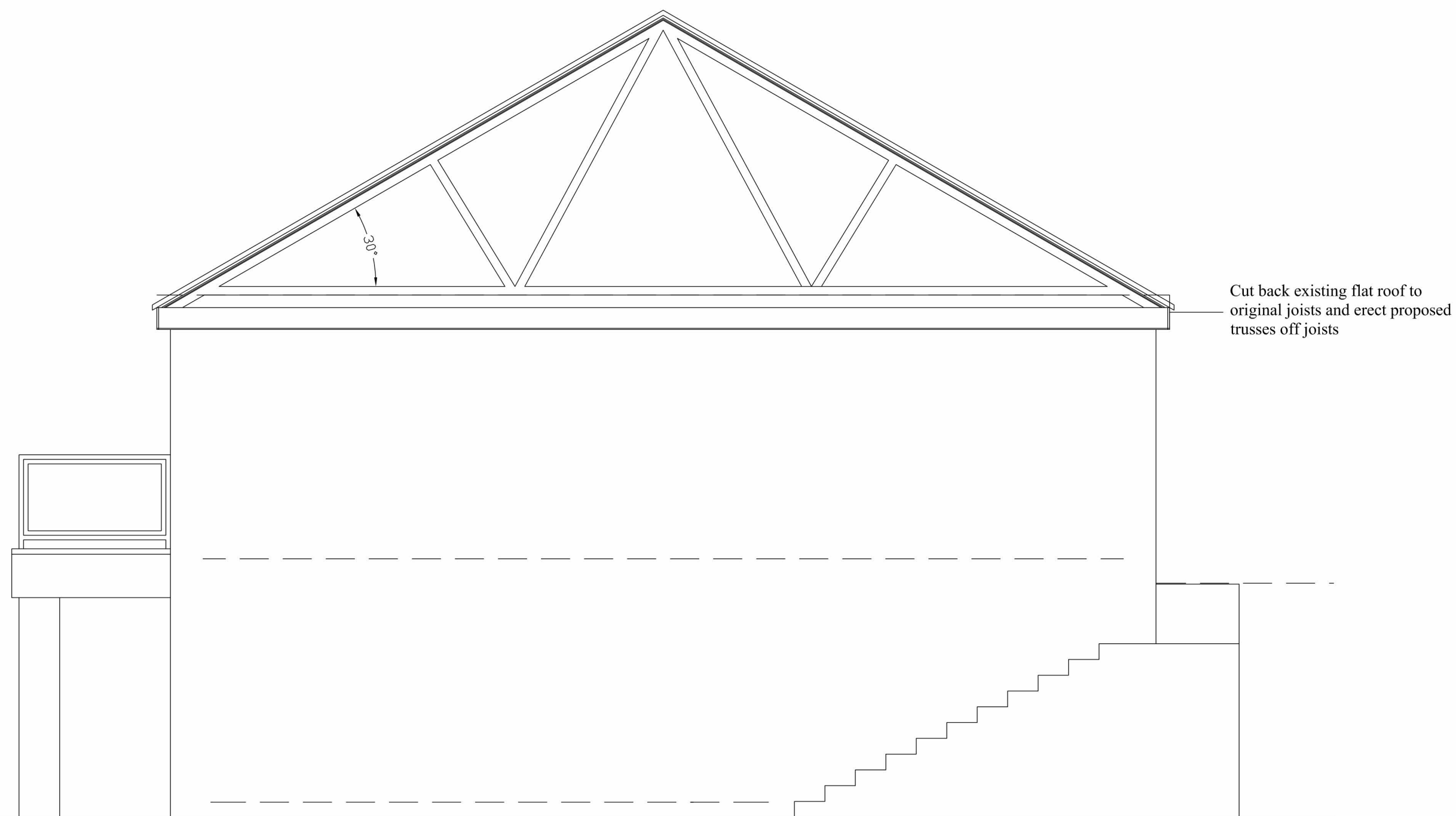
North Elevation Scale 1:50




West Elevation Scale 1:50

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Project		
Nessbreck, Guardhouse, Stromness, KW16 3JR.		
Title		
Erection of pitched roof over existing flat roof. Erection of Garage. Erection of balustrade to existing balcony. Alteration of existing garage door to window, slapping of en suite window and patio door, alteration to lounge gable window and installation of replacement doors and windows. Re-rendering of exterior walls. Installation of heat pump.		
Sub-Title		
Elevations.		
Client		
David D C MacRae & Laura T Wilson, Glowowerrum, Stromness, KW16 3JP.		
Date	Drawn By	Plot Size
January 2024.	SJO	A1
Scale	Dwg No	Rev
As shown	1681/4/P	A
To comply with The Building (Scotland) Regs 2004.		



Section BB Scale 1:50

S J Omand, Chartered Surveyors, 14 Victoria Street, Kirkwall, KW15 1DN.  Tel- 01856 876215 Email- stephen@sjomand.co.uk					
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<b>Project</b> Nessbreck, Guardhouse, Stromness, KW16 3JR.					
<b>Title</b> Erection of pitched roof over existing flat roof. Erection of Garage. Erection of balustrade to existing balcony. Alteration of existing garage door to window, slapping of en suite window and patio door, alteration to lounge gable window and installation of replacement doors and windows. Re-rendering of exterior walls. Installation of heat pump.					
<b>Sub-Title</b> House Section.					
<b>Client</b> David D C MacRae & Laura T Wilson, Glowerowerum, Stromness, KW16 3JP.					
Date	January 2024.	Drawn By	SJO	Plan Size	A2
Scale	As shown	Drawg No	1681/5/P	Rev	
To comply with The Building (Scotland) Regs 2004.					

# Daikin Altherma 3

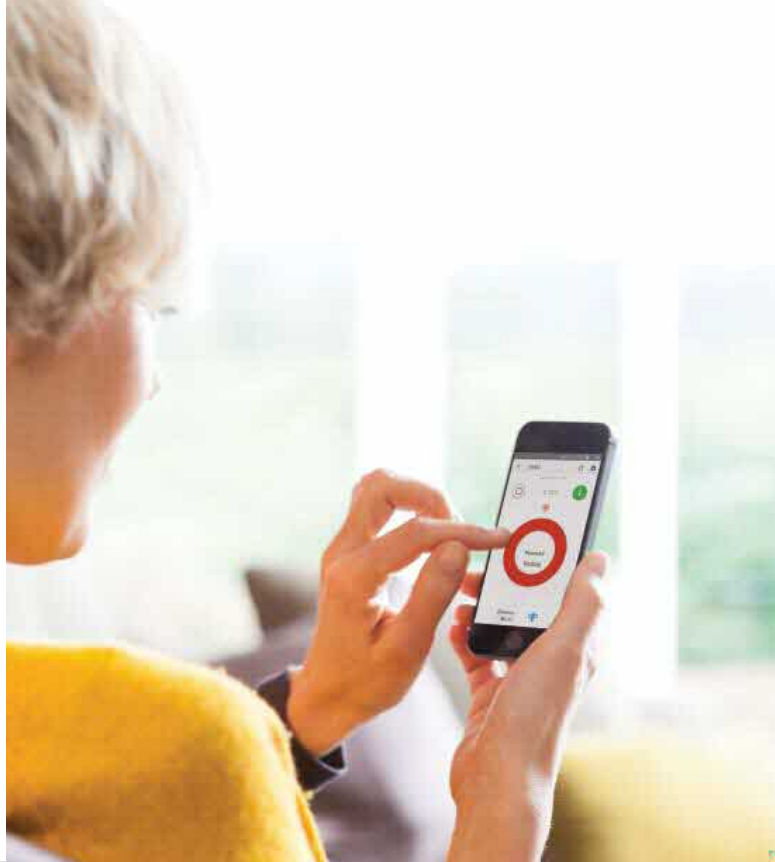
A powerful future for heating



Setting the new heat pump standard

**BLUEVOLUTION**





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Daikin Altherma 3 with R-32	4
Bluevolution wall mounted unit	5
Domestic hot water	6
Always in control	9
Supporting tools	10





## Daikin Altherma 3 with Bluevolution R32

### Why choose Daikin Altherma 3?

Bluevolution technology combines very high efficient compressors developed by Daikin with the refrigerant of the future: R32.



Unique in the market

#### High performance

- › Delivering temperatures up to 60°C at high efficiency, the R32 Daikin Altherma is suitable for both underfloor heating and radiators and retains its pedigree trademark in frost protection down to -30°C, ensuring reliable operation even in the coldest climates.
- › The optimal combination of Bluevolution technology offers the highest performance:
  - › seasonal efficiency up to A+++
  - › heating efficiency up to a COP of 5.0 (at 5°C/35°C)
  - › Domestic hot water efficiency up to COP of 4.0 (EN12454)
- › Available in 12kW and 16kW

#### Easy to install

- › Delivered ready to work: all key hydraulic elements are already factory mounted
- › The new design enables that all servicing can be done from the front and all piping can be accessed at the top of the unit
- › Stylish modern outlook
- › The outdoor unit is tested and charged with refrigerant, installation time is reduced

#### Easy commissioning :

- › Integrated high resolution colour interface
- › Quick wizard allowing commissioning in maximum 4 easy steps to have the full system ready to work
- › Configuration can take place remotely and settings uploaded to the unit after installation.

#### Easy to control

- › The combined effect of the Daikin Altherma weather dependent set-point controls and its inverter compressors maximises the efficiency of the new Daikin Altherma with R32 Bluevolution technology at each outdoor temperature, ensuring consistent room temperatures at all times.
- › To control on a daily basis your home temperature, settings can be done anywhere at any time via the Daikin Online Controller app. This online controller allows adjustment of home comfort levels to suit individual preferences while achieving further energy efficiencies.



Control via app

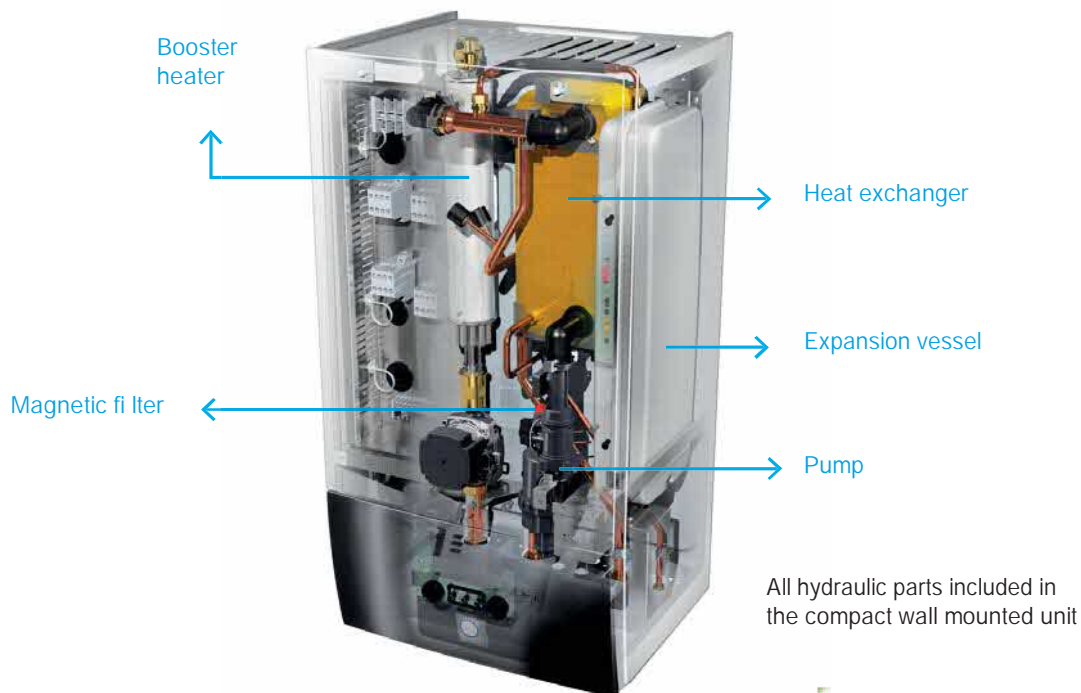


## Why choose a Daikin Altherma 3 wall mounted unit?

The Daikin Altherma 3 split wall mounted unit offers heating and cooling with high flexibility for a quick and easy installation, with an optional connection to deliver domestic hot water.

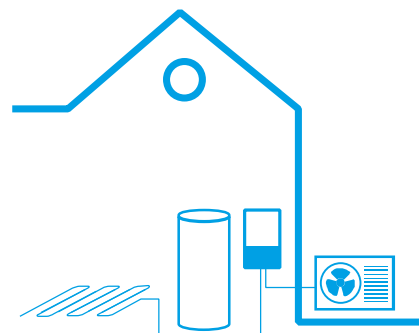
### High flexibility for installation and domestic hot water connection

- › Inclusion of all hydraulic components means no third party components are required
- › PCB board and hydraulic components are located in the front for easy access
- › Compact dimensions allows for small installation space, as almost no side clearances are required.
- › The unit's sleek design blends in with other household appliances.



## Daikin Altherma 3 adapts to your customers' needs

- Highest seasonal efficiencies providing the highest savings on running costs
- Perfect fit for new builds, as well as for low energy houses
- A leaving water temperature up to 65°C makes it a perfect choice for refurbishments



### Wall mounted unit

High flexibility for installation and domestic hot water connection

- › Compact unit with small installation (almost no side clearance is required)
- › Can be combined with a space separate domestic hot water tank up to 200 litres, with or without solar support
- › Stylish modern design

# Domestic hot water tank

## Hot water heating installation options

### Why choose a domestic hot water tank?

Whether you only need hot water or you want to combine your hot water with solar systems, we offer you the best solutions to the highest levels of comfort, energy efficiency and reliability.



Stainless steel tank

NEW

### ✓ Domestic hot water tank

#### Stainless steel tanks

#### Comfort

- › Available in 100, 150, 200 and 250 litres in stainless steel EKHWSU-D

#### Efficiency

- › High-quality insulation keeps heat loss to a minimum
- › Efficient temperature heating: from 15°C to 55°C in only 15 minutes

#### Reliability

- › At necessary intervals, the unit can heat up water up to 55°C to prevent the risk of bacteria growth





### Flexibility in providing domestic hot water

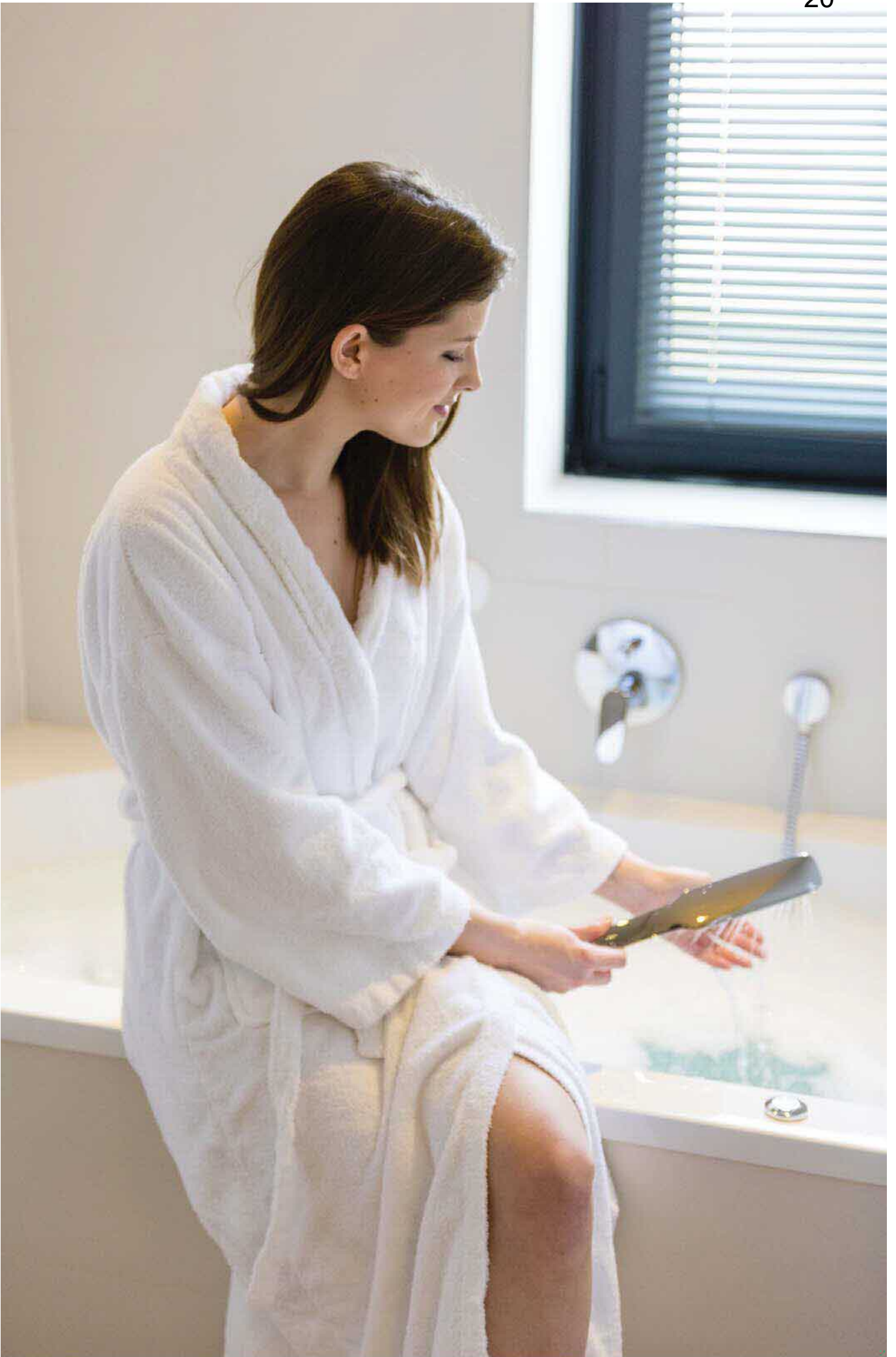
If the end user only requires hot water and installation height is limited, a separate stainless steel tank provides the required installation flexibility.

- › Fresh water principle: receive domestic hot water on demand while eliminating the risk of contamination and sedimentation
- › Optimal domestic hot water performance: with high tapping performance

- › Fit for future possibility to integrate with renewable solar energy and other heat sources.
- › Lightweight and robust build on the unit combined with cascade principle offers flexible installation options
- › Build for small and large homes, customers can choose between a pressureless and pressurised hot water system



Example of installation with a stainless steel domestic hot water tank.





## Daikin Online Controller

The Daikin Online Controller application can control and monitor the status of your heating system and allows you to:

### Monitor

- › The status of your heating system
- › Your energy consumption graphs\*

### Schedule

- › Schedule the set temperature\* and operation mode with up to 6 actions per day for 7 days
- › Enable holiday mode
- › View in intuitive mode

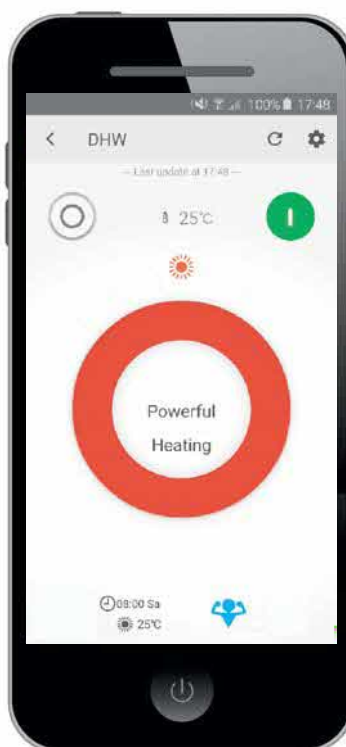
### Control \*\*

- › The operation mode and set temperature
- › Remotely control your system and domestic hot water

\*Starting with ERGA-D

\*\*Control via the app

- › Room thermostat control for space heating and domestic hot water
- › Leaving water temperature control for domestic hot water
- › External control for domestic hot water



### Daikin Online Heating Control

The Daikin Online Control Heating app is a multifaceted programme that allows customers to control and monitor the status of their heating system.

### Main features

- › 'Daikin Eye' (intuitive setting)
- › Tank temperature monitoring
- › Equipped with GDPR (data protection)
- › Remote firmware update of LAN Adapter
- › Control over multiple unit locations

### Applicable Daikin units

- › Daikin Altherma low temperature split
- › Daikin Altherma low temperature monobloc (壁挂炉)
- › Daikin Altherma ground source heat pump
- › Daikin Altherma hybrid heat pump
- › Wall mounted gas condensing boiler DHCND
- › GCU compact

		Thermostat	APP	BRP069A61 BRP069A62	KRCS01-1	EKRUDAS	EKRTR
Daikin Altherma 3	Room temperature	Yes	Yes	•		•	
		No	Yes	•	•		
	External control	Yes	No				•
	Leaving water temperature	Yes	No			•	



# Supporting tools

## Heating Solutions Navigator

Daikin's new Heating Solutions Navigator is designed to help you create the best solution for your customer's home.

The Heating Solutions Navigator is a versatile toolkit on Stand By Me, which brings together all the tools required to complete the design and selection of a system. It's so simple to use, you can create a solution for your customer in just five minutes –on your computer or mobile device.

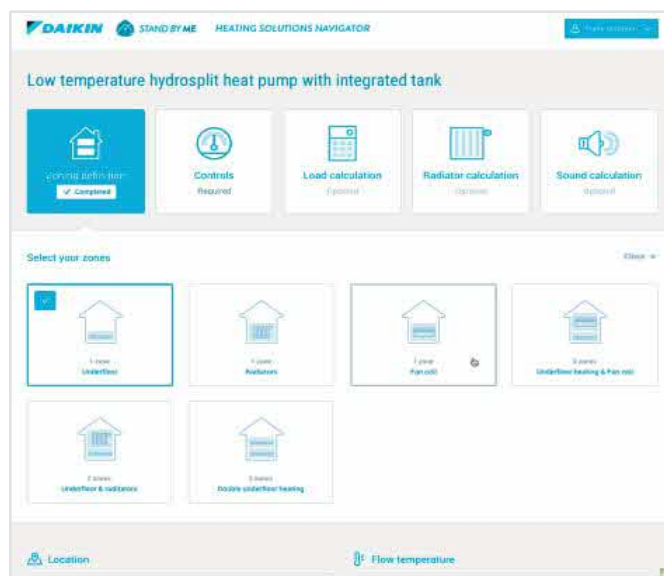
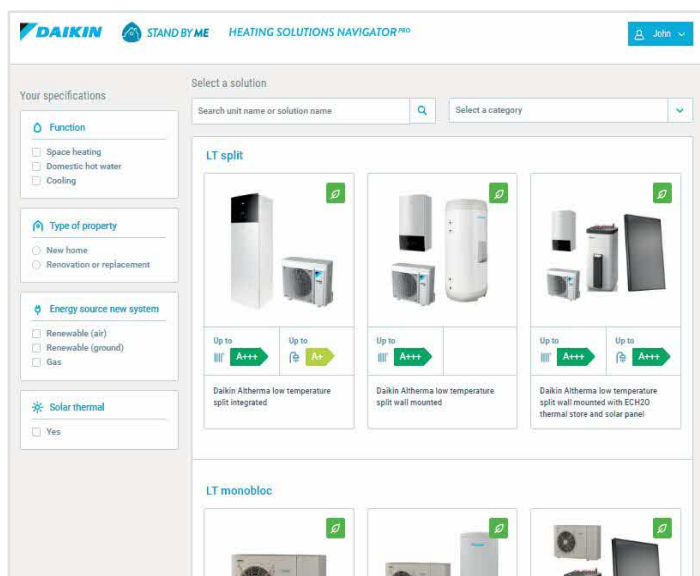
The Heating Solutions Navigator allows you to create quick estimates for initial enquiries or more detailed reports for hot prospects.

The reports offer a highly professional way to showcase Daikin heating solutions to your customers. All product and performance related information is in one place including the solution overview, product descriptions, specifications and schematics, images and literature, equipment list, energy labels, sound pressure information and RHI calculations.

All this can be shared with your customer at the click of a button. So you can follow up leads quickly, your customers can make informed decisions and you can maximise your project opportunities.

The Heating Solutions Navigator helps you to:

- › Quickly see the wide array of Daikin Heating Solutions available
- › Check all the options specifically for your installation
- › Link easily to the installation specific literature
- › Estimate the required heat load - from a simple snapshot to a detailed room-by-room calculation
- › Create custom made piping & wiring diagrams
- › Use the flue gas selection tool for gas based solutions
- › Set the configuration of your installation
- › Compare economic and environmental benefits of the Daikin system versus a conventional heating installation
- › Store all your leads on your Stand By Me account
- › Track projects from lead, installation and commissioning to inviting your customers to select after-sales services





## Stand By Me is a new one-stop resource, providing a complete project management and customer after-care solution.

It provides easy online access to everything in one place including:

- › Heating Solutions Navigator selection tools and reports
- › Performance monitoring and remote metering tools required for MCS and RHI
- › Online commissioning and handover
- › Database of project leads, commissioned installations and registered warranties
- › End-user warranty registration and extension offers
- › End user service and maintenance package options

### Installation database

Stand By Me provides a live dashboard of your project leads and, once the system is commissioned, your existing installations. So you can review and manage which products were installed, where and when.

### Easy commissioning

Hand over couldn't be simpler either. Simply complete the commissioning details, add your customer's email address and they will receive a code so they can create an account on Stand By Me and select their warranty and maintenance options.

### End user warranty registration

Warranty registration (previously on KEY) is now all done on Stand By Me. Once you've commissioned the system and emailed the code to your customer, your database will show you if the end-user has completed the warranty registration and the length of time remaining on their warranty.

### Annual maintenance records

Stand By Me provides an easy way to review the annual maintenance schedules for each site and track any repairs carried out.

### RHI remote monitoring

Stand By Me means that social housing providers no longer need physical access to properties in order to read meters for RHI reports. Remote monitoring of meters on Stand By Me provides a daily summary of the energy produced, consumed and the system efficiency, which can be submitted to Ofgem for RHI reporting. The Daikin remote metering cloud has been designed specifically for Daikin Altherma Hybrid systems and connects with your installed meters to provide all the information needed for quarterly RHI reporting.

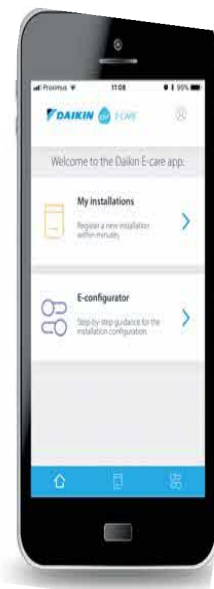
## It couldn't be easier.

So get connected to Stand By Me today on [standbyme.daikin.co.uk](http://standbyme.daikin.co.uk)

## E-care app NEW

### All-in-one app

- › Register your installation on Stand By Me via simple QR code scanning
- › Quick configuration of your heat pump in only 7 steps
- › Diagnosis of malfunction by QR code scanning and error code input





## Trust Daikin

Daikin makes world-class heat pumps. In fact, more than 400,000 Daikin Altherma heat pumps have been fitted across Europe since its initial launch in 2006.

We focus on doing only what we're best at: creating the most efficient heating, ventilation and air conditioning solutions, renowned for design excellence, quality and reliability.

So you can depend on Daikin for the ultimate in comfort, for your customers, leaving you free to focus growing your business with a leading innovator in heating and renewable technologies.

More than 400,000 Daikin Altherma heat pumps have been fitted across Europe since its initial launch in 2006.

[daikin.co.uk](http://daikin.co.uk)

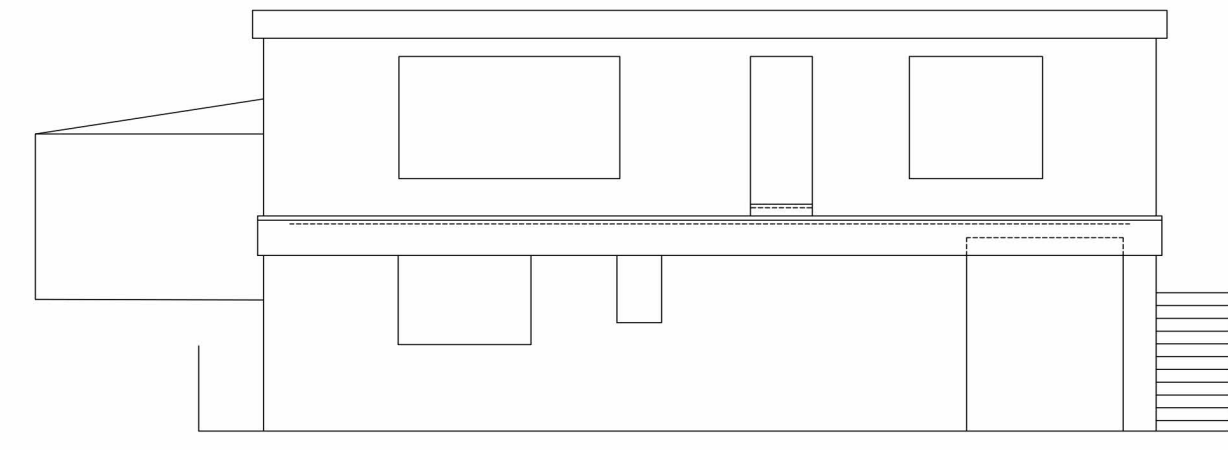
Heating installer line: 0845 641 9070

Dedicated homeowner support line: 0845 641 9271

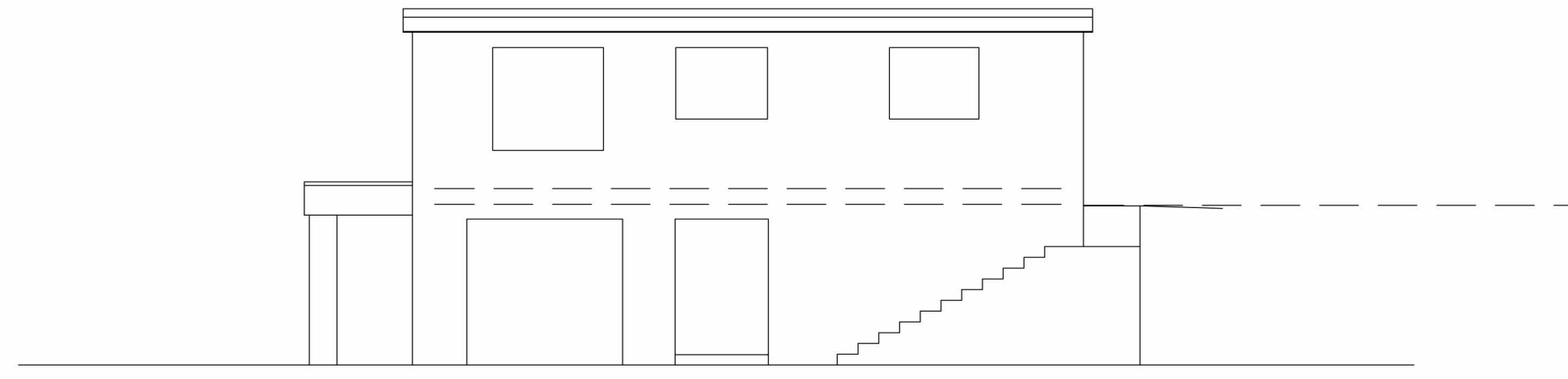
The present leaflet is drawn up by way of information only and does not constitute an offer binding upon Daikin UK. Daikin UK has compiled the content of this leaflet to the best of its knowledge. No express or implied warranty is given for the completeness, accuracy, reliability or fitness for particular purpose of its content and the products and services presented therein. Specifications are subject to change without prior notice. Daikin UK explicitly rejects any liability for any direct or indirect damage, in the broadest sense, arising from or related to the use and/or interpretation of this leaflet. All content is copyrighted by Daikin UK.



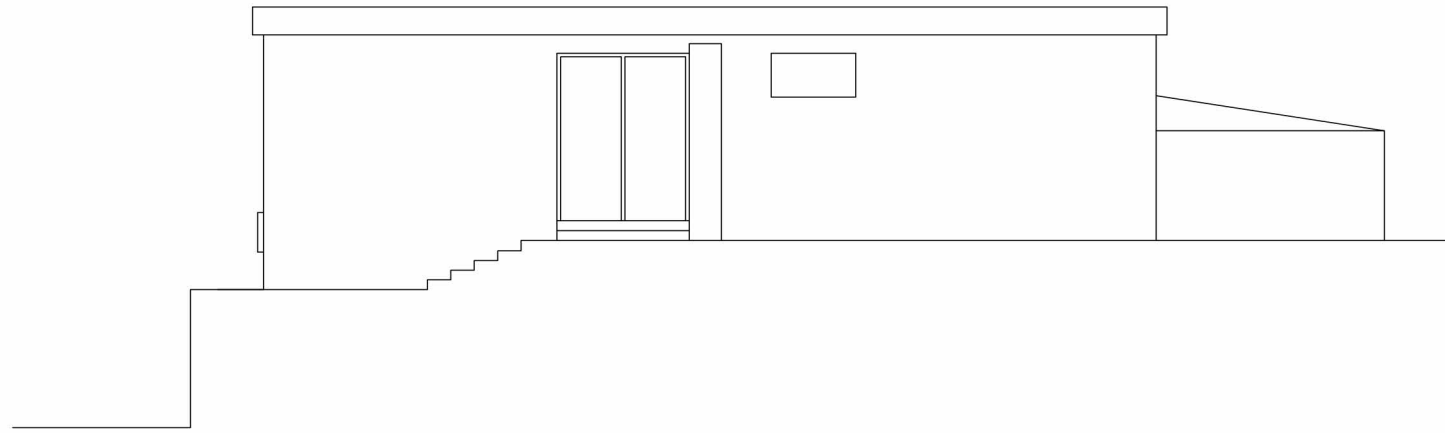
FSC



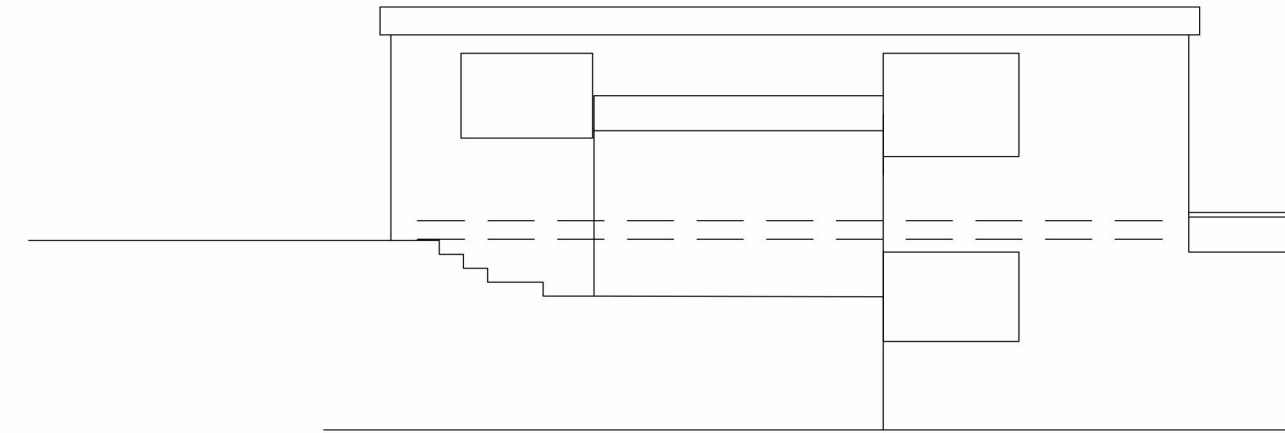
Existing South Elevation Scale 1:100



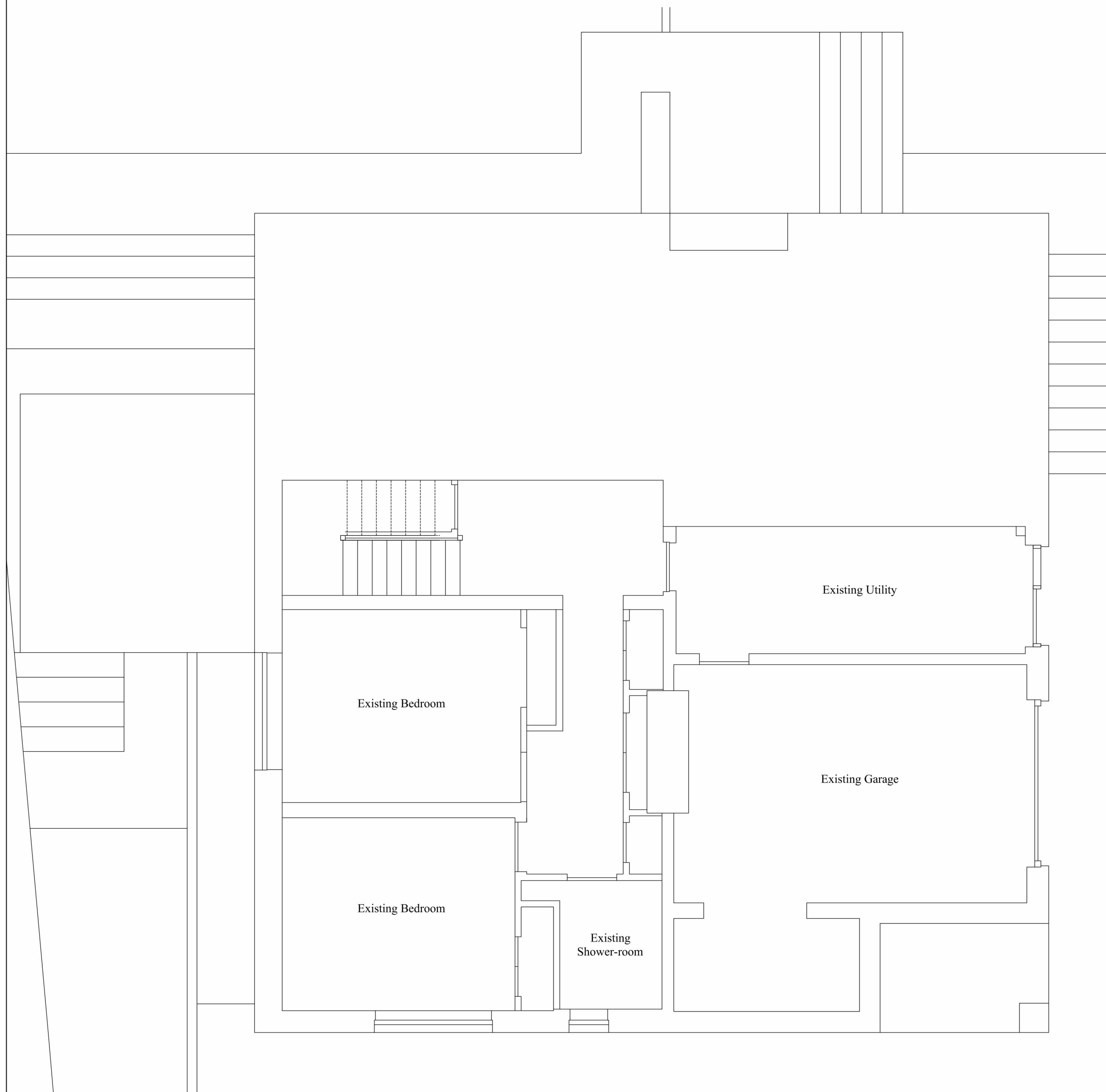
Existing East Elevation Scale 1:100



Existing North Elevation Scale 1:100



Existing West Elevation Scale 1:100



Existing Ground Floor Scale 1:50



Existing First Floor Scale 1:50

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Project  
Nessbreck,  
Guardhouse,  
Stromness,  
KW16 3JR.


Title  
Erection of pitched roof over existing flat roof.  
Demolition of existing sun lounge and erection of music room.  
Erection of Garage.  
Erection of balustrade to existing balcony.  
Alteration of existing garage door to window, slapping of en suite window and patio door, alteration to lounge gable window and installation of replacement doors and windows.  
Re-rendering of exterior walls.  
Installation of heat pump.

Sub-Title  
Existing House.

Client  
David D C MacRae & Laura T Wilson,  
Glowrowerum,  
Stromness,  
KW16 3JP.

Date	9th December 2023.	Drawn By	SJO	Plan Size	A1
Scale	As shown	Dwg No	1681/6/P	Rev	

To comply with The Building (Scotland) Regs 2004.



## Planning Handling Report.

**Extend a house, including pitched roof over existing flat roof and install an air source heat pump at Nessbreck, Back Road, Stromness.**

**Determination under delegated powers: 14 March 2023.**

### 1. Summary

Application Number:	24/015/HH
Application Type:	Householder Planning Permission
Applicant:	Mr David MacRae and Ms Laura Wilson
Agent:	Mr Stephen Omand

#### 1.2.

All application documents (including plans, consultation responses and representations) are available for members to view at the following website address:

[https://www.orkney.gov.uk/Service-Directory/D/application\\_search\\_submission.htm](https://www.orkney.gov.uk/Service-Directory/D/application_search_submission.htm)  
(then enter the application number given above).

## 2. Consultations

### 2.1. Roads Servies

No adverse comment from Roads Services, subject to standard informative.

### 2.2. Environmental Health

No adverse comment, subject to standard condition in relation to noise form the air source heat pump.

### 2.4. Scottish Water

No objection from Scottish Water.

## 3. Representations

No valid representations received.

## 4. Relevant Planning History

### 4.1.

No formal planning application history noted.



## 4.2.

Pre-application advice was provided in relation to the proposed installation of a pitched roof over the flat roof as proposed. This was provided to a party other than the current applicant, but contains the same advice that, ‘the roof truss detail proposed would not be appropriate, by adding a single, relatively low pitched roof span across the entire width of the roof. The proportions of that would not be appropriate in that setting.’

## 4.3.

Notwithstanding any connection between the parties or otherwise, had pre-application advice been sought by the current applicant or agent, consistent advice would have been provided. The application is submitted based on seeking no advice.

## 5. Relevant Planning Policy and Guidance

The full text of the Orkney Local Development Plan 2017 (OLDP 2017) and supplementary guidance can be read on the Council website at:

<https://www.orkney.gov.uk/Service-Directory/D/Planning-Policies-and-Guidance.htm>

The policies listed below are relevant to this application:

- Orkney Local Development Plan 2017:
  - Policy 1 – Criteria for All Development.
  - Policy 2 – Design
  - Policy 9 – Natural Heritage and Landscape
  - Policy 13 – Flood Risk, SuDS and Waste Water Drainage
- National Planning Framework 4
  - Policy 4 – Natural places
  - Policy 14 – Design, quality and place.

## 6. Legal Aspects

### 6.1.

Section 25 of the Town and Country Planning (Scotland) Act 1997 (“the Act”) states that in making determinations under the Planning Acts the determination should be in accordance with the development plan unless material considerations determine otherwise.

### 6.2.

Where a decision to refuse an application is made, the applicant may appeal under section 47 of the Act. Scottish Ministers are empowered to make an award of expenses on appeal where one party's conduct is deemed to be unreasonable. Examples of such unreasonable conduct are given in Circular 6/1990 and include:

- Failing to give complete, precise and relevant reasons for refusal of an application.
- Reaching a decision without reasonable planning grounds for doing so.
- Not taking into account material considerations.
- Refusing an application because of local opposition, where that opposition is not founded upon valid planning grounds.

### **6.3.**

An award of expenses may be substantial where an appeal is conducted either by way of written submissions or a local inquiry.

## **7. Assessment**

### **7.1. Proposal**

Consideration is for works and extension to the existing dwelling known as 'Nessbreck' as a householder planning application, with works including formation of a pitched roof over the existing flat roof of the house, as well as installation of an air source heat pump. The house is located at the edge of the defined settlement of Stromness, with the context rural given the open golf course adjacent. The existing house is unusual as having a large square footprint with a flat roof and is located on the skyline from views to the south and south-east. Works other than the alteration of the roof structure would be acceptable; however, all aspects of the proposed development must be considered and the decision rests on the alteration of the roof structure, being the most significant alteration of the form, scale and appearance of the property.

### **7.3. Visual Amenity**

#### **7.3.1.**

The building is in a prominent location, particularly in views from the golf course and parts of Guardhouse Park. The flat-roofed, broad, square plan of the house is unusual in its context, otherwise out-of-keeping with houses in the immediate vicinity and the established traditional built form in the area. This point is made through correspondence from the agent and is fully accepted, as well as the practical implications of achieving a pitched roof form over the existing scale of flat roof.

#### **7.3.2.**

Relative impact in terms of visual amenity depends on the chosen viewpoint. The house is situated at the edge of a small group of houses and ancillary buildings in a skyline position when viewed from parts of Guardhouse Park and the golf course to the south and south-east of the site. The unusual flat roofed form makes the house notable. The key consideration is therefore not the presence of an established house, rather the impact of altering the roof structure to pitched form and the resultant increase in scale and massing which would increase its prominence. It is this change that would increase its landscape and visual impact and dominate neighbouring buildings in the same area by reason of both accentuation of form and increased scale.

## 7.4. Landscape

### 7.4.1.

The site sits in a sensitive location within the Hoy and West Mainland National Scenic Area (NSA). Policy 9 'Natural Heritage and Landscape' part G 'Landscape' of the Local Development Plan sets out three policy tests of relevance. The wording of the Policy is also such that 'all development' is subject to such consideration, including householder development related to an existing house.

### 7.4.2.

The first test requires that development be sited and designed to minimise negative impacts on landscape, townscape and seascape characteristics and landscape sensitivities identified in the Orkney Landscape Character Assessment. In this regard, the Assessment states:

"Stromness in West Orkney Mainland is an exemplary harbour town which displays extraordinary control of space, views, access and shelter through the orientation, scale and permeability of buildings along its historic spine..."

The value of this test is typically in the assessment of a new building rather than in consideration of extensions or other alterations of an existing house, where impacts is often smaller scale due being in relation to existing built form. The current application site is in a semi-rural context rather than wholly urban given the surrounding open land, golf course and skyline position with distinct separation of the group of buildings in the immediate vicinity from the more typical urban form and rhythm of Stromness. In relation to Policy 2 'Design', the proposal would have a negative impact on the countryside and edge of town that forms the skyline setting of this part of Stromness. The change in form and nature of the house would not be sympathetic to the landscape above the town or the landscape setting of the town. It would be typical for a pitched roof to be regarded as more 'traditional' and in-keeping than a flat roof, and it is very unusual to reach a different conclusion. But the unusual nature of the current house, including broad, square plan and prominence, are such that this is one of the rare occasions where the proposed roof pitch would have a negative impact.

### 7.4.3.

The next test is in consideration of the scale and design of proposed development, as well as the potential for cumulative impacts with other development. These matters have been covered in previous sections noting the unusual circumstance of a large flat roof and owing to the position and setting of the house, the conclusion that such a change would impose unacceptable visual and landscape impacts both individually and in the context of surrounding buildings, and the house would become excessively dominant. The increase in height and scale of the roof does not meet this policy test.

### 7.4.4.

The third part of the policy confirms that development potentially affecting the NSA will only be permitted where it would not have a significant effect on the overall

integrity of the area or qualities for which it has been designated or that any such adverse effects are clearly outweighed by social, environmental or economic benefits of national importance. One of the special qualities of the NSA is identified as the landscape setting of Stromness.

#### **7.4.5.**

In response to concerns on the specific matter of the roof, the agent has stated a view that there would be no significant effects arising. Given its prominent position and setting, the proposed changes to the roof structure are considered to have a significant negative impact on the landscape setting of Stromness. This matter is also considered to have a significant effect on one of the qualities for which the NSA has been designated. There is no evidence provided within the application to indicate that this adverse effect of this part of the proposed development would be outweighed by benefits of national importance, mindful that there are other options in relation to the existing roof form which would either retain the current situation or otherwise minimise the prominence of an alternate roof form. The proposed roof form fails to pass this third policy test. Whilst other elements subject to application are considered to have minimal or no wider landscape impacts, the application must be considered as a whole and the substantive change to the roof fails to comply with Policy 9.

#### **7.4.6.**

The alteration of the roof structure, increasing the prominence of the building in a sky-line situation is deemed to be inappropriate, in such an area of visual sensitivity and would result in the proposed development becoming excessively dominant in the landscape. The proposal does not comply with Policies 1, 2 or 9 of the Local Development Plan, or NPF4 Policy 4. This conclusion aligns with pre-application advice, which recommended an alternate approach to the roof design.

#### **7.4.6.**

It is acknowledged that the existing house creates a difficulty for future development and renovation, due to the unusual large square floor plan, and the flat roof. Various options may exist for alternative redevelopment, which could be assessed. It is not, and cannot be, a question of the cost of the redevelopment, or even the space that would be created in the upper floor as proposed. But given the location and prominence of the house, it is the impact on the surrounding area that is key, in terms of general consideration of the application, including the critical policy tests. The same conclusion would be reached if a new building was proposed in that location, with the same depth of plan which is out-of-keeping with and wider than even relatively modern houses in the vicinity, and the same roof pitch. Although attempting to make use of the building that exists, whether a new building or an extension above the flat roof that already exists, the end result is the same, of a two-storey house with a gable width of over 11 metres, on a prominent and skyline position at the edge of the town.

## 7.5. Other Material Considerations

Other matters, including those raised by consultation bodies, can be addressed by planning condition. Noting the confirmation provided above that no consultation body has raised any objection.

## 8. Conclusion

The proposal is contrary to Policies 1, 2, and 9 of the Orkney Local Development Plan 2017, and Policies 4 and 14 of National Planning Framework 4. The development as proposed would have a negative impact on the Hoy and West Mainland National Scenic Area. The development would be excessively dominant in context and setting, would and is not acceptable with regards to the scale, height, and massing of the proposed roof form. There are no material considerations that outweigh this conclusion.

## 9. Decision

### Application Refused

01. The proposal is contrary to Policy 1 of the Orkney Local Development Plan 2017 as the height and massing of the house as a consequence of proposed alteration to create a two-storey gabled form, with a depth of plan of over 11 metres, would not be 'sited and designed taking into consideration the location and the wider townscape, landscape or coastal character'.

02. The proposal is contrary to Policy 2 of the Orkney Local Development Plan 2017 as the height and massing of the house as a consequence of proposed alteration to create a two-storey gabled form, with a depth of plan of over 11 metres, would not 'reinforce the distinctive identity of Orkney's built environment' and would not be 'sympathetic to the character of its local area'.

03. The proposal is contrary to Policy 9G of the Orkney Local Development Plan 2017 as the height and massing of the house as a consequence of proposed alteration to create a two-storey gabled form, with a depth of plan of over 11 metres, has not been 'sited and designed to minimise negative impacts on the landscape, and townscape characteristics' and adequate consideration has not been given to the 'siting, scale and design of the proposal, as well as the potential for cumulative effects with other developments'.

04. The proposal is contrary to Policy 14 'Design, quality and place' of National Planning Framework 4 as it is not 'designed to improve the quality of an area'.

## 10. Contact Officer

David Barclay, Senior Planning Officer, Email [david.barclay@orkney.gov.uk](mailto:david.barclay@orkney.gov.uk)



Council Offices School Place Kirkwall KW15 1NY Tel: 01856 873 535 (ex 2504) Email: [planning@orkney.gov.uk](mailto:planning@orkney.gov.uk)

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE      100654547-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Description of Proposal

Please describe accurately the work proposed: \* (Max 500 characters)

Erection of pitched roof over existing flat roof. Demolition of existing sun lounge and erection of music room. Erection of Garage. Erection of balustrade to existing balcony. Alteration of existing garage door to window, slapping of en suite window and patio door, alteration to lounge gable window and installation of replacement doors and windows. Re-rendering of exterior walls. Installation of heat pump.

Has the work already been started and/ or completed? \*

No  Yes - Started  Yes - Completed

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant  Agent

## Agent Details

Please enter Agent details

Company/Organisation:	<input type="text" value="KW15 1DN"/>		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	<input type="text" value="Stephen"/>	Building Name:	<input type="text"/>
Last Name: *	<input type="text" value="Omand"/>	Building Number:	<input type="text" value="14"/>
Telephone Number: *	<input type="text" value="01856876215"/>	Address 1 (Street): *	<input type="text" value="Victoria Street"/>
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	<input type="text" value="Kirkwall"/>
Fax Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
		Postcode: *	<input type="text" value="KW15 1DN"/>
Email Address: *	<input type="text" value="stephen@sjomand.co.uk"/>		

Is the applicant an individual or an organisation/corporate entity? \*

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Other"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text" value="Mr &amp; Ms"/>	Building Name:	<input type="text" value="Glowerowerum"/>
First Name: *	<input type="text" value="David T C &amp; Laura T"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text" value="MacRae &amp; Wilson"/>	Address 1 (Street): *	<input type="text" value="Outertown"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Stromness"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="UK"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="KW16 3JP"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="[REDACTED]"/>		

## Site Address Details

Planning Authority:

Orkney Islands Council

Full postal address of the site (including postcode where available):

Address 1:

NESSBRECK

Address 2:

BACK ROAD

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

STROMNESS

Post Code:

KW16 3JR

Please identify/describe the location of the site or sites

Northing

1008199

Easting

325071

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

≤ Yes  No

## Trees

Are there any trees on or adjacent to the application site? \*

≤ Yes  No

If yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

## Access and Parking

Are you proposing a new or altered vehicle access to or from a public road? \*

≤ Yes  No

If yes, please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you proposed to make. You should also show existing footpaths and note if there will be any impact on these.

## Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? \*

≤ Yes  No



## Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? \* ≤ Yes  No

Is any of the land part of an agricultural holding? \* ≤ Yes  No

Are you able to identify and give appropriate notice to ALL the other owners? \*  Yes ≤ No

## Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate B

## Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

I hereby certify that

(1) - No person other than myself/the applicant was an owner [Note 4] of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application;

or –

(1) - I have/The Applicant has served notice on every person other than myself/the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application was owner [Note 4] of any part of the land to which the application relates.

Name:

Address:

Date of Service of Notice: \*

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding;

or –

(2) - The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have/the applicant has served notice on every person other than myself/himself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. These persons are:

Name:

Address:

Date of Service of Notice: \*

Signed: Stephen Omand

On behalf of: Mr & Ms David T C & Laura T MacRae & Wilson

Date: 17/01/2024

Please tick here to certify this Certificate. \*

## Checklist – Application for Householder Application

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

- a) Have you provided a written description of the development to which it relates?. \*  Yes  No
- b) Have you provided the postal address of the land to which the development relates, or if the land in question has no postal address, a description of the location of the land? \*  Yes  No
- c) Have you provided the name and address of the applicant and, where an agent is acting on behalf of the applicant, the name and address of that agent.? \*  Yes  No
- d) Have you provided a location plan sufficient to identify the land to which it relates showing the situation of the land in relation to the locality and in particular in relation to neighbouring land? \*. This should have a north point and be drawn to an identified scale.  Yes  No
- e) Have you provided a certificate of ownership? \*  Yes  No
- f) Have you provided the fee payable under the Fees Regulations? \*  Yes  No
- g) Have you provided any other plans as necessary? \*  Yes  No

Continued on the next page

A copy of the other plans and drawings or information necessary to describe the proposals (two must be selected). \*

You can attach these electronic documents later in the process.

Existing and Proposed elevations.

Existing and proposed floor plans.

Cross sections.

Site layout plan/Block plans (including access).

Roof plan.

Photographs and/or photomontages.

Additional Surveys – for example a tree survey or habitat survey may be needed. In some instances you may need to submit a survey about the structural condition of the existing house or outbuilding.  Yes  No

A Supporting Statement – you may wish to provide additional background information or justification for your Proposal. This can be helpful and you should provide this in a single statement. This can be combined with a Design Statement if required. \*  Yes  No

You must submit a fee with your application. Your application will not be able to be validated until the appropriate fee has been Received by the planning authority.

## Declare – For Householder Application

I, the applicant/agent certify that this is an application for planning permission as described in this form and the accompanying Plans/drawings and additional information.

Declaration Name: Mr Stephen Omand

Declaration Date: 17/01/2024

## Payment Details

Cheque: AAAAAAAAAAAAAAAAAAAAAA, 000000

Created: 17/01/2024 19:21

# Daikin Altherma 3

A powerful future for heating



Setting the new heat pump standard

**BLUEVOLUTION**





# Table of contents

Daikin Altherma 3 with R-32	4
Bluevolution wall mounted unit	5
Domestic hot water	6
Always in control	9
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## Daikin Altherma 3 with Bluevolution R32

### Why choose Daikin Altherma 3?

Bluevolution technology combines very high efficient compressors developed by Daikin with the refrigerant of the future: R32.



#### High performance

- › Delivering temperatures up to 65°C at high efficiency, the R32 Daikin Altherma 3 is suitable for both underfloor heating and radiators and retains its pedigree trademark in frost protection down to -25°C, ensuring reliable operation even in the coldest climates.
- › The optimal combination of Bluevolution technology offers the highest performance:
  - › seasonal efficiency up to A+++
  - › heating efficiency up to a COP of 5,1 (at 7°C/35°C)
  - › Domestic hot water efficiency up to COP of 3,3 (EN16147)
- › Available in 4, 6 and 8 kW

#### Easy to install

- › Delivered ready to work: all key hydraulic elements are already factory mounted
- › The new design enables that all servicing can be done from the front and all piping can be accessed at the top of the unit
- › Stylish modern outlook
- › The outdoor unit is tested and charged with refrigerant, installation time is reduced

#### Easy commissioning :

- › Integrated high resolution colour interface
- › Quick wizard allowing commissioning in maximum 9 easy steps to have the full system ready to work
- › Configuration can take place remotely and settings uploaded to the unit after installation.

#### Easy to control

- › The combined effect of the Daikin Altherma weather dependent set-point controls and its inverter compressors maximises the efficiency of the new Daikin Altherma 3 with R32 Bluevolution technology at each outdoor temperature, ensuring consistent room temperatures at all times.
- › To control on a daily basis your home temperature, settings can be done anywhere at any time via the Daikin Online Controller app. This online controller allows adjustment of home comfort levels to suit individual preferences while achieving further energy efficiencies.



Control  
via app

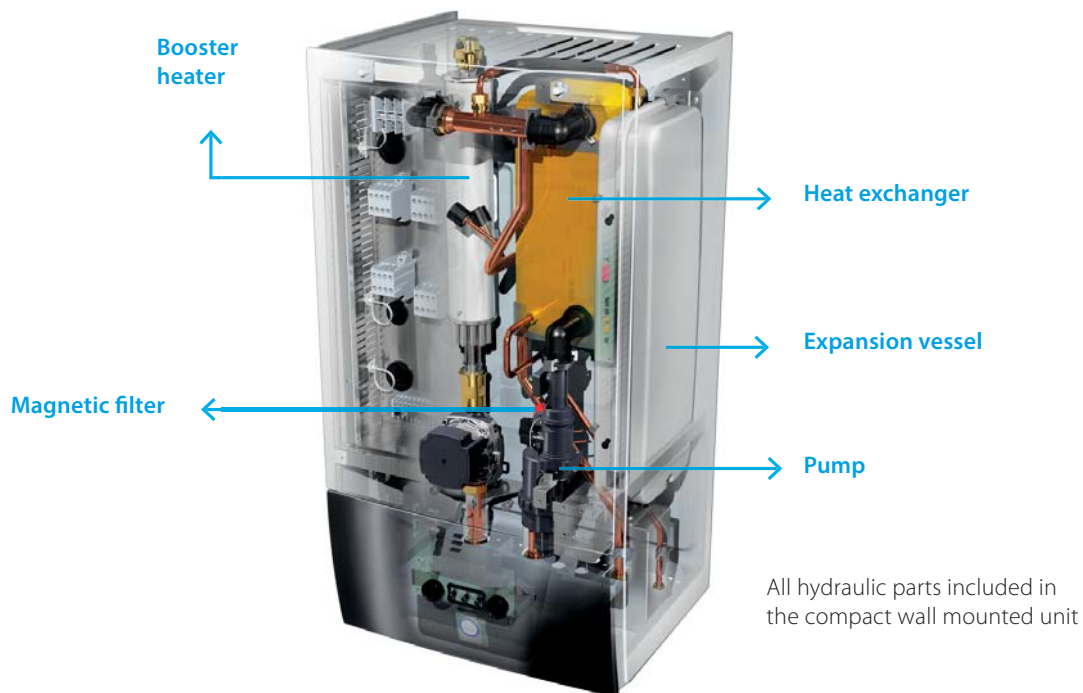


## Why choose a Daikin Altherma 3 wall mounted unit?

The Daikin Altherma 3 split wall mounted unit offers heating and cooling with high flexibility for a quick and easy installation, with an optional connection to deliver domestic hot water.

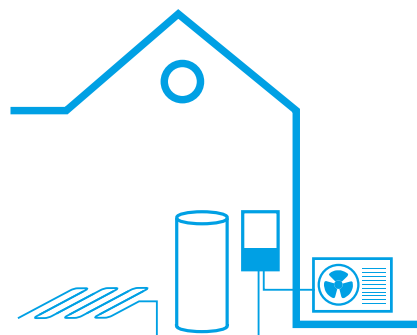
### High flexibility for installation and domestic hot water connection

- › Inclusion of all hydraulic components means no third party components are required
- › PCB board and hydraulic components are located in the front for easy access
- › Compact dimensions allows for small installation space, as almost no side clearances are required.
- › The unit's sleek design blends in with other household appliances.



## Daikin Altherma 3 adapts to your customers' needs

- **Highest seasonal efficiencies** providing the highest savings on running costs
- Perfect fit for **new builds**, as well as for low energy houses
- A leaving water temperature up to 65°C makes it a **perfect choice for refurbishments**



### Wall mounted unit

#### High flexibility for installation and domestic hot water connection

- › Compact unit with small installation (almost no side clearance is required)
- › Can be combined with a space separate domestic hot water tank up to 500 litres, with or without solar support
- › Stylish modern design



# Domestic hot water tank

## Hot water heating installation options

### Why choose a domestic hot water tank?

Whether you only need hot water or you want to combine your hot water with solar systems, we offer you the best solutions to the highest levels of comfort, energy efficiency and reliability.



Stainless steel tank

**NEW**

### Domestic hot water tank

#### Stainless steel tanks

#### Comfort

- › Available in 150, 180, 200, 250 and 300 litres in stainless steel EKHWSU-D

#### Efficiency

- › High-quality insulation keeps heat loss to a minimum
- › Efficient temperature heating: from 10°C to 50°C in only 60 minutes

#### Reliability

- › At necessary intervals, the unit can heat up water up to 60°C to prevent the risk of bacteria growth



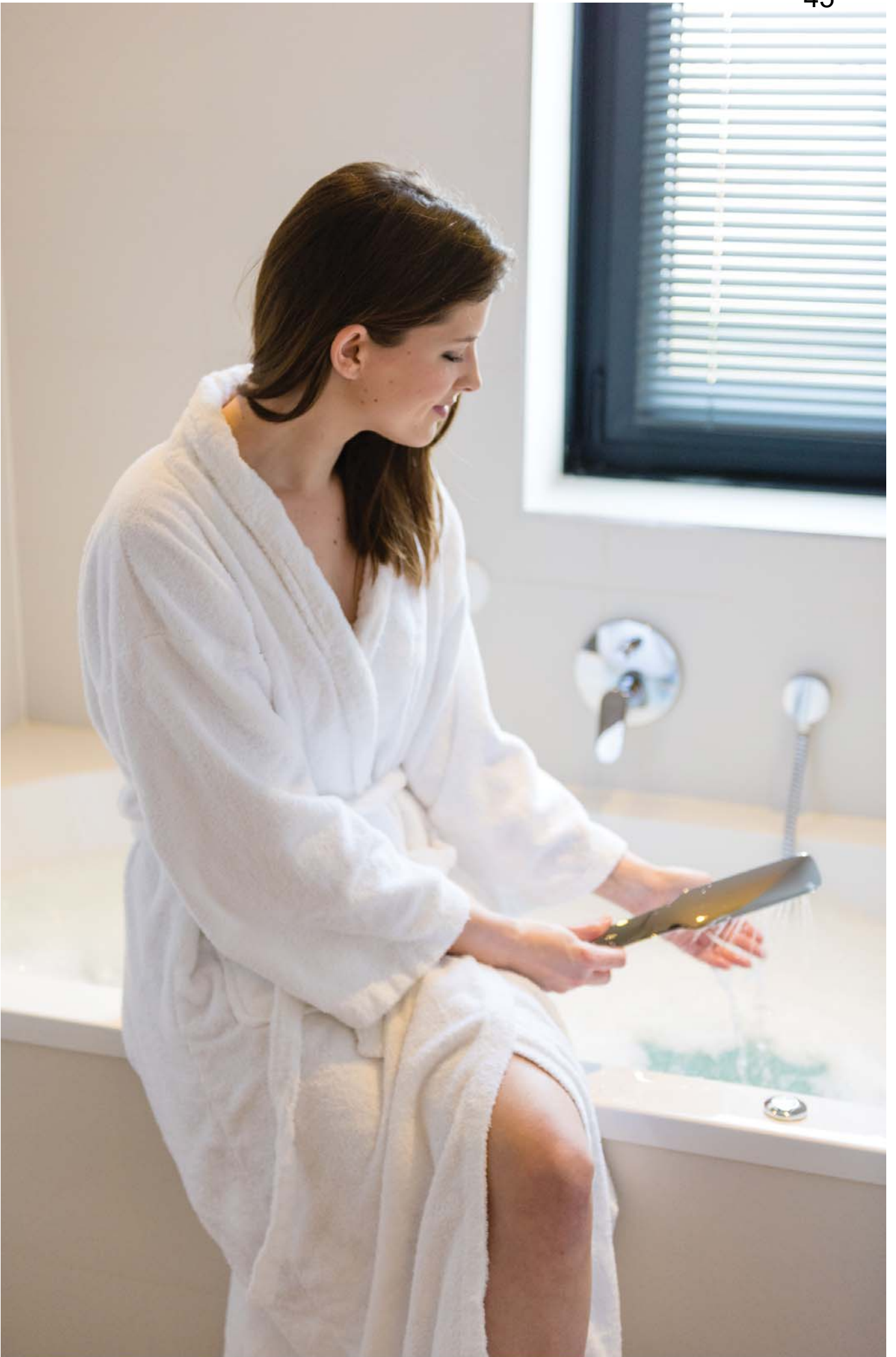
### Flexibility in providing domestic hot water

If the end user only requires hot water and installation height is limited, a separate stainless steel tank provides the required installation flexibility.

- › Fresh water principle: receive domestic hot water on demand while eliminating the risk of contamination and sedimentation
- › Optimal domestic hot water performance: with high tapping performance
- › Fit for future possibility to integrate with renewable solar energy and other heat sources.
- › Lightweight and robust build on the unit combined with cascade principle offers flexible installation options
- › Build for small and large homes, customers can choose between a pressureless and pressurised hot water system



Example of installation with a stainless steel domestic hot water tank.





# Always in control



## Daikin Online Controller

The Daikin Online Controller application can control and monitor the status of your heating system and allows you to:

### Monitor

- › The status of your heating system
- › Your energy consumption graphs\*

### Schedule

- › Schedule the set temperature\* and operation mode with up to **6 actions per day for 7 days**
- › Enable **holiday mode**
- › View in intuitive mode

### Control \*\*

- › The **operation mode** and set temperature
- › Remotely control your system and domestic hot water

\*Starting with ERGA-D

\*\*Control via the app

- › Room thermostat control for space heating and domestic hot water
- › Leaving water temperature control for domestic hot water
- › External control for domestic hot water



### Daikin Online Heating Control

The Daikin Online Control Heating app is a multifaceted programme that allows customers to control and monitor the status of their heating system.

### Main features

- › 'Daikin Eye' (intuitive setting)
- › Tank temperature monitoring
- › Equipped with GDPR (data protection)
- › Remote firmware update of LAN Adapter
- › Control over multiple unit locations

### Applicable Daikin units

- › Daikin Altherma low temperature split
- › Daikin Altherma low temperature monobloc (5-7 kW)
- › Daikin Altherma ground source heat pump
- › Daikin Altherma hybrid heat pump
- › Wall mounted gas condensing boiler D2CND
- › GCU compact

		Thermostat	APP	BRP069A61 BRP069A62	KRCS01-1	EKRUDAS	EKRTR
Daikin Altherma 3	Room temperature	Yes	Yes	•		•	
		No	Yes	•	•		
	External control	Yes	No				•
	Leaving water temperature	Yes	No			•	

# Supporting tools

## Heating Solutions Navigator

Daikin's new Heating Solutions Navigator is designed to help you create the best solution for your customer's home.

The Heating Solutions Navigator is a versatile toolkit on Stand By Me, which brings together all the tools required to complete the design and selection of a system. It's so simple to use, you can create a solution for your customer in just five minutes – on your computer or mobile device.

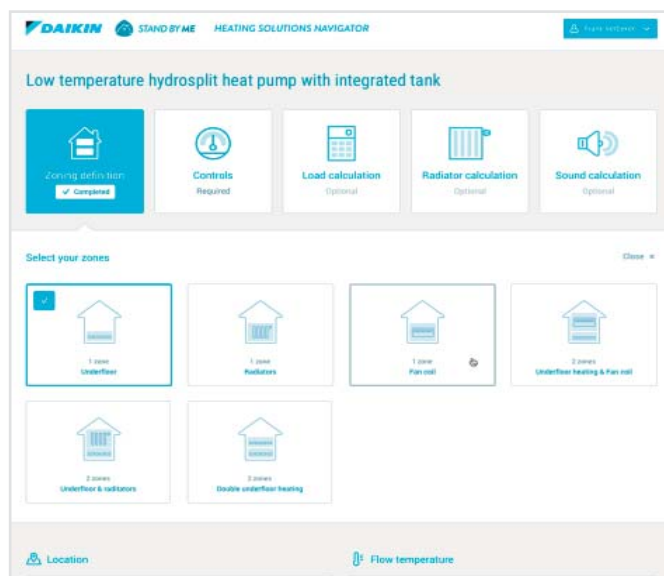
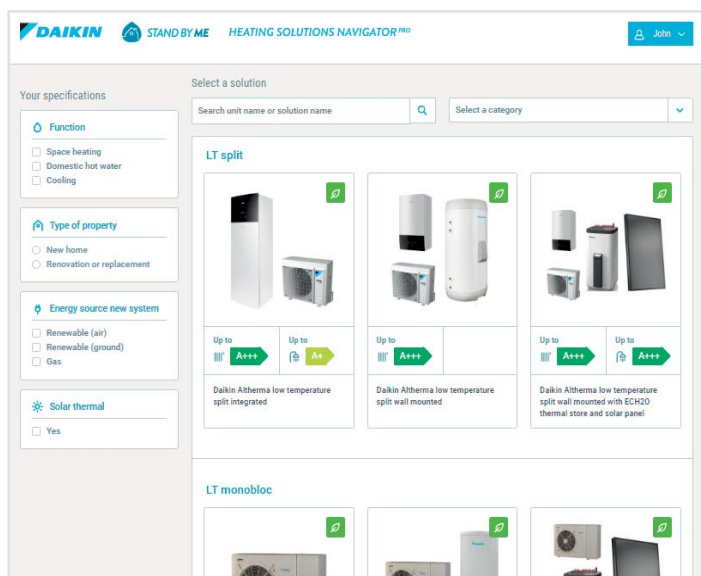
The Heating Solutions Navigator allows you to create quick estimates for initial enquiries or more detailed reports for hot prospects.

The reports offer a highly professional way to showcase Daikin heating solutions to your customers. All product and performance related information is in one place including the solution overview, product descriptions, specifications and schematics, images and literature, equipment list, energy labels, sound pressure information and RHI calculations.

All this can be shared with your customer at the click of a button. So you can follow up leads quickly, your customers can make informed decisions and you can maximise your project opportunities.

The Heating Solutions Navigator helps you to:

- › Quickly see the wide array of Daikin Heating Solutions available
- › Check all the options specifically for your installation
- › Link easily to the installation specific literature
- › Estimate the required heat load - from a simple snapshot to a detailed room-by-room calculation
- › Create custom made piping & wiring diagrams
- › Use the flue gas selection tool for gas based solutions
- › Set the configuration of your installation
- › Compare economic and environmental benefits of the Daikin system versus a conventional heating installation
- › Store all your leads on you Stand By Me account
- › Track projects from lead, installation and commissioning to inviting your customers to select after-sales services





## Stand By Me is a new one-stop resource, providing a complete project management and customer after-care solution.

It provides easy online access to everything in one place including:

- › Heating Solutions Navigator selection tools and reports
- › Performance monitoring and remote metering tools required for MCS and RHI
- › Online commissioning and handover
- › Database of project leads, commissioned installations and registered warranties
- › End-user warranty registration and extension offers
- › End user service and maintenance package options

### Installation database

**Stand By Me** provides a live dashboard of your project leads and, once the system is commissioned, your existing installations. So you can review and manage which products were installed, where and when.

### Easy commissioning

Hand over couldn't be simpler either. Simply complete the commissioning details, add your customer's email address and they will receive a code so they can create an account on **Stand By Me** and select their warranty and maintenance options.

### End user warranty registration

Warranty registration (previously on KEY) is now all done on **Stand By Me**. Once you've commissioned the system and emailed the code to your customer, your database will show you if the end-user has completed the warranty registration and the length of time remaining on their warranty.

### Annual maintenance records

**Stand By Me** provides an easy way to review the annual maintenance schedules for each site and track any repairs carried out.

### RHI remote monitoring

**Stand By Me** means that social housing providers no longer need physical access to properties in order to read meters for RHI reports. Remote monitoring of meters on **Stand By Me** provides a daily summary of the energy produced, consumed and the system efficiency, which can be submitted to Ofgem for RHI reporting. The Daikin remote metering cloud has been designed specifically for Daikin Altherma Hybrid systems and connects with your installed meters to provide all the information needed for quarterly RHI reporting.

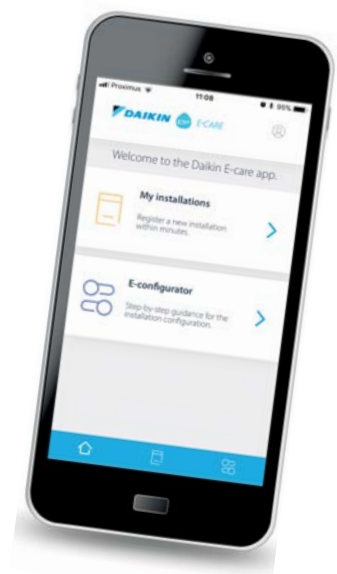
## It couldn't be easier.

So get connected to Stand By Me today on [standbyme.daikin.co.uk](http://standbyme.daikin.co.uk)

## E-care app NEW

### All-in-one app

- › Register your installation on Stand By Me via simple **QR code** scanning
- › Quick configuration of your heat pump in **only 7 steps**
- › Diagnosis of malfunction by QR code scanning and error code input





## Trust Daikin

Daikin makes world-class heat pumps. In fact, more than 400,000 Daikin Altherma heat pumps have been fitted across Europe since its initial launch in 2006.

We focus on doing only what we're best at: creating the most efficient heating, ventilation and air conditioning solutions, renowned for design excellence, quality and reliability.

So you can depend on Daikin for the ultimate in comfort, for your customers, leaving you free to focus growing your business with a leading innovator in heating and renewable technologies.

More than 400,000 Daikin Altherma heat pumps have been fitted across Europe since its initial launch in 2006.

[daikin.co.uk](http://daikin.co.uk)

Heating installer line: 0845 641 9070

Dedicated homeowner support line: 0845 641 9271

The present leaflet is drawn up by way of information only and does not constitute an offer binding upon Daikin UK. Daikin UK has compiled the content of this leaflet to the best of its knowledge. No express or implied warranty is given for the completeness, accuracy, reliability or fitness for particular purpose of its content and the products and services presented therein. Specifications are subject to change without prior notice. Daikin UK explicitly rejects any liability for any direct or indirect damage, in the broadest sense, arising from or related to the use and/or interpretation of this leaflet. All content is copyrighted by Daikin UK.



FSC

**Consultee List**

Application Number 24/015/HH

- Roads Services
- Scottish Water
- Environmental Health



## Neighbour Notification List

From the 3rd August 2009 the responsibility for Neighbour Notification transferred from the applicant to Orkney Islands Council. The Council will send out Notices to those having an interest in land coterminous with or within 20 metres of the boundary of the land for which development is proposed. Where there are no premises on this land and where the Council is unable to identify a relevant address to which notification can be sent, it will advertise this in the local press.

Below is a list of the properties notified for this application.

### Application Number 24/015/HH

- Guardhouse, Back Road, Stromness, Orkney Islands, KW16 3JR
- Greenvoe, Back Road, Stromness, Orkney Islands, KW16 3JR
- Nessbreck, Back Road, Stromness, Orkney Islands, KW16 3JR

**Number of neighbours notified: 3**

**From:** Sam Walker <Sam.Walker@orkney.gov.uk>  
**Sent:** Wednesday, February 7, 2024 4:55 PM  
**To:** planningconsultation <planningconsultation@orkney.gov.uk>  
**Subject:** 24/015/HH

**Classification: OFFICIAL**

**24/015/HH     Extend a house, including pitched roof over existing flat roof and install air source heat pump  
Nessbreck, Back Road, Stromness KW16 3JR**

Having considered the information provided by the applicant Environmental Health recommend the following condition be applied:

Total noise from the Air Source Heat Pump installed shall not exceed NR25 within any residential property outwith the development, where NR25 is the Noise Rating Curve at 25, (noise measurements to be made with a window of any residential property outwith the development open no more than 50 mm).

Reason: to protect any nearby residents from excessive noise disturbance from the air source heat pumps.

Regards

Sam Walker  
Environmental Health Officer  
Environmental Health | Planning and Community Protection  
Neighbourhood Services and Infrastructure  
Orkney Islands Council  
School Place  
KIRKWALL  
KW15 1NY

Tel: 01856 873535 ext 2802



Friday, 16 February 2024

Local Planner  
Development Management, Development and Infrastructure  
Orkney Islands Council  
Kirkwall  
KW15 1NY

Development Operations  
The Bridge  
Buchanan Gate Business Park  
Cumbernauld Road  
Stepps  
Glasgow  
G33 6FB

Development Operations  
Free phone Number - 0800 389 0379  
E-Mail - [developmentoperations@scottishwater.co.uk](mailto:developmentoperations@scottishwater.co.uk)  
[www.scottishwater.co.uk](http://www.scottishwater.co.uk)

Follow Us     

Dear Sir/Madam,

**Nessbreck, Back Road, Stromness Orkney, KW16 3JR**

**Proposal: Extend a house, including pitched roof over existing flat roof and install an air source heat pump**

**Our Reference: DSCAS-0103794-BHH**

**Planning Reference: 24/015/HH**

Thank you for your recent submission detailing your proposals for surface water drainage with regards an extension at the above address.

### Audit of Proposal

I have carried out an audit of the below listed drawings and I'm pleased to confirm that Scottish Water has no objection to the development proceeding.

### Please Note

No new connections will be permitted to the public infrastructure. The additional surface water will discharge to the existing private pipework within the site boundary.

### General Notes

For all extensions that increase the hard-standing area within the property boundary, you must look to limit an increase to your existing discharge rate and volume. Where possible we recommend that you consider alternative rainwater options. All reasonable attempts should be made to limit the flow.



To find out more about connecting your  
SW Private  
General to the water and waste water supply visit:



### So, how are we doing?

We'd love to know what we're doing well or could do better. We promise we're listening, [click here](#) to tell us...



This response is in relation to the information you have provided. If there are any changes to your proposed development, you may be required to submit the proposed amendments for review.

I trust the above is acceptable however if you require any further information regarding this matter please contact me on **0800 389 0379** or via the e-mail address below.

Yours sincerely,

**Carly Gourlay**

Development Operations Analyst

[developmentoperations@scottishwater.co.uk](mailto:developmentoperations@scottishwater.co.uk)

**Scottish Water Disclaimer:**

**"It is important to note that the information on any such plan provided on Scottish Water's infrastructure, is for indicative purposes only and its accuracy cannot be relied upon. When the exact location and the nature of the infrastructure on the plan is a material requirement then you should undertake an appropriate site investigation to confirm its actual position in the ground and to determine if it is suitable for its intended purpose. By using the plan you agree that Scottish Water will not be liable for any loss, damage or costs caused by relying upon it or from carrying out any such site investigation."**



To find out more about connecting your  
SW Private  
General to the water and waste water supply visit:



**So, how are we doing?**

We'd love to know what we're doing well or could do better. We promise we're listening, [click here](#) to tell us...



**INTERNAL MEMORANDUM TO: Roads Services**

Date of Consultation	6th February 2024
Response required by	27th February 2024
Planning Authority Reference	24/015/HH
Nature of Proposal (Description)	Extend a house, including pitched roof over existing flat roof and install an air source heat pump
Site	Nessbreck, Back Road, Stromness, Orkney, KW16 3JR
Proposal Location Easting	325071
Proposal Location Northing	1008199
Area of application site (Metres)	1537
Supporting Documentation URL	<a href="http://planningandwarrant.orkney.gov.uk/online-applications/">http://planningandwarrant.orkney.gov.uk/online-applications/</a>  Please enter - 24/015/HH
PA Office	Development Management
Case Officer	Mr David Barclay
Case Officer Phone number	01856 873535 Ex2502
Case Officer email address	david.barclay@orkney.gov.uk
PA Response To	planningconsultation@orkney.gov.uk

**Comments:**

Given the location and nature of the development Roads Services have no adverse comment to make, however it is requested that the undernoted informative is applied to any planning permission that may be granted.

**INFORMATIVE**

Any damage caused to the existing road infrastructure during construction of the development shall be repaired prior to the development being brought into use, to the satisfaction of the Planning Authority, in conjunction with Roads Services.

It is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain beyond the working day, on a public road from any vehicle or development site.

D.W.



**REFUSE PLANNING PERMISSION**  
**DELEGATED DECISION**

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT, 1997 (as amended) (“The Act”)**  
**DEVELOPMENT MANAGEMENT PROCEDURE (SCOTLAND) REGULATIONS 2013**

**Ref: 24/015/HH**

Mr David MacRae & Ms Laura Wilson  
c/o Stephen Omand  
14 Victoria Street  
Kirkwall  
United Kingdom  
KW15 1DN

With reference to your application registered on 18th January 2024 for planning permission for the following development:-

**PROPOSAL:** Extend a house, including pitched roof over existing flat roof and install an air source heat pump

**LOCATION:** Nessbreck, Back Road, Stromness, Orkney, KW16 3JR

Orkney Islands Council in exercise of its powers under the above Act and Regulations, hereby **REFUSE Planning Permission for the reason(s) outlined on the next page.**

The plans to which this decision relates are those identified in Schedule 1 attached.

**The Council’s reasoning for this decision is:**

The proposal is contrary to Policies 1, 2, and 9 of the Orkney Local Development Plan 2017, and Policies 4 and 14 of National Planning Framework 4. The development as proposed would have a negative impact on the Hoy and West Mainland National Scenic Area. The development would be excessively dominant in context and setting, would and is not acceptable with regards to the scale, height, and massing of the proposed roof form. There are no material considerations that outweigh this conclusion.

(For further detail you may view the Planning Handling Report for this case by following the Application Search and Submission link on the Council’s web page and entering the reference number for this application).

Decision date: 19th March 2024

Jamie Macvie MRTPI, Service Manager, Development Management, Orkney Islands Council, Council Offices, Kirkwall, Orkney, KW15 1NY



**Ref: 24/015/HH**

## **REASONS FOR REFUSAL**

01. The proposal is contrary to Policy 1 of the Orkney Local Development Plan 2017 as the height and massing of the house as a consequence of proposed alteration to create a two-storey gabled form, with a depth of plan of over 11 metres, would not be 'sited and designed taking into consideration the location and the wider townscape, landscape or coastal character'.
02. The proposal is contrary to Policy 2 of the Orkney Local Development Plan 2017 as the height and massing of the house as a consequence of proposed alteration to create a two-storey gabled form, with a depth of plan of over 11 metres, would not 'reinforce the distinctive identity of Orkney's built environment' and would not be 'sympathetic to the character of its local area'.
03. The proposal is contrary to Policy 9G of the Orkney Local Development Plan 2017 as the height and massing of the house as a consequence of proposed alteration to create a two-storey gabled form, with a depth of plan of over 11 metres, has not been 'sited and designed to minimise negative impacts on the landscape, and townscape characteristics' and adequate consideration has not been given to the 'siting, scale and design of the proposal, as well as the potential for cumulative effects with other developments'.
04. The proposal is contrary to Policy 14 'Design, quality and place' of National Planning Framework 4 as it is not 'designed to improve the quality of an area'.

**SCHEDULE 1 – PLANS, VARIATIONS AND ANY OBLIGATION****1. Plans and Drawings**

The plans and drawings to which this decision relates are those identified below:

Location & Site Plans	OIC-01	1
Elevations	OIC-02	1
Floor Plan	OIC-03	1
Floor & Elevation Plans	OIC-04	1
Section Plan	OIC-05	1

**2. Variations**

If there have been any variations made to the application in accordance with section 32A of the Act these are specified below:

Date of Amendment:

Reasons

## RIGHT TO SEEK A REVIEW

If you are unhappy with the terms of this decision you have a right to ask for a review of your planning decision by following the procedure specified below.

### PROCEDURE FOR REQUESTING A REVIEW BY THE LOCAL REVIEW BODY

1. If the applicant is aggrieved by the decision of the Appointed Officer to:
  - a. Refuse any application, or
  - b. Grant permission subject to conditions.

In accordance with the Town and Country Planning (Scheme of Delegation and Local Review Procedure) (Scotland) Regulations, the applicant may apply to the Local Review Body within three months from the date of this notice for a review of that decision.

Forms to request a review are available from either address below, or from <http://www.orkney.gov.uk/Service-Directory/D/appeal-a-decision.htm>

2. Completed forms to request a review should be submitted to the address below:

Committee Services  
Orkney Islands Council  
Council Offices  
School Place  
KIRKWALL  
Orkney  
KW15 1NY

and at the same time a copy of the notice for a review should be sent to:

Service Manager (Development Management)  
Orkney Islands Council  
Council Offices  
School Place  
KIRKWALL  
Orkney  
KW15 1NY

Email: [planning@orkney.gov.uk](mailto:planning@orkney.gov.uk)

3. If permission to develop land is refused or granted subject to conditions, whether by the planning authority or by the Scottish Ministers, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Act.