



## Planning and Access Committee

27 February 2023

Agenda item: 4

Paper for decision

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**SUBMITTED BY:** Director of Place

<b>APPLICATION NUMBER:</b>	2022/0315/DET
<b>APPLICANT:</b>	Mr Alan Yendell
<b>LOCATION:</b>	Aber Cottage Gartocharn Alexandria G83 8NQ
<b>PROPOSAL:</b>	Erection of replacement dwelling - partial demolition of existing dwelling and conversion to use as domestic outbuilding
<b>NATIONAL PARK WARD:</b>	Ward 4 - East Loch Lomond and Port of Menteith
<b>COMMUNITY COUNCIL AREA</b>	Kilmarnock
<b>CASE OFFICER:</b>	Name: Caroline Strugnell Tel: 01389 722148 E-mail: <a href="mailto:caroline.strugnell@lochlomond-trossachs.org">caroline.strugnell@lochlomond-trossachs.org</a>

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## **1. Introduction**

- 1.1. This application is for the erection of a replacement dwelling, partial demolition of the existing dwelling and its conversion for use as a domestic outbuilding at Aber Cottage, Gartocharn.
- 1.2. This application requires to be determined by the Planning and Access Committee because the application is made on behalf of a Manager of the Park Authority in accordance with paragraph 5.10(iii) of the National Park Authority’s Scheme of Delegation.

## **2. Recommendation**

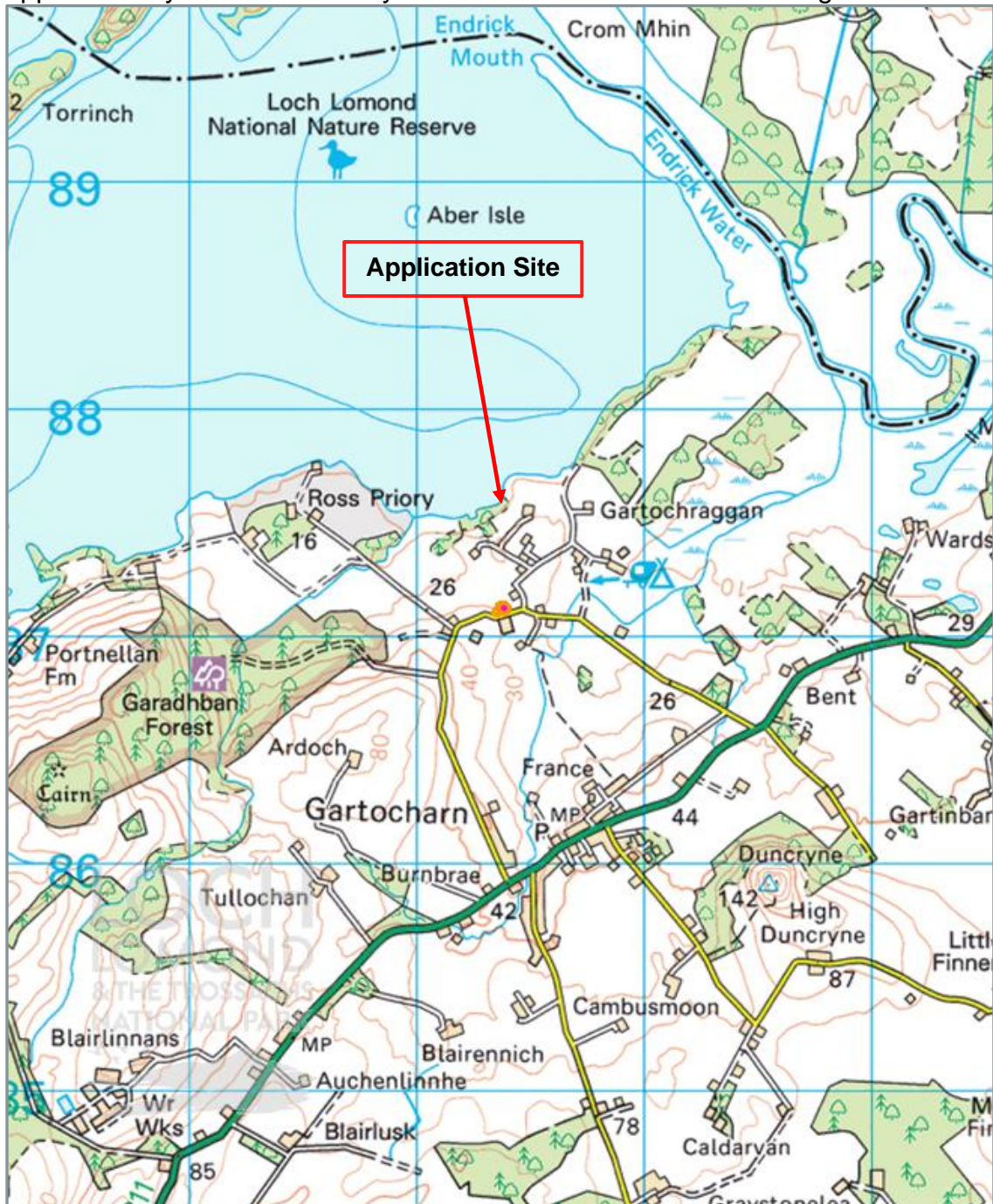
- 2.1. That Members:

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

### 3. Background

#### Site Description

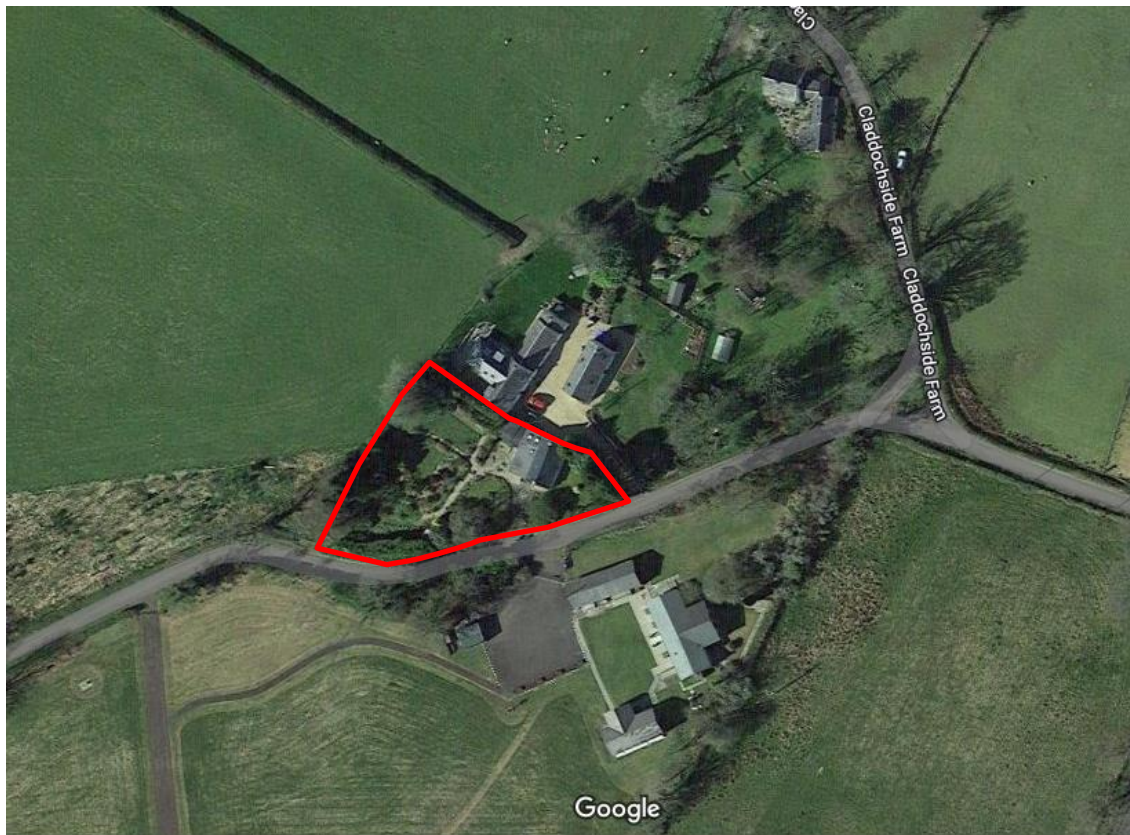
- 3.1. The application site is the residential dwelling known as Aber Cottage and its garden ground. The site is located north of the village of Gartocharn approximately 1.8km by road from the village centre.



*Figure 1: Map showing the location of the application site at 1:25,000 scale.*

- 3.2. The site is located on the north side of the Ross and Aber public road and is situated opposite the access to the Glasgow Girl Guides camping site which is

located on land to the south, and existing residential development (Townhead of Aber) to the north.



**Figure 2:** Aerial image of the application site (outlined in red) and neighbouring development including the Glasgow Girl Guides camping site to the south and existing residential development to the north. (Extract from Google Maps ©)

- 3.3. Aber cottage is located on the eastern side of the plot with the vehicular access on its south side and the garden ground to the west. The southern boundary follows the roadside verge separated by a low stone wall and dense, mature vegetation which screens the garden grounds in views from the public road. The garden looks onto open fields across to the west.



**Figure 3:** Photo of Aber Cottage and existing gated access as viewed from the public road (looking north).



**Figure 4:** Photo looking northwest across the application site including part of the flat-roofed extension the adjoining stone-built store and garden ground. The roof of the neighbouring residential property can be seen in the background.



*Figure 5: Photo of the garden ground of Aber Cottage (looking west towards the open fields).*

- 3.4. The existing dwelling comprises a traditional (c. late 19<sup>th</sup>/early 20<sup>th</sup> century), single-story cottage of stone-wall construction with pitched slate roof and various, later flat-roofed extensions on the west side which are thought to be of brick cavity wall construction. The flat roofed extensions incorporate a covered area which adjoins a stone-built store. The cottage, extensions and store all share the boundary wall with the residential property to the north.



*Figure 6: Photo of Aber Cottage showing the later flat-roofed extensions and adjoining stone garage (far left).*



*Figure 7: Photo of Aber cottage (the original stone-built cottage) - east elevation and south (gable) elevation.*

## Description of Proposal

- 3.5. The proposal is to erect a replacement dwellinghouse in the garden ground. The existing extensions to the cottage would then be demolished with the original cottage retained for use as an ancillary domestic outbuilding. This would be converted internally to provide workshop and storeroom (but no longer providing residential accommodation). The existing stone store would also be retained.



**Figure 8:** Proposed site layout plan showing location of replacement dwelling and parking arrangements and the existing cottage and store (grey) highlighting the flat-roofed part to be demolished (red).

- 3.6. The replacement house is proposed to be sited in the garden ground on the west side of the existing dwelling and orientated to mirror the position and building line of the existing dwelling to the north. The existing access would be retained, and the gravelled hardstanding expanded to provide a turning area and parking for two cars.



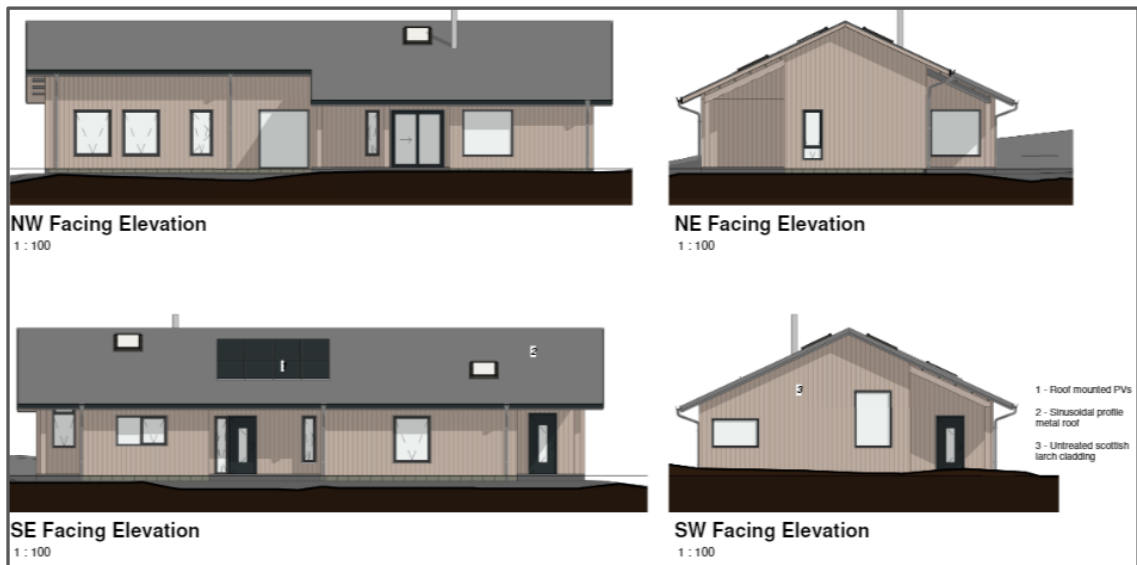


Figure 9: Proposed Elevations



Figure 10: Stock image of the proposed replacement house.

- 3.7. The proposed house would be single story with a broadly oblong floorplan measuring 19.5m long by 8m in width (maximum width 10.5 at the southern end) and with an overall internal floor area of c.116sqm. It would be clad in untreated larch boards, hung vertically, with a dark profile metal roof pitched roof - with a ridge 5.3m high (varied height to eaves). Internally, there would be three bedrooms (one with ensuite bathroom and walk-in wardrobe), an open plan living room-kitchen-diner and a utility/plant room along with a separate shower room. The internal areas would provide access to covered terraces under the roof plan. The construction, which would utilise Structurally Insulated Panels (SIPs), would be of the highest standard of energy efficiency and low carbon emissions (SAP rating of A - excellent).
- 3.8. In relation to services, the replacement house would utilise the existing mains water supply and the existing private septic tank. Surface water would be directed to ground soakaway.

## **Planning History**

3.9. None.

## **4. Environmental Impact Assessment and Habitat Regulations Assessment**

- 4.1. The National Park is identified as a 'Sensitive Area' within the Environmental Impact Assessment (EIA) (Scotland) Regulations 2017. The National Park Authority has a statutory duty to consider whether proposals for development should be subject to the EIA process. In this case the proposal does not require assessment under the EIA regulations because the development is not of a type which is listed in Schedule 2.
- 4.2. The Habitats Regulations require that where an authority concludes that a development proposal is likely to have a significant effect on a European site (Special Protection Area (SPA) or Special Area of Conservation (SAC)) it must undertake an Appropriate Assessment (AA) of its implications for the European site in view of the site's conservation objectives. In this case an AA is not required because the development proposal would not impact on any designated sites.

## **5. Consultations and Representations**

### **Responses to Consultations**

#### West of Scotland Archaeological Society

- 5.1. No objection. WOSAS advise that there is potential for the proposal to encounter and remove sub-surface archaeological material relating to two periods of activity, these being a possible medieval chapel and burial ground and a structure shown as occupying the site on the 1st edition Ordnance Survey map. They have therefore requested a condition requiring the developer to appoint a suitably qualified professional archaeological contractor to prepare a written scheme of investigation setting out details of a programme of fieldwork designed to ensure that any sub-surface features, deposits or artefacts exposed during ground disturbance associated with the proposal could be identified, excavated and recorded.

### **Representations Received**

- 5.2. None received.

## **6. Policy Context**

### **The Development Plan**

- 6.1. Section 25 of the Town and Country Planning (Scotland) Act 1997 states that planning applications are to be determined in accordance with the Development Plan unless other material considerations indicate otherwise. The Development

Plan comprises National Planning Framework 4 (NPF4) and the Loch Lomond & The Trossachs National Park Local Development Plan (LDP) (adopted 2017) along with Supplementary Guidance (SG).

#### National Planning Framework 4 (NPF4) (Feb 2023)

6.2. NPF4 is the fourth National Planning Framework for Scotland. It sets out the Scottish Governments priorities and policies for the planning system up to 2045 and how the approach to planning and development will help to achieve a net zero, sustainable Scotland by 2045. NPF4 supports the achievement of six overarching spatial principles through the planning and delivery of:

- Sustainable places - Scotland's future places will be net zero, nature-positive places that are designed to reduce emissions and adapt to the impacts of climate change, whilst protecting, recovering and restoring our environment.
- Liveable places - Scotland's future places will have homes and neighbourhoods that are healthier, affordable and vibrant places to live.
- Productive places - Our future places will attract new investment, build business confidence, stimulate GDP, export growth and entrepreneurship, and facilitate future ways of working.

6.3. Grouped under these spatial outcomes are 33 policies to guide development management decisions. In this case the assessment references the following NPF4 policies:

- Policy 2 - Climate mitigation and adaptation
- Policy 3 - Biodiversity
- Policy 12 - Zero Waste

#### Local Development Plan (2017-2022) (LDP)

6.4. The LDP sets out the vision for how the National Park should change over the next 20 years. The LDP covers the period from 2017 to 2021 and is intended to be updated every 5 years. The policies of NPF4 and the LDP are aligned in many policy areas. However, where NPF4 differs from the LDP is in its policy approach or emphasis. Greater weight is attached to NPF4 as the more recent policy. To avoid repetition, the planning assessment (Section 8 of this report) leads with consideration of the LDP policies. Where there is difference or divergence, relevant NPF4 policies are considered. The following LDP policies are relevant to the determination of this application:

- Overarching Policy 1 (OP1) – Strategic Principles
- Overarching Policy 2 (OP2) – Development Requirements
- Housing Policy 1 (HP1) – Providing a Diverse Range of Housing
- Housing Policy 2 (HP2) – Location and Types of New Houses Required
- Natural Environment Policy 1 (NEP1) - National Park Landscapes and Visual Impact
- Natural Environment Policy 12 (NEP12) - Surface Water and Wastewater Management

- Historic Environment Policy 7 (HES7) - Other Archaeological Resources

6.5. The full policy details can be viewed online at: <http://www.lochlomond-trossachs.org/planning/planning-guidance/local-development-plan/>

#### Supplementary Guidance

6.6. The adopted Supplementary Guidance provides support to the policies of the LDP and carries the same weight in the determination of applications. The Supplementary Guidance of relevance to this application comprises:

- Housing
- Design and Placemaking

### **Material Considerations**

#### National Park Aims

6.7. 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:

- to conserve and enhance the natural and cultural heritage of the area;
- to promote sustainable use of the natural resources of the area;
- to promote understanding and enjoyment (including enjoyment in the form of recreation) of the special qualities of the area by the public; and
- to promote sustainable economic and social development of the area's communities.

6.8. Section 9 of the Act 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.

#### National Park Partnership Plan (2018-2023)

6.9. The National Park Partnership Plan (“Partnership Plan”) is the overarching vision to guide how all those with a role in looking after the National Park will work together to widen the environmental, social and economic benefits of the Park. All planning decisions require to be guided by the outcomes and priorities of the Partnership Plan to ensure that they are consistent with the Park’s statutory aims.

#### Planning Guidance

6.10. Planning Guidance does not form part of the development plan, but it supports the LDP and is a material consideration in decision making. There is no Planning Guidance of relevance to the determination of this application.

## **7. Summary of Supporting Information**

7.1. The applicant has submitted the following documentation in support of the planning application:

- 'Supporting Statement and Reports' – A compendium document containing the following:
  - Supporting Information Statement – A statement prepared by the applicant containing a description of the site and surrounding area, describing the development proposal and assessment against planning policy.
  - Defect Analysis Inspection Report (dated October 2022) prepared by Hazelwood Surveyors – A survey of specific defects of the existing property which and advise on the likely cause and recommended remediation or further actions necessary.
  - Sustainable Design & Access Statement (dated September 2022) prepared by Makar – A statement containing a site appraisal, information on ground conditions, a strategy for access, parking and turning as well as for landscaping and drainage and the proposed house design, construction method and energy efficient materials.
  - Note on Ground Investigation Works at Aber Cottage Gartocharn prepared by the applicant, Alan Yendell (BSc MEnvSci) – A note of the ground investigation works and ground suitability for foundations and soakaway.
- Preliminary Bat Roost Assessment (dated January 2023) by JK Ecology – A preliminary assessment of Aber Cottage to look for signs of bat presence and habitats suitable for bats. No features or bats were identified in the flat roofed extensions, some features were present in the roof of the original cottage. The assessment concludes no further survey work or mitigation is required in order to carry out the proposed demolition.

## 8. Planning Assessment

8.1. The planning considerations requiring assessment in this case are:

- Principle of Development
- Design and Residential Amenity
- Natural Heritage
- Other Matters.

### Principle of Development

8.2. LDP policy governing replacement houses is contained within Section 14 of the Housing Supplementary Guidance. This states:

*"We support replacement houses in many cases where the house is of poor-quality design and materials and does not meet modern energy efficiency standards. However, where the existing house of traditional vernacular quality we encourage the refurbishment rather than replacement. In instances where a traditional house is in a state of disrepair then a structural engineers report may be required to confirm that the*

*building is realistically beyond repair, and it is difficult to retrofit energy conservation requirements. Demolition will not be permitted unless it can be demonstrated that the building cannot be retained or repaired.”*

- 8.3. The applicant has submitted an independent Defect Analysis Inspection Report in support of the application which provides a detailed account of the dwelling condition. This confirms that due to its age, construction, and lack of maintenance by previous owners, the dwelling suffers various issues including rising and penetrating damp, leaking/degraded roofing, cold bridging and poor ventilation, rot, mould, and woodworm. Most of the identified defects relate to the later extensions which are of poor construction, although the original cottage also suffers from issues common to its age and construction including damp and condensation. The dwelling overall has a Standard Assessment Procedure (SAP) rating of F which indicates very poor energy efficiency and corresponding high carbon emissions from its use as a residential dwelling.
- 8.4. The applicant's supporting statement notes that the symptoms of the damp problems could be managed to an extent. However, to retrofit to modern energy efficiency standards in practice would entail extensive and disruptive works including the stripping back, replacement and/or repair of the existing internal structure and floors and a significant part of the external fabric including the render, flat-roof timbers and coverings. By comparison, constructing a replacement dwelling to a very high standard of energy efficiency would not only be more practical and feasible, but it would also deliver a healthy building that is carbon negative by design.
- 8.5. Based on the information provided, and from the site visit, it is accepted that the issues arising within the poorly built extensions are extensive and, given their nature and the quality of the construction, are not likely to be feasible and/or economical to repair or retrofit to modern standards. They are also later additions that are not particularly sympathetic to the original cottage and demolition therefore does not give rise to concern.
- 8.6. The issues within the original cottage highlighted in the Defects Report (predominantly damp) are relatively common to older buildings and, whilst these could be addressed, the applicant considers it much less problematic to manage these issues if the cottage is not required to meet the energy efficiency standards of a residential dwelling. Otherwise, significant remedial works but also a significantly sized new-build extension would be needed to make the cottage habitable to modern standards and provide suitable accommodation.
- 8.7. A primary aim of the Housing Supplementary Guidance when considering replacement houses is to conserve traditional buildings wherever possible but also to support the development of homes with higher energy efficiency where this cannot otherwise be achieved. This proposal would achieve both aims through the building of an entirely new dwelling, constructed to the highest modern standards of energy efficiency whilst also retaining the traditional cottage (repurposed rather than demolished). The principle of a replacement house at the site is therefore accepted.

- 8.8. A planning condition is normally applied to planning permissions for replacement houses in the countryside to ensure that the existing house is demolished once the replacement house is completed and ready for occupation. This is to ensure compliance with Housing Policy 2(d) which does not permit the creation of additional dwellings in countryside locations (unless in connection with a rural business orcroft). However, as only part-demolition is proposed in this case, a condition is proposed instead to regulate the use of the original dwelling to ensure primary residential use ceases on the occupation of the replacement house.

### **Design and Residential Amenity**

- 8.9. Overarching Policy 2 and the supporting Design and Placemaking Supplementary Guidance requires developments to achieve *“high quality design and layout, provide a positive sense of place, and compliment local distinctiveness.”* Additionally, in relation to replacement houses, the Housing Supplementary Guidance states:

*“The replacement house does not always have to match the style and appearance of the original house, but any new design approach must be in line with the Design and Placemaking guidance. Generally, the resultant footprint should not result in an excessive increase on the original building to ensure we do not lose our supply of small houses.”*

- 8.10. The proposed replacement house would be 3-bedroomed and have an internal floor area of c. 116sqm which is slightly larger than the existing 2-bed house but still comparatively modest in scale for a modern three bed house. This is not excessive and is deemed acceptable and in accordance with the Housing Supplementary Guidance.
- 8.11. The overall scale of the proposed house is considered appropriate for the location with the ridge height and proportions reflecting the existing single-story developments on adjacent land and in the immediate surrounds (the ridge height of the proposed house being 3.47m AOD compared to 3.38m AOD for the neighbouring property). The single storey proportions would also allow the building to sit comfortably alongside the retained cottage and minimise its comparative visual impact when seen from the road. The orientation is also appropriate, mirroring the building line of the neighbouring house and providing some continuity in development pattern and form. The contemporary external appearance, comprising natural, unfinished larch timber cladding and metal profile roof, reflects acceptable approaches set out within the Design and Placemaking Supplementary Guidance and would be distinctive but complimentary to the existing traditional white render and slate-roofed developments nearby.
- 8.12. In terms of climate-friendly design, Overarching Policy 2 requires proposals for new buildings to minimise overall energy requirements through conservation measures and incorporate on-site low and zero carbon generating technologies to meet 20% of the development’s overall energy requirements. NPF4 Policy 2 requires development proposals to be sited and designed *“to minimise lifecycle greenhouse gas emissions as far as possible...”*

- 8.13. The proposed building, through its SIPs construction and other measures would achieve a SAP rating of 'A' (excellent energy efficiency and low carbon emissions) which is the highest rating. This recognises that the energy demand on the building is lower than traditional construction methods. Large triple glazed windows on the south and west facing elevations and roof windows would deliver passive solar gains. Solar PV panels on the roof and an air source heat pump would provide renewable energy alongside mechanical ventilation with heat recovery (MVHR). Secondary space heating would be provided by an efficient wood burning stove.
- 8.14. In terms of embodied energy, the proposed replacement house would be constructed of natural and/or recycled and recyclable materials as promoted by the Design and Placemaking Supplementary Guidance. The SIP panels are formed of sustainably sourced timber and breathable cellulose insulating material made from recycled newspaper. Larch timber cladding, metal profile roof and timber windows and doors are all recyclable materials.
- 8.15. The proposed new house would therefore fully comply with the Overarching Policy 2 and NPF4 in terms of its overall design and energy efficiency.

### **Natural Heritage**

- 8.16. Natural Environment Policy 4 states: *“Development will not be permitted where it would have an adverse impact on any protected species.”* Additionally, the Housing Supplementary Guidance advises that a protected species survey is likely to be required for an application that involves demolition of an existing house.
- 8.17. The proposal involves the demolition of part of the dwelling and its flat roof structures. A survey was therefore undertaken to establish whether these parts of the building contain any features suitable for roosting or whether any bats are present. The extension proposed for removal was found to have negligible bat roost potential due to the lack of roost features present in this part of the property. Some limited features with potential to support roosting bats were observed on the original cottage, however no part of the roof covering or external surfaces on this part of the cottage will be removed or altered as part of the proposed works. The report concludes that it is unlikely that demolition works would cause detrimental disturbance to any bats utilising the limited roost features present in the original part of the cottage, particularly if works were undertaken outwith the bat active season (April to September inclusive). No further mitigation or actions are therefore required.
- 8.18. Natural Environment Policy 6 requires developments to enhance biodiversity by securing the protection, management and enhancement of natural landscape, wildlife, wildlife habitat, habitat networks and green corridors, and where possible the creation of new wildlife habitats. NPF4 Policy 3(c) states *“Proposals for local development will include appropriate measures to conserve, restore and enhance biodiversity, in accordance with national and local guidance. Measures should be proportionate to the nature and scale of development. Applications for individual householder development, [...] are excluded from this requirement.”*



- 8.19. The proposed development would not result in natural habitat loss (it being in the existing garden) and there would be no impacts on biodiversity as a result of the proposed demolition works. No mitigation is therefore required.
- 8.20. Although wholly within a garden curtilage, the proposal is not 'householder development' and is not therefore exempt from the requirement for biodiversity enhancement. The NatureScot guidance '*Developing with Nature - Guidance on securing positive effects for biodiversity from local development to support NPF4 policy 3(c)*' references examples of proportionate measures for biodiversity enhancement for small-scale developments and those in garden grounds including *inter alia* the planting of trees, hedges and wildflowers and the installation of homes for small animals, birds and bats. A condition is therefore proposed for the applicant to consider and submit details of appropriate biodiversity enhancement measures that can be implemented within the site prior to occupation.

## **Other Matters**

### Waste Management

- 8.21. Waste Management Policy 1 requires development proposals to include "*suitable on-site provision for waste management for the collection and storage of recyclable materials and/or composting facilities*". There is provision made adjacent to the parking area for the storage of wheelie bins that segregate waste and recyclables for council operated roadside collection.
- 8.22. NPF4 Policy 12, part a) states, "*Development proposals will seek to reduce, reuse, or recycle materials in line with the waste hierarchy*". The proposed construction method employs 'Lean' construction methods which reduces waste in the manufacturing process. This proposal also minimises waste by reusing rather than demolishing part of the existing development.

### Roads

- 8.23. Transport Policy 3 requires all new developments to satisfy Road Authority standards. As there is no intensification of development at the site West Dunbartonshire Road Authority is not required to be consulted on this proposal. However, it is proposed to provide two parking spaces and a new turning area within the curtilage which satisfies the Road Authority parking requirements contained within their Parking Standards publication (update dated 10/11/19). It would also improve the safety of the existing access where visibility to and from the public road is limited and there is currently insufficient space to manoeuvre and exit the site in forward gear.

### Drainage

- 8.24. The applicant's Supporting Statement contains a note on ground conditions which demonstrates suitability to accommodate soakaway provision for surface run-off water. The existing septic tank has sufficient capacity to service the replacement house (SEPA ref. CAR/R/1047677) for up to 5pe). The drainage proposals are acceptable and in accordance with Natural Environment Policy 12.

## Archaeology

8.25. WOSAS advises there may be sub-surface archaeological material relating to a possible nearby medieval chapel and burial ground and a structure that may have been present on the site in 1865. Where sites have potential archaeological resources that cannot be preserved in situ, Historic Environment Policy 7 states “*planning approval will be conditional upon the developer making appropriate provision for the archaeological excavation, recording, and analysis.*” WOSAS has requested a programme of fieldwork during ground disturbance and a condition is proposed accordingly to secure compliance with this policy.

## **9. Conclusions**

9.1. The principle of the proposed replacement house is acceptable and in accordance with the Housing Supplementary Guidance, subject to a restriction on the use of the retained cottage to prevent continued use as a dwelling. The proposed design is fully in accordance with Overarching Policy 2, the related Design and Placemaking Supplementary Guidance and NPF4 Policy 2 in terms of its overall scale, appearance, layout, materiality, and high standard of energy efficiency. Waste management, drainage and parking provision comply with the relevant policies (Waste Management Policy 1 and NPF4 Policy 12, Natural Environment Policy 12, Transport Policy 3 respectively). A condition for a programme of archaeological works secures compliance with Historic Environment Policy 7.

## Appendix 1 - Planning Conditions

- 1. Duration of Permission:** 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.

REASON: In accordance with section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).

- 2. Occupancy/Use Restriction:** Upon the first occupation of the replacement dwelling hereby permitted and thereafter, the occupation of the existing residential dwelling known as Aber Cottage as a principal residence shall cease and the building shall only be used for purposes ancillary to the use of the main (replacement) dwelling. For the avoidance of doubt such use would exclude use as self-contained accommodation for holiday letting.

REASON: For the avoidance of doubt and because occupation of two self-contained dwellings at the site would be contrary to Housing Policy 2 which restricts housing in countryside locations and because self-contained accommodation for commercial letting requires express planning permission.

- 3. Archaeological Programme of Works:** No development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service.

REASON: To comply with Historic Environment Policy 7 which requires appropriate provision for the archaeological excavation, recording, and analysis where remains cannot be preserved in situ.

- 4. Biodiversity Enhancement Measures:** Prior to the commencement of the replacement dwelling hereby approved, the details of proposed measures to enhance the biodiversity of the application site shall be submitted to and approved in writing by the planning authority. The measures shall have regard to the Nature Scot consultation '*Developing with Nature guidance - Guidance on securing positive effects for biodiversity from local development to support NPF4 policy 3(c)*' and any replacement guidance. The measures shall thereafter be implemented prior to the replacement dwelling being brought into use and maintained thereafter.

REASON: To secure biodiversity enhancement in accordance with Natural Environment Policy 6 and NPF4 Policy 3(c).

- 5. Renewable Energy:** A minimum of 20% of the development's energy needs shall be supplied by on-site renewable energy generating sources. The details

of the renewable energy sources shall be provided to the planning authority upon request.

REASON: Overarching policy 2 requires 20% of a new development's energy needs to be supplied by on-site renewable energy sources.

## Appendix 2 – List of Plans

<b>Title</b>	<b>Reference</b>	<b>Date Received</b>
Location Plan	PL-90-101 Rev A	18/11/22
Existing Dwelling Elevations	ABE1	31/10/22
Proposed Outbuilding Elevations	ABE2	31/10/22
Existing Dwelling and Proposed Outbuilding Floorplans	ABF1	31/10/22
Proposed Floorplans	SK-00-100	31/10/22
Proposed Sections	SK-00-200	31/10/22
Proposed Elevations	SK-00-300	31/10/22
Proposed Site Plan	SK-90-100	31/10/22

## **Appendix 3 – Informatives**

**1 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 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.

**2 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.