

## Item: 3.6

**Planning Committee: 5 September 2018.**

**Reinstate House, Extend and Create Access (re-submission of 17/235/PP) at Quoypettie, Deerness.**

**Report by Executive Director of Development and Infrastructure.**

### 1. Summary

#### 1.1.

Planning permission is sought to reinstate a former dwelling and extend at Quoypettie, Deerness, which is a category C listed building. All existing outbuildings would be retained and utilised as part of the proposed house. Three objections have been received on the grounds of design, scale, impact on historic interest and landscape impact. Objections are not of sufficient weight to merit refusal. The development accords with Policies 1, 2, 5, 8, 9 and 14 of the Orkney Local Development Plan 2017.

Application Number:	18/252/PP.
Application Type:	Planning Permission.
Proposal:	Reinstate a house, extend and create an access (re-submission of 17/235/PP).
Applicant:	Mr Neville Martin, 19 Bernard Avenue, Ealing, London, W13 9TG
Agent:	Sepia Design, 20 St Dunstan's Road, Feltham, TW13 4JU

#### 1.2.

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

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

### 2. Consultations

Consultees have not objected or raised any issues which cannot be addressed by planning conditions.

### 3. Representations

#### 3.1.

Three objections have been received from:

- John Winstanley and Lorna Baxter, West Manse, Deerness, KW17 2QH.
- Elizabeth Corsie, Upper Noltland, Deerness, KW17 2QL.
- Elizabeth, Andrew and Heather Buchan, Mullhill, Deerness, KW17 2QH.

### 3.2.

The objections are on the following grounds:

- Overall design and material choice.
- Scale of the proposed additions.
- Impact on the historic interest.
- Impact on the landscape.

## 4. Relevant Planning History

Reference.	Proposal.	Location.	Decision.	Date.
18/253/LB	Install replacement windows and doors, re-roof, remodel existing buildings, and extend.	Quoypettie, Deerness, Orkney.	Pending consideration.	N/A
17/344/LB	Install replacement windows and doors, re-roof, remodel existing outbuildings, partial demolition of outbuildings, and extend	Quoypettie, Deerness, Orkney.	Withdrawn.	05.12.2017.
17/235/PP	Reinstate derelict house, extend and create and access	Quoypettie, Deerness, Orkney.	Withdrawn.	05.12.2017.

## 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:

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

The following policies are relevant to this application.

- Orkney Local Development Plan 2017:
  - Policy 1 – Criteria for All Development.
  - Policy 2 – Design.
  - Policy 5 – Housing.

- Policy 8 – Historic Environment and Cultural Heritage.
- Policy 9 – Natural Heritage and Landscape.
- Policy 14 – Transport, Travel and Road Network Infrastructure.
- Supplementary Guidance and Planning Policy Advice 2017:
  - Supplementary Guidance: Housing in the Countryside.
  - Supplementary Guidance: Historic Environment and Cultural Heritage.
  - Planning Policy Advice: Historic Environment (Topics and Themes).

## **6. Legal Aspects**

### **6.1.**

Section 25 of the Town and Country Planning (Scotland) Act 1997 as amended (the Act) 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...”

### **6.2.**

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 sets a general duty as respects conservation areas in exercise of planning functions: “In the exercise, with respect to any buildings or other land in a conservation area, of any powers, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

### **6.3.**

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.

### **6.4.**

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. Principle**

It is proposed to reinstate a former dwelling and extend at Quoypettie, Deerness. The property has a longstanding vacancy. The existing derelict house and associated outbuildings are category C listed and are largely intact with historic and architectural interest. All buildings would be retained and utilised as part of the proposed house. Supplementary Guidance 'Housing in the Countryside', paragraph 3.04, states, "A renovation may include an extension and/or the integration of other structures associated with the house such as an old farm steading." As a reinstatement of a former dwelling in the countryside, utilising associated outbuildings, the principle of the replacement is acceptable.

### **7.2 Siting, Orientation and Massing**

#### **7.2.1.**

Quoypettie is situated in Deerness on an elevated site sloping towards the B9050, off a track providing access to the site. On the basis that the application is for reinstatement and integration of existing building, the development does not represent the establishment of a new enclosed site in the countryside, as detailed on the site plan attached as Appendix 1 to this report.

#### **7.2.2.**

The overall form and scale has been influenced by the existing architecture and slope of the site and can be viewed as a contemporary interpretation of a traditional farm steading, with outbuildings clustered around a cottage. The proposed development would result in almost the complete restoration of the existing buildings combined with a series of new interlinked units, orientated around a courtyard. This would break down the massing and create more traditionally proportioned single storey units. These units would step with the slope and avoid extensive excavation or underbuilding. This would embed the development more naturally into the landscape to ensure the scale of the development would relate to its rural setting. It should be noted that the scale and form has been significantly reduced from the previous withdrawn application.

### **7.3. Design and Appearance**

#### **7.3.1.**

The original dwelling walls and roof, and walls of the outbuildings, would be traditionally restored. All other parts of the development would be finished using a simple palette of deliberately contrasting high quality materials, comprising corrugated metal sheeting on the roof, natural vertical timber board cladding on the walls and dark grey powder coated windows. The choice of materials would allow the new works to be easily distinguishable from the historic fabric and highlight the existing dwelling in its entirety.

### **7.3.2.**

The restored stone walls of the existing outbuilding would preserve the retained historic fabric and interest. Two appropriately proportioned windows are proposed in addition to existing apertures of the outbuilding. Glazing would also replace a later-addition blockwork easing course on top of the existing stone wall and provide a break to the contemporary roofing material. The level of fenestration is deemed acceptable, and the existing profile would be retained to ensure no alteration to the scale of existing structures.

### **7.3.3.**

Although a relatively large area of new floorspace would be created, within several component parts, on balance of overall design, the simple forms, massing, flat roof intersections, use of high quality materials and appropriate siting, the development is considered sympathetic to the character of the existing buildings and it is anticipated that it would reinforce Orkney's rural landscape. The works are subject to a separate application for listed building consent, which would strictly control the use of materials.

## **7.4. Residential Amenity**

Given the nature of the design and separation distances to neighbouring third parties, no unacceptable impact on residential amenity is anticipated. However, for the avoidance of doubt, the noise generated during the construction phase would be controlled by condition. The site is of adequate size to provide sufficient amenity space for its users.

## **7.5. Access and Road Safety**

The site would be accessed from Manse Road through an existing access that also serves 'West Manse'. This would cause minimal impact on the site and surrounding area and Roads Services has no objection, subject to an appropriate condition and informative. For the avoidance of doubt in terms of intensity of use, the proposed 'gallery space' is part of the house and would be for domestic purposes only, so there would be no unacceptable impact on amenity or road safety.

## **7.6. Sewerage and Drainage**

Site works would include an infiltration field soakaway to treat all foul drainage and linear soakaways to manage surface water.

## **8. Conclusion and Recommendation**

The development would ensure the reinstatement of a former dwelling and preserve Orkney's rural heritage. The siting, scale, form and materials are appropriate to the setting and surrounding area. It is sensitively designed in relation to the extant listing and would have no unacceptable impact on the wider landscape. Residential amenity and road safety would be protected. The development accords with policies 1, 2, 5, 8, 9 and 14 of the Orkney Local Development Plan 2017. Accordingly, the application is **recommended for approval**, subject to the conditions attached as Appendix 2 to this report.

## **9. Contact Officer**

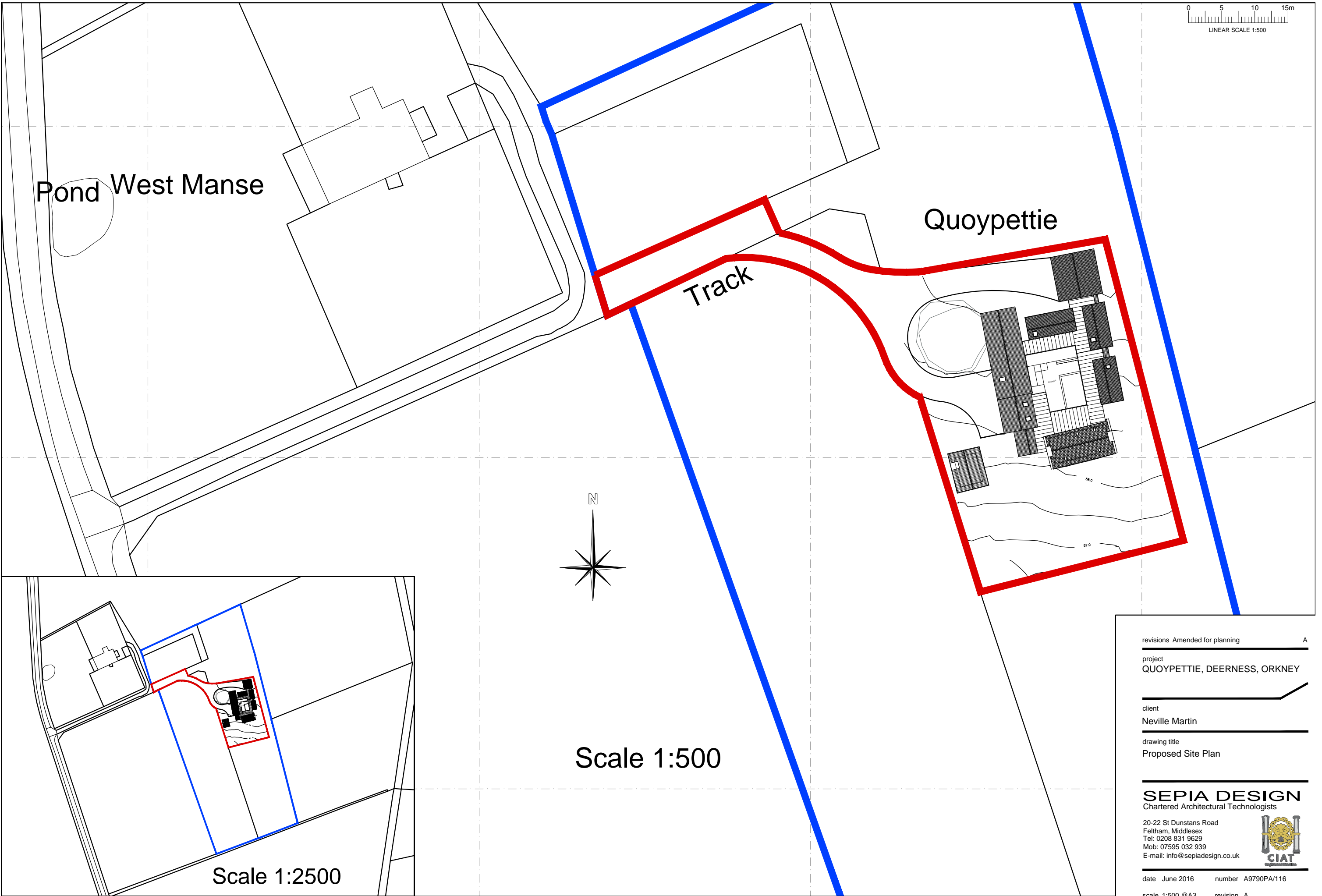
Dean Campbell, Graduate Planner / Planning Technician, extension 2528, Email [dean.campbell@orkney.gov.uk](mailto:dean.campbell@orkney.gov.uk)

## **10. Appendices**

Appendix 1: Site Plan.

Appendix 2: Planning Conditions.

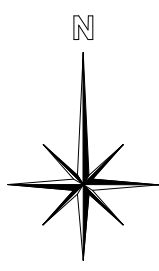
ALL DIMENSIONS TO BE CHECKED ON SITE  
0 5 10 15m  
LINEAR SCALE 1:500



Pond West Manse

Quoypettie

Track



Scale 1:500

Scale 1:2500

revisions Amended for planning A

project QUOYPETTIE, DEERNESS, ORKNEY

client Neville Martin

drawing title Proposed Site Plan

**SEPIA DESIGN**  
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date June 2016 number A9790PA/116

scale 1:500 @A3 revision A

## **Appendix 2.**

### **Grant subject to the following conditions:**

01. For the avoidance of doubt, the 'Gallery' indicated in the floor plan hereby approved shall be used for purposes incidental to the enjoyment of the house only, and for no other purpose or use.

Reason: For the avoidance of doubt, to enable the Planning Authority to retain effective control over the application site, to prevent overdevelopment or an adverse impact on the amenity of the area.

02. The access hereby approved with the public road shall be constructed to the Council's Roads Services standard drawing 'SD-01 Typical Access for Single Development (2-4 houses)', attached to and forming part of this decision notice, including dimensions, road construction, any pipe required, and verge or footway. The access shall be constructed and completed wholly in accordance with these details prior to first occupation of the development hereby approved, and thereafter shall be retained in accordance with these details throughout the lifetime of the development, unless otherwise agreed in writing by the Planning Authority.

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

Reason: In the interests of road safety.

03. Hours of work during the construction of the development hereby approved, involving the use of machinery and powered tools, or any other operation, for example hammering, that would generate noise audible beyond the boundary of the site, shall be restricted to 07:30 to 18:00 Mondays to Fridays, 08:00 to 13:00 on Saturdays and not at all on Sundays, Christmas or New Year Public Holidays unless otherwise agreed in writing with the Planning Authority.

Reason: To protect residential amenity of the area during the construction of this development.