



**PLANNING AND ACCESS COMMITTEE**

**MEETING: NPAPC/PC/02/2015**

**DATE: 2nd March 2015**

<b>SUBMITTED BY:</b>	<b>Head of Planning &amp; Rural Development</b>
<b>APPLICATION NUMBER:</b>	<b>2014/0308/DET</b>
<b>APPLICANT:</b>	<b>David McCowan</b>
<b>LOCATION:</b>	<b>Auchendennan Farm, Arden</b>
<b>PROPOSAL:</b>	<b>Conversion of existing outbuilding to form 3No. holiday let units</b>

<b>NATIONAL PARK WARD:</b>	Ward 5 (south west Loch Lomond)
<b>COMMUNITY COUNCIL AREA:</b>	Luss and Arden Community Council
<b>CASE OFFICER:</b>	Name: Craig Jardine Tel: 01389 722020 E-mail: <a href="mailto:craig.jardine@lochlomond-trossachs.org">craig.jardine@lochlomond-trossachs.org</a>

**1 SUMMARY AND REASON FOR PRESENTATION**

- 1.1 This is an application for the conversion of an existing steading building to provide three holiday accommodation units. The application site is located within the courtyard grouping of traditional outbuildings at Auchendennan Farm. The proposals, if approved, would increase the existing consented number of holiday units within the site.
- 1.2 In accordance with the agreed Scheme of Delegation, this application is being presented to the Committee as it is made by a Member of the Planning and Access Committee (David McCowan).

**2 RECOMMENDATION**

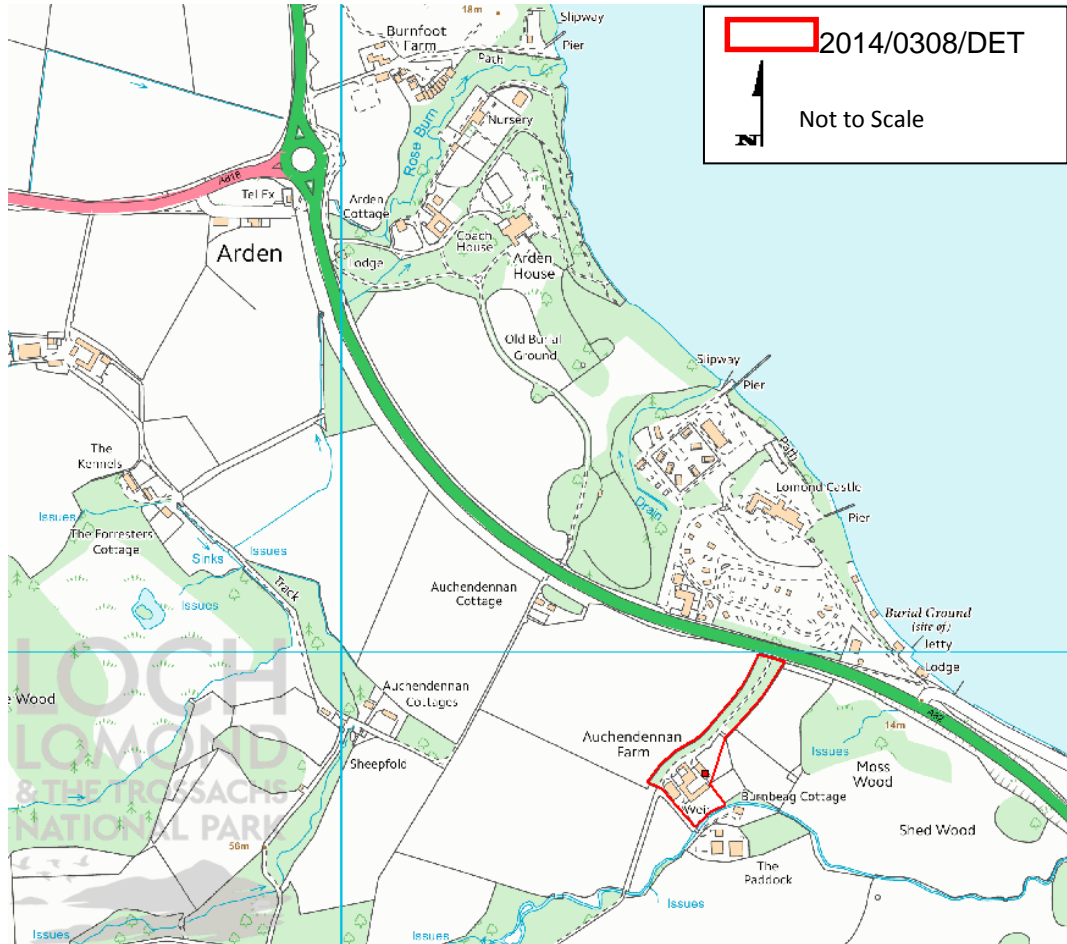
**That Members:**

**APPROVE** the application, subject to the imposition of the conditions set out in Appendix 1 of the report.

### 3 BACKGROUND

#### **Site Description:**

- 3.1 Auchendennan Farm is situated 1 kilometre south-east of the Arden roundabout, on the west side of the A82 Trunk Road.



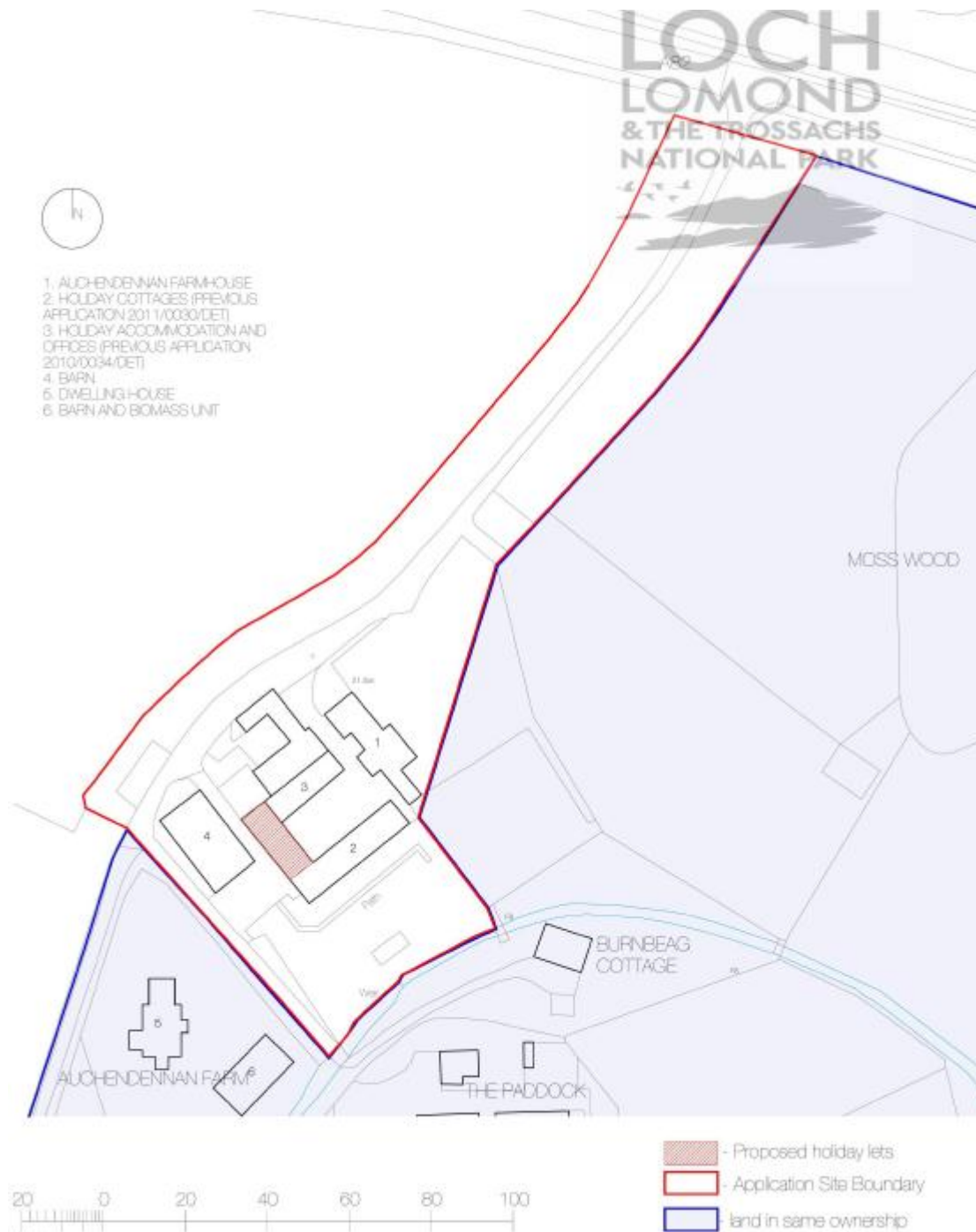
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**Fig. 1: Site Location Plan**

- 3.2 The main building grouping comprises of a traditional farm courtyard which includes the main farmhouse, cottage (in holiday let use), former stables and stores (largely converted to holiday accommodation units – 6 units at present). The traditional farm buildings are constructed in random red sandstone and have a mix of slate and metal corrugated roofs.
- 3.3 The applicant's ownership also extends to encompass an agricultural holding, workshops/stores (former Ministry of Defence buildings), Burnbeag Cottage (in holiday let use) and the agricultural/general store building and owner's house which were approved by committee in June and November 2012 respectively.
- 3.4 The abovementioned site and buildings are served by the existing private access road off the A82.
- 3.5 The application relates to the south-western steading (the tallest within the courtyard grouping). This is the remaining steading not currently converted to holiday accommodation. This building has red sandstone walls with minimal openings on the

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south-west elevation and a metal corrugated roof. The plan below highlights the application site, the proposed conversion and the other existing uses within the applicant's ownership.



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**Fig. 2: Site Plan**

### **Environmental Impact Assessment (EIA):**

- 3.6 For the purposes of the Environmental Impact Assessment (Scotland) Regulations 1999 the National Park is identified as a 'Sensitive Area'. As a 'Competent Body' the National Park Authority has a statutory duty to consider whether proposals for

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development should be subject to the EIA process. In this particular instance it has been determined that an EIA is not required.

**Description of Proposal:**

- 3.7 Formation of new windows and doorways will be necessary to facilitate the accommodation. The corrugated roof would be removed, wallheads raised by approx. 200mm (using existing stone salvaged from the new openings), existing copes replaced and a natural slate roof formed at the original pitch incorporating conservation style rooflights. A modern interpretation of hayloft dormers would project outwards and upwards from the south-west elevation and would be clad in dark stained larch cladding. New window and door fittings would be timber with hardwood dark stained panels. Rainwater goods would be black zinc and fascias would be painted to match the predominant dark stained panelling. Internal subdivisions would be formed within the unit to create three separate self-contained holiday units (2no. one bed units & 1no. two bed unit) over two floors. The existing vennel access to the courtyard would be retained with existing door styles altered to replicate the new design intent.
- 3.8 The design is largely traditional in appearance with some contemporary features such as the large areas of glazing on the gable wall and the aforementioned projecting dormer extensions. The following visualisations show the design approach (note: the window arrangements on the gable have been subsequently amended).



Plate 1: Visualisation of proposed south-west elevation



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### Plate 2: Visualisation of proposed north-west elevation

- 3.9 Parking to serve the existing and proposed holiday units would be provided within the application site (capacity for 15no. spaces in total).
- 3.10 As there is no public foul drainage system in the vicinity (the nearest being 1km to the south-east) the servicing of the units would be via the existing 'biodisc' treatment plant (located to the south east of the main building grouping) and water supply and electricity would be via the public network.
- 3.11 It is proposed that a biomass boiler, to be housed within the recently built storage shed, will serve as the heating source for the proposed and existing units at Auchendennan Farm.
- 3.12 The proposed units would have no defined curtilages. The site is largely landscaped and it is determined that no additional landscaping is required in connection with this proposed development.

### **Summary of Supporting Information:**

- 3.13 The applicant's agent has submitted the undernoted documents in support of the application, the conclusions of which are summarised below:

#### Design Statement: prepared by Collective Architecture

The proposals will retain the existing building, fabric and structure and existing openings where possible. The design seeks to create a balance between the old and new with well considered additions in a contemporary style whilst respecting the traditional vernacular. New openings are discrete and designed to complement existing openings. A projecting dormer presents a bold intervention to allow views which would otherwise be obscured by the barn. A dark stained larch cladding would be used to reflect the use of painted timber in surrounding buildings. Natural slate (Cupa Heavy 3) would replace the existing metal roofing. Existing stonework would be retained and re-pointed using traditional lime-based methods.

#### Sustainability Checklist: prepared by Collective Architecture

Main points regarding sustainability of the project are that an existing stone building will be reused and natural materials, locally sourced (where possible) will be introduced. Passive solar gain is encouraged by the introduction of new openings in the south-west elevation. It is acknowledged that the users will access the site by car but also that the nearby Regional Cycle Route, and connections beyond, provide a good sustainable transport link.

#### Bat Survey Report: prepared by Auritus Wildlife Consultancy, dated Dec 2014

Report concludes that the building has low potential for bat habitat.

#### Structural Survey Report: statement provided by David Narro Associates, dated Sept 2014 (contained within Design Statement document)

Report states that the building is in good condition with little evidence of historic

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movement, although the walls would benefit from being re-pointed. The roof trusses and purlins were generally in good condition. The suspended timber first floor shows evidence of rot and repairs will be required and replacement of steel joist end supports is recommended. Timber lintels require to be inspected for evidence of rot and, where necessary, replaced.

### ***Planning History:***

3.14 **2012/0272/DET** – Erection of dwellinghouse. Approved on 06/11/12.

**2012/0115/DET** – Proposed erection of agricultural/general storage building. Approved on 27/06/12.

**2011/0030/DET** - Conversion of farm stables to form 4 holiday letting units. Approved on 16/06/2011.

**2010/0034/DET** - Conversion of offices to form 2 No holiday letting units. Approved 20/04/2010.

**2006/0251/DET** - Change of use and alterations to outbuilding to form extension to dwelling. Approved 05/02/2007.

**2006/0405/LAW** - Use of outbuilding as a single dwelling house. Certificate of lawfulness issued 31/01/2007.

**2006/0407/DET** - Conversion of storage outbuilding to form office. Approved 14/02/2007.

## **4 CONSULTATIONS AND REPRESENTATIONS**

### ***Responses to Consultations:***

#### 4.1 Transport Scotland

No objections subject to conditions to ensure that the access off the A82 trunk road has satisfactory visibility, gradient and surfacing.

#### 4.2 Argyll & Bute Council – Roads

No objections. The proposed layout indicates that there is sufficient area to accommodate vehicle parking.

### ***Representations Received:***

4.3 No representations received.

## 5 POLICY CONTEXT

### ***National Park Aims:***

- 5.1 The four statutory aims of the National Park are a material planning consideration. These are set out in Section 1 of the National Parks (Scotland) Act 2000 and are:
- (a) to conserve and enhance the natural and cultural heritage of the area;
  - (b) to promote sustainable use of the natural resources of the area;
  - (c) to promote understanding and enjoyment (including enjoyment in the form of recreation) of the special qualities of the area by the public; and
  - (d) to promote sustainable economic and social development of the area's communities.
- 5.2 Section 9 of the Act then states that these aims should be achieved collectively. However, if in relation to any matter it appears to the National Park Authority that there is a conflict between the first aim, and the other National Park aims, greater weight must be given to the conservation and enhancement of the natural and cultural heritage of the area.

### ***Development Plan:***

5.3 National Park Local Plan (adopted Dec 2011)

*Relevant Policies:*

ENV28 – Conservation and Re-use of Redundant Buildings  
TOUR2 – Supporting and Retaining a Range of Quality Tourism Accommodation  
ENV4 – Legally Protected Species  
TRAN3 – Impact of New Development on the Road Network  
TRAN6 – Parking Provision  
D1 – Design Quality  
SUSDEV1 – Sustainable Development  
ENV11 – Connection to Sewerage and Water Supply

### ***Other Material Considerations:***

5.4 National Park Partnership Plan (2012-2017)

*Relevant Policies:*

Con Policy 1: Conservation (Sandford) Principle  
RD Policy 7: Sustainable Design and Construction

5.5 Supplementary Planning Guidance:

Sustainable Design

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### 6 PLANNING ASSESSMENT

6.1 The relevant issues to assess are:

- Policy assessment/ Principle of the development
- Design and external appearance
- Natural Heritage - habitat
- Vehicle access and parking
- Park Aims

#### Policy assessment

6.2 It is acknowledged that the tourism use at Auchendennan Farm has previously been assessed and approved under Policy TOUR1 in application ref: 2011/0030/DET, and could be now considered as having established the principle of tourism accommodation within the existing building grouping. Therefore, it falls to Policy ENV28 of the National Park Local Plan as being the most relevant policy upon which to assess the principle of this new development, given that it proposes conversion of an existing traditional building.

6.3 Policy ENV28 supports the sympathetic conversion and re-use of redundant, structurally sound, buildings of this traditional quality from falling into disrepair.

6.4 The detail submitted in the Building Condition Survey provides sufficient evidence that the building is capable of conversion with no significant risk of building collapse during the works.

6.5 Furthermore, the building is deemed to be worthy of retention due to its vernacular quality and close relationship with the other steadings and farmhouse.

6.6 It is accepted that this building is surplus to the requirements of Auchendennan Farm planning unit as the open barn and recent agricultural/store building fulfil any such need.

6.7 On this basis, it is considered that the proposal complies with the terms of Policy ENV28 as a suitable candidate for conversion.

6.8 It is acknowledged that to achieve the internal head height for an upper floor this will require a modest increase in wall-head and roof height; however, this has been well designed and detailed to ensure that it would not detract from the building's original proportions. Projecting dormers would be added to the south-west elevation. As such these elements do not constitute a significant amount of alteration to the original building. Discussion regarding the acceptability and sensitivity of the extensions and alterations is discussed below under the heading 'design & external appearance'.

6.9 Not only would this proposal facilitate the rehabilitation of these buildings and remove them from risk of future decline and disrepair, it would also facilitate the re-use and recycling of existing traditional materials. Therefore, in order to retain these as part of the National Park's cultural heritage, the proposals are wholly supported by Policy ENV28.

6.10 Given that the units are so closely located to each other, with no obvious scope for



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sufficient private outdoor space or privacy, it is considered that, for amenity reasons, that these units should be occupied as short-term holiday use only. As such it is recommended that an occupancy restriction be used (in accordance with Policy TOUR2) to ensure that this accommodation is not occupied as a separate permanent dwelling.

- 6.11 In light of the above assessment it is considered that support can be given to the principle of additional holiday let units at Auchendennan Farm as meeting the terms of Policy ENV28, subject to a planning condition restricting occupancy as required by Policy TOUR2 (as referred to in para 6.10, and detailed in condition no.1).

### Design & External appearance

- 6.12 The proposed external materials present a traditional approach to the detailing of the conversion, with some allowance for sensitive contemporary design and modern materials to be utilised. It is considered that this approach is acceptable and the mix of traditional and modern has struck the correct balance for its site context.
- 6.13 The originally submitted drawings have been amended in response to the planning officer's recommendations regarding the positioning and proportions of the proposed new openings. The window/door arrangements detailed in the drawings, which comprise the application, are now deemed acceptable.
- 6.14 The applicant's agent proposes a Non Hydraulic Lime (NHL) 3.5 lime mortar for the re-pointing of main stonework walls, with a stronger NHL 5 mortar to be used on copes. The agent has also explained the methodology that they would undertake in the raking out and re-pointing. The National Park's Built Heritage Adviser has commented informally that they are satisfied with these re-pointing proposals.
- 6.15 The use of renewable energy (biomass) for the heating of the units, the proposed high insulation levels of the design, and thermal efficient use of solar gain in the design demonstrates that the future carbon footprint and sustainability of the building has been considered. Thus, this proposal accords with the terms of Policy SUSDEV1.
- 6.16 Overall, these extensions and alterations are considered to be acceptable, subject to further conditions requiring approval of details and materials (see condition no.3); to ensure that the existing building is not demolished and rebuilt (see condition no. 4) or extended without the benefit of planning permission (see condition no.5). These conditions will ensure that the building's character and appeal are retained.
- 6.17 Subject to the aforementioned planning conditions, the design and appearance of the proposals accord with the aims of local plan policies D1 and SUSDEV1 and the guidance contained in the SPG on Sustainable Design.

### Natural Heritage

- 6.18 Further to submission and assessment of the Bat Survey report, it is determined unlikely that bats would use this building and that it has low potential. The National Park's Natural Heritage Officer has assessed this report and has confirmed that they are satisfied with its findings and as such there is no requirement for any additional surveys to be carried out. It is recognised that there is higher bat roost potential in adjacent buildings and bats may be present in the area; therefore, it is recommended that an 'informative' be included on any permission granted to advise of the correct procedure in the event that a bat should be encountered during alteration works (see Informative no.5).

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- 6.19 With regards to breeding birds, works should be carried out outwith the bird breeding season and the aforementioned informative addresses this also to advise the applicant of their obligations under the Wildlife and Countryside Act (see Informative no. 5).

### Vehicle access

- 6.20 Transport Scotland (Trunk Roads Authority) acknowledge that the surfacing, width and gradient improvements originally requested in previous planning applications (most recently the planning application for the house ref: 2012/0272/DET) have since been implemented. The applicant confirmed in writing that these access improvements were addressed during June 2013. As such, Transport Scotland are satisfied with the proposed development subject to a condition requiring that visibility splays be kept clear of obstructions in perpetuity (see condition no.2).
- 6.20 Argyll & Bute Council Roads Authority were consulted and they have confirmed that they are satisfied with the parking arrangements for the new units.
- 6.21 In conclusion, the access and parking infrastructure complies with the aims of Policies TRAN3 and TRAN6 of the National Park Local Plan.

### Park Aims

- 6.22 The proposed development is considered to collectively meet the four statutory aims of the National Park as follows:
- The proposal is such that there would be no detrimental impact on the natural heritage and would ensure future protection of the cultural heritage of the area;
  - The re-use of an existing building helps promote the sustainable use of resources and help promote (through visitor use and recreation) the special qualities of the area;
  - The tourism spend in the local economy generated from the new development will help promote sustainable economic development of the area's communities.

## **7 CONCLUSION**

- 7.1 In light of the above assessment the proposal complies with the relevant Local Plan policies, in particular: ENV28; D1; SUSDEV1; and TRAN3 for the following reasons:
- The building is worthy of sensitive conversion for holiday accommodation use in connection with the existing established rural business;
  - the design and finish of the building would be in keeping with the rural character, setting and built context of the site (having as it does, the appearance of a traditional steading conversion) and represents a sustainable use of the Park's existing cultural resources;
  - Subject to conditions relating to maintenance of visibility splays, the development would not result in a negative impact on the road network or safety;

Therefore, it is recommended that planning permission be approved, subject to the

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conditions contained in Appendix 1.

**Background** <http://www.lochlomond-trossachs.org/planning/>

**Documents:** Click on view applications, accept the terms and conditions then enter the search criteria as 2014/0308/DET.

**List of Appendices:** Appendix 1 Conditions and Informatives

**Appendix 1 Conditions and Informatives**

**Conditions:**

- 1 **Short Term Holiday Accommodation:** The unit(s) hereby approved shall be used solely for short-term holiday use and not for permanent residential use. The unit(s) shall not be occupied by any one individual or group for a period exceeding 90 days in any one calendar year. A register of occupant's details (names and dates of stay) shall be kept and shall be made available to the National Park Authority on request.

[Note: This condition does not prohibit the letting of the units by a management company or other management arrangement on behalf of the owner]

REASON: The proposal has been assessed as a tourism development and the approval of permanent residence(s) would be contrary to the policies contained in the adopted development plan.

- 2 **Visibility Splays:** Prior to commencement of the development hereby approved, the following visibility splays shall be complied with and thereafter maintained in perpetuity:

- The triangles of ground bounded on 2 sides by the first 4.5 metres of the centre line of the access driveway (the set back dimension) and the nearside trunk road carriageway measured 215 metres in both directions from the intersection of the access with the trunk road. In a vertical plane, nothing shall obscure the visibility measured from the driver's eye height of between 1.05 metres and 2.00 metres positioned at the set-back dimension to an object height of between 0.26 metres and 1.05 metres anywhere within the splay.

Reason: To ensure that vehicles entering or exiting the access can undertake the manoeuvre safely and with minimum interference to the safety and free flow of traffic on the trunk road

- 3 **Agreement of Materials and Specifications:** Prior to their installation, a further detailed specification of the undernoted proposed external finishing materials to be utilised on the building, including samples as indicated shall be submitted to, or inspected on-site, and subsequently agreed in writing by, the Planning Authority. Thereafter the specification and materials as may be approved in accordance with this condition shall be followed in the completion of the project.

- a) The timber cladding to be utilised on the walls of the extension/alterations - in-situ finished stained sample measuring at least 1 metre by 1 metre and details of methods of fixing;
- b) The natural roofing slate – sample and specification details of slate, slate size(s), method of fixing and coursing of slate;

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- c) The windows, doors and rooflights to be installed - detailed specification/product details to be submitted and finished colour/finish expressed as an RAL or British Standards colour code;
- d) The natural stone to be used in the uplift of the wallheads - sample of stonework;
- e) The colour/treatment/finishes of any other exposed timberwork – expressed as an RAL or British Standards colour code;
- f) Flues – specification and details of any proposed flues, positioning on the building, dimensions and colour/finish;
- g) The rainwater goods – specification/product details;
- h) A sample of any new paving or hard surfacing materials to be installed within the immediate vicinity of the development hereby approved;
- i) External lighting – specification details, lumens level, number and position of lights, angle of positioning.

REASON: To ensure that the external appearance of the development complements the rural character of the area and the building. To ensure the implementation of the development in accordance with the further details as may be approved in compliance with the conditions attached to this permission.

- 4 **Rural Building Protection:** This permission relates to the conversion and alteration of the building existing at the date of this decision only and, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, no consent is given, or implied, for any works which result in the full or substantial demolition of the existing building to which this approval relates. Should the building, the subject of this approval, be fully or substantially demolished for any reason, then this permission shall be held to be incapable of implementation.

REASON: The proposal has been assessed under the terms of Policy ENV28 and the demolition and rebuilding of a replacement building would be contrary to the aims of this policy contained in the adopted development plan.

- 5 **Permitted Development:** Notwithstanding the provisions of Classes 1A, 1B, 1C or 1D of Part 1 of Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (or any Order revoking or re-enacting that Order), no extensions shall be erected without a planning application to, and the subsequent grant of permission by, the Planning Authority.

REASON: The Planning Authority considers that the construction of extensions should be subject to formal planning control to safeguard the visual amenities of this site and the character of the traditional rural building.

### Informatives:

1. **Duration of permission:** In accordance with section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), this permission lapses on the expiration of 3 years beginning from the date of this permission, unless the development to which this permission relates is begun before that expiration.
2. **Notification of Initiation of Development:** Under section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) the person undertaking the development is required to give the planning authority prior written notification of the date on which it is intended to commence the development. We recommend

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this is submitted 2 weeks prior to the start of work. A failure to submit the notice, included in the decision pack, would constitute a breach of planning control under section 123(1) of that Act, which may result in enforcement action being taken.

3. **Notification of Completion of Development:** As soon as practicable after the development is complete, the person who completes the development is required by section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give written notice to the planning authority of the completion of the building works. As before, there is notice for you to complete for this purpose included in the decision pack. In larger, phased developments, a notice of completion is to be submitted as soon as practicable after each phase is finished by the person carrying out the development.
  4. **Surface Water\_** - Disposal of surface water from the site should comply with General Binding Rules (GBRs) 10 and 11 of The Water Environment (Controlled Activities) (Scotland) Regulations 2005 (as amended). Details of the requirements of these GBRs can be found on SEPAs website or from SEPAs Perth Environmental Protection and Improvement Team on 01738 627989.
  5. **Protected Species in Vicinity** – Bats and breeding birds are known to be in the vicinity of the proposed development. Please be aware that they are fully protected, and it is an offence to deliberately, capture, injure or kill them or to damage, destroy or obstruct their breeding or resting places. It is also an offence to disturb them in their breeding or resting places. It is therefore recommended that the works take place outwith normal bird breeding season (March to July inclusive) or, for swallows (April to September inclusive) unless absence of nests has first been established.
-