

REVIEW.

16/00931/APP ERECT NEW DWELLING HOUSE AND DETACHED DOMESTIC GARAGE AT PLOT AT ENZIE STATION, CLOCHAN, BUCKIE.

In response to the planning officer's decision to refuse this application I will refer to both reasons individually as laid out below.

GENERAL.

The application was for a single dwelling house with a detached domestic garage for a retired Doctor and his wife.

The plot lies to the East of the Hamlet of Clochan. To get to the proposed plot you have to leave Clochan and travel East then leave the road and climb the hill via a track, past 3 existing houses to a hammer head at the end of the track.

This was part of the old railway line and station known as Enzie Station. On the site itself there are existing trees, well defined boundaries and a further setting of hills behind the plot to the South. Services are all available close by. The site is level as you would expect from a former railway line.

REASONS FOR REFUSAL 1.

The planning officer has suggested that because of the proposed house siting and location, the proposal would result in an additional dwelling contributing to an unacceptable build up of housing detrimentally changing the rural character of the area.

RESPONSE.

At present, there are 3 relatively new houses grouped together yet quite spacious areas between them in this location. On the other side of the road to the North is the Old Station House but there is considerable tree coverage between the proposed house and this building making it isolated from the 3 other new builds.

We are now looking at adding a fourth house to this spacious grouping.

The first important point to consider is this. Is there any guidance within the Moray Council Local Plan Policy 2015 document to advise applicants as to how many houses within a grouping is acceptable

within the Moray area? The simple answer is no. This is arbitrary and open to interpretation.

The second important question to ask is has any precedent been set by Moray Council for groups of 4 and 5 houses in the countryside around Moray. The simple answer is yes.

EVIDENCE.

Within the Local Plan there is no evidence available to say what constitutes an unacceptable build up of housing in the countryside around Moray. This is left to the individual officer to determine which means he may or may not be correct. In this instance we think not and our reasoning is as follows.

Examples of groups of houses with 4/5 dwellings.

1. To the North of Urquhart there are 4 houses at the old railway station site.
2. To the West of Urquhart there is a group of 4 houses recently constructed.
3. Rathven Station Buckie. A combination of existing and new houses there with a total of 7 units.
4. On the road to Spey Bay between the golf Club and Bogmoor a grouping of 4 houses.
5. Mosstowie. Various groups of housing projects ranging from 4 and 5 units grouped together.
6. Rothes area at Conrock. Again housing in the region of 7 units in the same area.
7. Archiestown. Throughout this area there are numerous developments exceeding 4 and 5 houses in groups together.

These are not exhaustive but merely examples to demonstrate that **PRECEDENT** has been set throughout Moray for developments of 4/5 units of housing. Our clients look around Moray and see all these other groups of houses and are confused as to how their application is refused.

REASONS FOR REFUSAL 2.

The second reason for refusal offered by the planning officer makes reference to the proximity of the build up of housing to Enzie Station within close proximity to the designated Rural Grouping of Clochan would further compromise its defined boundaries and distinct separation from the surrounding open countryside.

RESPONSE.

In order for this statement to be correct, the proposed house would need to be located between the existing 3 houses and the village of Clochan. However, the proposed house will actually be further away from the settlement boundary of Clochan with it being proposed beyond the existing 3 houses and will have no impact on the open countryside around the village whatsoever.

From the surrounding countryside and main roads network you can hardly pick out where these 3 existing houses are located. Due to the topography of the ground you cannot see any of the houses from the village of Clochan and from the vantage point of the proposed site you cannot see the village. The proposed house site is at least half a mile away from the nearest point that could be called the settlement boundary of Clochan.

We feel certain that this point would be validated should the Review Board carry out a site visit.

We tried to get photographs to show the relationship between the plot and the settlement boundary of Clochan but again the topography of the ground made this impossible. A site visit is essential to prove this point.

From the response to the first reason for refusal there are areas mentioned there where the developments are far closer to settlement boundaries than the one proposed by this planning application.

The existing and proposed housing are considerably detached from the village of Clochan at present and with the proposed house being located even further away from the village boundaries, we cannot see where the planning officer thinks that this will compromise the build up between the plot and the village when other houses are between both. There is no intrusion into the land between the existing houses and Clochan village boundaries therefore his reason for refusal is inaccurate.

SUMMARY.

We have 2 reasons given for refusal. Due to the lack of guidance from the Local Plan 2015 Policy document, there is no evidence in the guidance to determine how many houses constitute to an unacceptable build up in the countryside. We have cited this along with demonstrating precedent has been set throughout the Moray area for developments of 4/5 groups of houses.

There is no evidence to support the planning officer's second reason for refusal given that none of the 3 other houses approved appear to

have compromised the settlement boundary of Clochan. With the proposed house being even further away from the settlement boundary there is no compromising of the distinction between the defined boundary of the village and the distinct separation from the open countryside.

We respectfully ask that you look at the evidence before you and with a site inspection it should become apparent that there is no compromise to the distinction between the village boundary and the open countryside up to the proposed plot. There is a lack of defined guidance in the Local Plan and there is quite clearly precedent throughout Moray of groups of 4/5 house close together.

With this in mind we would respectfully ask that you overturn the planner's decision and grant our clients planning permission for their new retirement home.



design consultants

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Main Street, Urquhart, Elgin, Moray, IV30 8LG

Development Control Manager
Development Services
The Moray Council
High Street
ELGIN

Our Ref CTK/CK/15-28 **(Please quote on all future correspondence)**
Your Ref 15/02251/APP
Date 07 June 2016

Dear Sir,

**ERECT NEW DWELLING HOUSE AT PLOT AT ENZIE STATION,
CLOCHAN.**

Please find enclosed our revised application for the above project. The original application Ref 15/02251/APP was refused on the first of April 2016. As the application is identical and within 1 year of the decision date, we assume that there will be no fee payable other than the advertisement fee of £107.

In support of our application we would ask you to consider the following information when assessing our revised proposal.

The site is located more than half a mile away from the village of Clochan (as the crow flies) but is more like 1 mile when driving to the plot. The house plot is located on a plateau on the hillside with trees to the rear of it and a further backdrop of hillside. The plot is also proposed to be located further South away from the village of Clochan than the existing houses are at present. This will avoid any new housing creeping closer to the village than there is at present thus eliminating the possibility of compromising the defined boundaries of the settlement of Clochan from the surrounding open countryside. As this site is part of the old railway station of Enzie, this should be considered as a brownfield site. This is borne by a Scottish Office Reporters comments made at a similar site at Rathven Station near Buckie. This area also has groupings of houses in excess of 7 units. Moray has approved considerable developments throughout the area where 5 or more units have been acceptable thus creating a precedent for further opportunities to reflect the character of the area.



Moray is littered with small groupings of houses throughout the area. The previous Local Plan actively propomoted groupings of 4-5 houses in the countryside rather than individual sporadic units. If you look at the map you can see that this is the 4th house in a group together on the hill. The road leading to the plot is shared between 3 other properties, The Sidings, Angels Rest and Forevan. All of these houses are grouped together but because of the size of plots are actually fairly well spread out. Firth View is further to the West and is quite isolated compared to these other three properties. Enzie Station house is to the East on the other side of the road and like Firth View is quite isolated from this grouping.

We may have mis-led you with the "Plot 5" designation initially as there are only 4 plots in this location. As you drive up to the application site you can see that a turning area has already been formed as the owner believed this was to be a final plot. The pond area was sized with a fourth house to be built and the contaminated land study also had test holes carried out at the same time as the Sidings was being prepared for lodging. A house on the application site will not appear intrusive with the house in front to the North effectively screening it from any point at the bottom of the hill. The trees and backdrop of the hill also allow this house to blend in unobtrusively into the countryside.

Finally, there are benefits for the community by way of additional passing places being installed as part of the application. Tiny communities such as Clochan need houses in the community to allow schools, post offices and rural shops to survive. Although there is no documented proof this location had been considered for this site to become a plot. It complies with Housing in the countryside policies in terms of plot size, backdrop and design and when located to the South of the other 3 houses, has no impact on the existing clear distinction between this tiny group of houses and the designated settlement boundary of the village of Clochan. On this basis, we would urge you to accept this application as being compliant with the current Moray Council Local Plan.

Yours faithfully

Colin T Keir
enc.

APPLICATION FOR PLANNING PERMISSION

Town and Country Planning (Scotland) Act 1997
The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please refer to the accompanying Guidance Notes when completing this application
PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS
ELECTRONICALLY VIA <https://eplanning.scotland.gov.uk>

1. Applicant's Details		2. Agent's Details (if any)	
Title	Dr and Mrs	Ref No.	15/28
Forename	John	Forename	Colin
Surname	Harrington	Surname	Keir
Company Name		Company Name	Plans Plus
Building No./Name		Building No./Name	Main Street Offices
Address Line 1		Address Line 1	Main Street
Address Line 2		Address Line 2	Urquhart
Town/City		Town/City	Elgin
Postcode		Postcode	IV30 8LG
Telephone		Telephone	01343 842635
Mobile		Mobile	07766 315501
Fax		Fax	
Email		Email	ctkplans@aol.com

3. Postal Address or Location of Proposed Development (please include postcode)

Plot - Enzie Station Clochan, Buckie

NB. If you do not have a full site address please identify the location of the site(s) in your accompanying documentation.

4. Type of Application

What is the application for? Please select one of the following:

- Planning Permission
- Planning Permission in Principle
- Further Application*
- Application for Approval of Matters Specified in Conditions*
- Application for Mineral Works**

NB. A 'further application' may be e.g. development that has not yet commenced and where a time limit has been imposed a renewal of planning permission or a modification, variation or removal of a planning condition.

*Please provide a reference number of the previous application and date when permission was granted:

Reference No: 15/02251/APP Date: 1st APRIL 2016.

****Please note that if you are applying for planning permission for mineral works your planning authority may have a separate form or require additional information.**

5. Description of the Proposal

Please describe the proposal including any change of use:

Erect new dwelling house with integral double garage and stand alone domestic garage.

Is this a temporary permission? Yes No

If yes, please state how long permission is required for and why:

Have the works already been started or completed? Yes No

If yes, please state date of completion, or if not completed, the start date:

Date started: Date completed:

If yes, please explain why work has already taken place in advance of making this application

6. Pre-Application Discussion

Have you received any advice from the planning authority in relation to this proposal? Yes No

If yes, please provide details about the advice below:

In what format was the advice given? Meeting Telephone call Letter Email

Have you agreed or are you discussing a Processing Agreement with the planning authority? Yes No

Please provide a description of the advice you were given and who you received the advice from:

Name: Date: Ref No.:

7. Site Area

Please state the site area in either hectares or square metres:

Hectares (ha): Square Metre (sq.m.)

8. Existing Use

Please describe the current or most recent use:

Vacant plot

9. Access and Parking

Are you proposing a new altered vehicle access to or from a public road? Yes No

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

Are you proposing any changes to public paths, public rights of way or affecting any public rights of access? Yes No

If yes, please show on your drawings the position of any affected areas and explain the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application site?

0

How many vehicle parking spaces (garaging and open parking) do you propose on the site? (i.e. the total number of existing spaces plus any new spaces)

6 min

Please show on your drawings the position of existing and proposed parking spaces and specify if these are to be allocated for particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, etc.)

10. Water Supply and Drainage Arrangements

Will your proposals require new or altered water supply or drainage arrangements? Yes No

Are you proposing to connect to the public drainage network (e.g. to an existing sewer?)

Yes, connecting to a public drainage network
No, proposing to make private drainage arrangements
Not applicable – only arrangement for water supply required

What private arrangements are you proposing for the new/altered septic tank?

Discharge to land via soakaway
Discharge to watercourse(s) (including partial soakaway)
Discharge to coastal waters

Please show more details on your plans and supporting information

What private arrangements are you proposing?

Treatment/Additional treatment (relates to package sewer treatment plants, or passive sewage treatment such as a reed bed)
Other private drainage arrangement (such as a chemical toilets or composting toilets)

Please show more details on your plans and supporting information.

Do your proposals make provision for sustainable drainage of surface water? Yes No

Note:- Please include details of SUDS arrangements on your plans

Are you proposing to connect to the public water supply network? Yes No

If no, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site)

11. Assessment of Flood Risk

Is the site within an area of known risk of flooding? Yes No

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your planning authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? Yes No Don't Know

If yes, briefly describe how the risk of flooding might be increased elsewhere.

12. Trees

Are there any trees on or adjacent to the application site? Yes No

If yes, please show on drawings any trees (including known protected trees) and their canopy spread as they relate to the proposed site and indicate if any are to be cut back or felled.

13. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? (including recycling) Yes No

If yes, please provide details and illustrate on plans.

If no, please provide details as to why no provision for refuse/recycling storage is being made:

14. Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? Yes No

If yes how many units do you propose in total?

1

Please provide full details of the number and types of units on the plan. Additional information may be provided in a supporting statement.

15. For all types of non housing development – new floorspace proposed

Does your proposal alter or create non-residential floorspace? Yes No
If yes, please provide details below:

Use type:

If you are extending a building, please provide details of existing gross floorspace (sq.m):

Proposed gross floorspace (sq.m.):

Please provide details of internal floorspace(sq.m)

Net trading space:

Non-trading space:

Total net floorspace:

16. Schedule 3 Development

Does the proposal involve a class of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008?

Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in your area. Your planning authority will do this on your behalf but may charge a fee. Please contact your planning authority for advice on planning fees.

17. Planning Service Employee/Elected Member Interest

Are you / the applicant / the applicant's spouse or partner, a member of staff within the planning service or an elected member of the planning authority? Yes No

Or, are you / the applicant / the applicant's spouse or partner a close relative of a member of staff in the planning service or elected member of the planning authority? Yes No

If you have answered yes please provide details:

DECLARATION

I, the applicant/agent certify that this is an application for planning permission The accompanying plans/drawings and additional information are provided as part of this application. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

I, the applicant/agent hereby certify that the attached Land Ownership Certificate has been completed

I, the applicant/agent hereby certify that requisite notice has been given to other land owners and /or agricultural tenants Yes No N/A

Signature: Name: Date:

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

LAND OWNERSHIP CERTIFICATES

Town and Country Planning (Scotland) Act 1997
Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland)
Regulations 2013

CERTIFICATE A, B, C, D OR CERTIFICATE E MUST BE COMPLETED BY ALL APPLICANTS

CERTIFICATE A

Certificate A is for use where the applicant is the only owner of the land to which the application relates and none of the land is agricultural land.

I hereby certify that -

- (1) No person other than myself _____ was owner 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 application.
- (2) None of the land to which the application relates constitutes or forms part of agricultural land.

Signed:

On behalf of:

Date:

CERTIFICATE B

Certificate B is for use where the applicant is not the owner or sole owner of the land to which the application relates and/or where the land is agricultural land and where all owners/agricultural tenants have been identified.

I hereby certify that -

- (1) I have _____ served notice on every person other than the applicant who, at the beginning of the period of 21 days ending with the date of the application was owner of any part of the land to which the application relates. These persons are:

Name	Address	Date of Service of Notice
Mr Wilson Thomson	Enzie Station House Clochan Buckie AB56 5HT	7/6/16

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

or

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

Name	Address	Date of Service of Notice

Signed:

On behalf of:

Date:

CERTIFICATE C

Certificate C is for use where the applicant is not the owner or sole owner of the land to which the application relates and/or where the land is agricultural land and where it has not been possible to identify ALL or ANY owners/agricultural tenants.

(1) I have been unable to serve notice on **every** person other than myself who, at the beginning of the period of 21 days ending with the date of the application was owner of any part of the land to which the application relates.

or

(2) I have been unable to serve notice on **any** person other than myself who, at the beginning of the period of 21 days ending with the date of the accompanying application, was owner of any part of the land to which the application relates.

(3) None of the land to which the application relates constitutes or forms part of an agricultural holding.

or

(4) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have been unable to serve notice on any person other than myself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant.

or

(5) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding I have served notice on each of the following persons other than myself who, at the beginning of the period of 21 days ending with the date of the application was an agricultural tenant. These persons are:

Name	Address	Date of Service of Notice

- (6) I have _____ taken reasonable steps, as listed below, to ascertain the names and addresses of all other owners or agricultural tenants and have _____ been unable to do so.

Steps taken:

Signed:

On behalf of:

Date:

CERTIFICATE D

Certificate D is for use where the application is for mineral development.

- (1) No person other than myself _____ was an owner 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

- (2) I have _____ served notice on each of the following persons other than myself _____ who, at the beginning of the period of 21 days ending with the date of the accompanying application, was to the applicant's knowledge, the owner, of any part of the land to which the application relates. These persons are:

Name	Address	Date of Service of Notice

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

or

- (4) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have _____ served notice on each of the following persons other than myself _____ who, at the beginning of the period of 21 days ending with the date of the application, was an agricultural tenant.

- (5) Notice of the application as set out below has been published and displayed by public notice

Signed:

On behalf of:

Date:

CERTIFICATE E

Certificate E is required where the applicant is the sole owner of all the land and the land to which the application relates is agricultural land and there are or are not agricultural tenants.

I hereby certify that -

- (1) No person other than myself _____ was the owner of any part of the land to which the application relates at the beginning of the period 21 days ending with the date of the application.
- (2) The land to which the application relates constitutes or forms part of an agricultural holding and there are no agricultural tenants.

or

- (1) No person other than myself _____ was the owner of any part of the land to which the application relates at the beginning of the period 21 days ending with the date of the application.
- (2) The land to which the application relates constitutes or forms part of an agricultural holding and there are agricultural tenants. These people are:

Name	Address	Date of Service of Notice

- (3) I have _____ taken reasonable steps, as listed below, to ascertain the names and addresses of the other agricultural tenants and have _____ been unable to do so.

Steps taken:

Signed:

On behalf of:

Date:

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act

NOTICE TO OWNERS AND AGRICULTURAL TENANTS

Town and Country Planning (Scotland) Act 1997
Regulation 15 (1) of the Town and Country Planning (Development Management Procedure)
(Scotland) Regulations 2013

Name [Note 1]	Mr Wilson Thomson
Address	Enzie Station House
	Clochach
	Buckie
	AB56 5HT

Proposed development at [Note 2]	Plot Enzie Station
	Clochach

Notice is hereby given that an application is being made to

[Note 3] Moray	Council by	Dr and Mrs J Harrington
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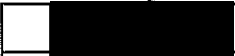
For planning permission to [Note 4]

Erect new dwelling house, double integral garage and single domestic garage.
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If you wish to obtain further information on the application or to make representations about the application, you should contact the Council at [Note 5]

Moray Council H.Q. High Street Elgin.

(The grant of planning permission does not affect owners' rights to retain and dispose of their property unless there is some provision to the contrary in an agreement or lease. The grant of planning permission for non-agricultural development may affect agricultural tenants security of tenure.)

Signed	
On behalf of	Dr and Mrs J Harrington
Date	7/16/16

*Delete where appropriate

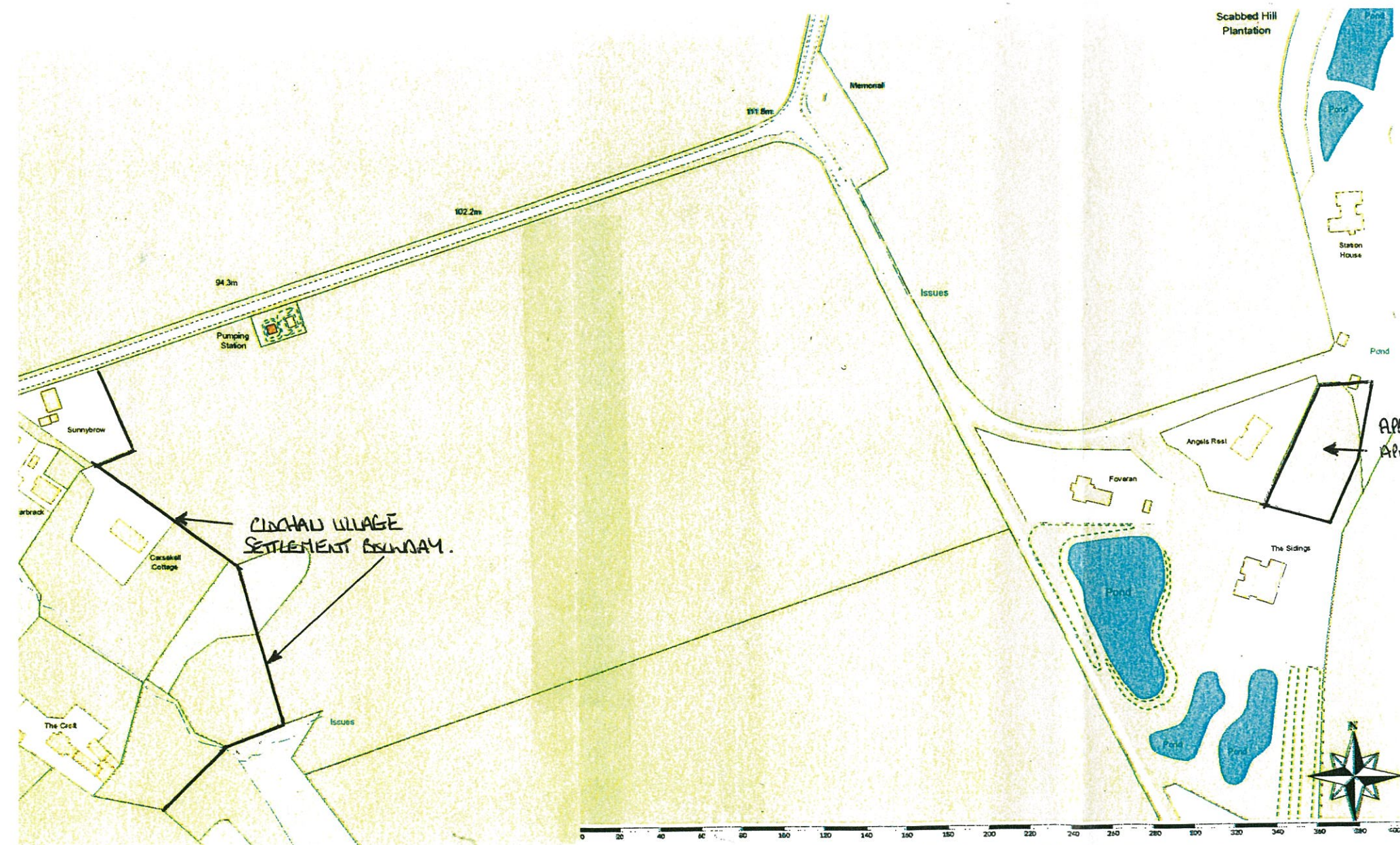
[Note 1] – Insert name and address of owner or agricultural tenants

[Note 2] – Insert address or location of proposed development.

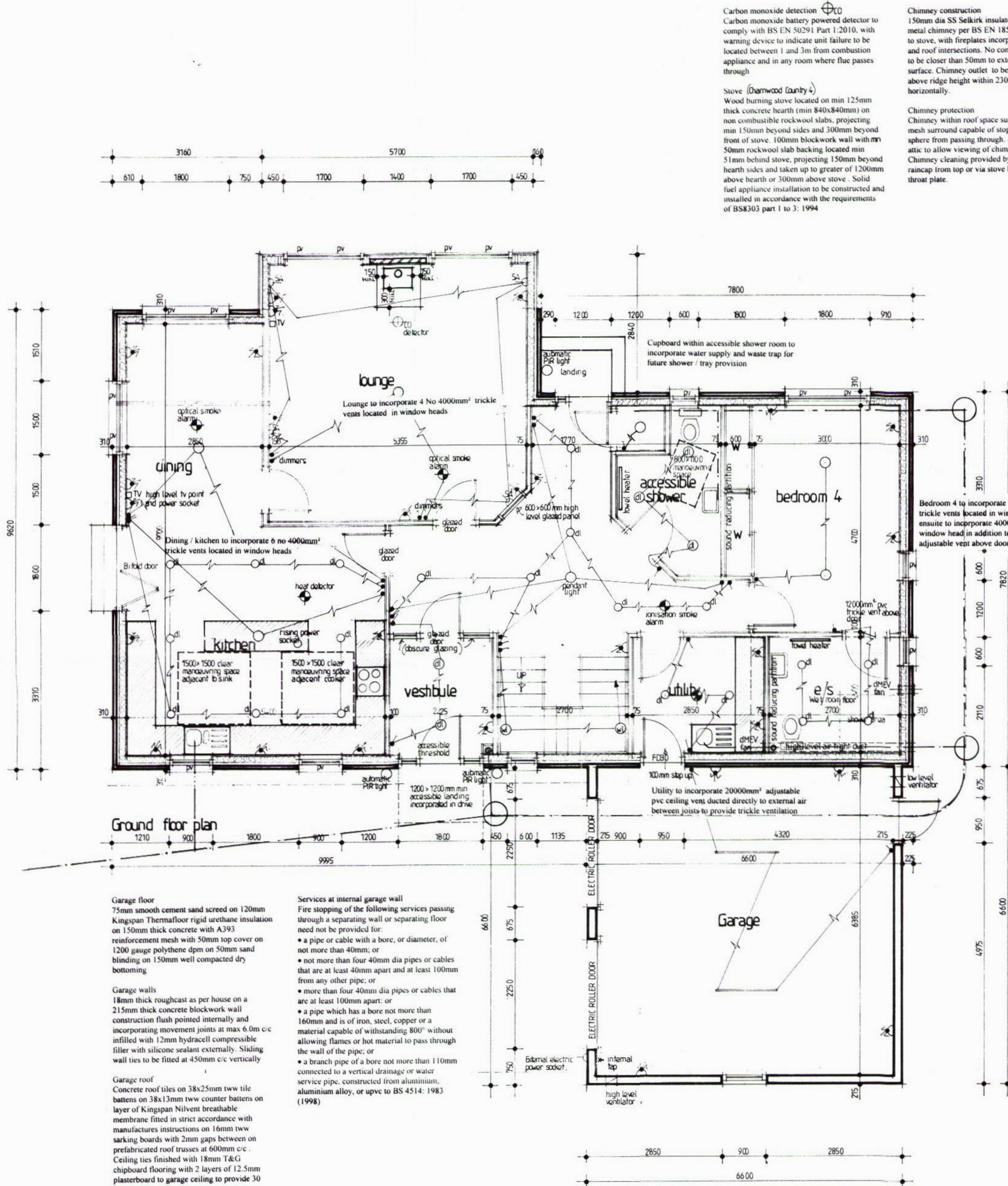
[Note 3] – Insert name of planning authority.

[Note 4] – Insert description of proposed development.

[Note 5] - Insert planning authority address.



Scale: 1:2500 | Area 16Ha | Grid Reference: 340795,860944 | Paper Size: A4



Carbon monoxide detection
 Carbon monoxide battery powered detector to comply with BS EN 50291 Part 1:2010, with warning device to indicate unit failure to be located between 1 and 3m from combustion appliance and in any room where flue passes through

Stove (Dormwood Country)
 Wood burning stove located on min 125mm thick concrete hearth (min 840x840mm) on non combustible rockwool slabs, projecting min 150mm beyond sides and 300mm beyond front of stove. 100mm blockwork wall with min 50mm rockwool slab backing located min 51mm behind stove, projecting 150mm beyond hearth sides and taken up to greater of 1200mm above hearth or 300mm above stove. Solid fuel appliance installation to be constructed and installed in accordance with the requirements of BS8303 part 1 to 3: 1994

Chimney construction
 150mm dia SS Selkirk insulated twin walled metal chimney per BS EN 1856-1: 2003 fitted to stove, with fireplates incorporated at floor and roof intersections. No combustible material to be closer than 50mm to external chimney surface. Chimney outlet to be min 600mm above ridge height within 2300mm measured horizontally.

Chimney protection
 Chimney within roof space surrounded by wire mesh surround capable of stopping a 8mm dia sphere from passing through. Access hatch to attic to allow viewing of chimney in attic. Chimney cleaning provided by removal of raincap from top or via stove by removal of throat plate.

Foundations
 Foundations formed with 200mm thick concrete projecting 200mm beyond wall faces, cast in a monolithic manner and incorporating A393 reinforcement mesh with 50mm bottom cover taken down onto suitable load bearing layer with min 450mm ground covering at all points.

Substructure
 Substructure formed with 300mm wide foundation blockwork taken up to no more than ground level to support outer 100mm blockwork leaf, with 60mm cavity and 140mm blockwork below timber frame inner leaf.

Timber frame anchorage
 Timber frame panels tied down with bat wall / frame anchor straps 1100x3x38mm at 1200mm c/c around perimeter with 2No per corner. Straps nailed to framing with min 3No 8 gauge nails and built into blockwork construction min 2 courses below wall plates.

Ground floor
 75mm smooth cement sand screed incorporating proprietary underfloor heating pipework on 120mm Kingspan Thermafloor rigid urethane insulation on 125mm thick concrete with A393 reinforcement mesh with 50mm top cover on 1200 gauge polythene dpm on 50mm sand blinding on 150mm well compacted dry bottoming

Timber frame (U Value 0.17W/m² K)
 18mm roughcast with waterproof in mix on 100mm blockwork outer leaf with 50mm cavity, with breather paper on 9.5mm exterior grade plywood on 150x50mm tw posts at 600mm c/c with 145mm min Kingspan urethane insulation behind overlaid with 25x50mm battens to provide service void, finished with 12.5mm plasterboard internally.

Cavity ventilation
 Cavity ventilated by 65x10mm pvc slimline perpend vents incorporated within outer block leaf at max 1200mm c/c around perimeter, located below wall dpc, at wallhead, and above and below horizontal gable firestops.

Cavity firestops
 50x50mm tw solid timber firestops located around all openings in timber frame, where cavity changes direction, at cavity head and ceiling level to gables. Dpc to be max 1.7m high where access unobstructed, max 1.5m where access limited by projections not exceeding 900mm high by 600mm deep, max 1.2m high in enhanced apartment or accessible sanitary accommodation

Window & Door security
 Windows and glazing to ground storey or otherwise easily accessible from outside, along with external doors to dwellings, flats and common areas, and doors between dwellings and garages or conservatory's to be designed and installed to resist forced entry. Such as BS PAS 24:2007 for doors or BS 7950:1997 for windows.

Timber frame nailing
 Exterior grade plywood fixed with 3.35mm dia by 65mm long nails at 150mm c/c on sheet perimeter and 300mm c/c internally on sheet to framing. SS wall ties fitted every 600mm c/c horizontally and 450mm c/c vertically, nailed to framing and built into outer block leaf

Timber frame tie in
 New blockwork tied in with ss wall ties every 2nd course on ss wall connectors rawl bolted to ex walls at 1200mm c/c, and sealed with mastic compound. Timber frame tied to ex wall with rawl bolts at 1200mm c/c through slotted holes with dpc sandwiched between timber and masonry.

Lintels
 Timber frame openings to incorporate 3No 220x45mm tww joists over securely spiked together supported on single cripple stud each end up to 1200mm span and on double cripple stud each end on spans greater than 1200mm. External leaf to incorporate 220x100mm prestressed stressline concrete lintels over with min 225mm end supports.

Movement joints
 Movement joints incorporated in blockwork at max 6.0m c/c around perimeter, infilled with 12mm hydracell compressible filler with silicone sealant externally. Wall ties to be fitted every course each side of joints within 150mm.

Partitions
 Non bearing partitions constructed with 75x50mm tww framing at 600mm c/c with centre dwangs, along with single top and double bottom rails

Load bearing partitions
 Load bearing partitions constructed with 100x50mm tww framing at 600mm c/c with centre dwangs along with double top and bottom rails

Partitions around apartments
 Partitions around apartments lined with 12.5mm "wallboard 10" plasterboard, min mass per unit area of 10kg/m² and incorporate an absorbent layer of mineral wool min 25mm thick with min density 10kg/m³ suspended between framing. All other partitions finished with 12.5mm plasterboard. Moisture resistant plasterboard fitted behind wet areas.

Trussed roof
 Concrete roof tiles on 38x25mm tww tile battens on 38x13mm tww counter battens on layer of Kingspan Nilvent breathable membrane fitted in strict accordance with manufactures instructions on 16mm tww sarking boards with 2mm gaps between on prefabricated roof trusses at 600mm c/c internally finished with 12.5mm foilbacked plasterboard to ceiling ties with 150mm glass wool between ties and 200mm layer above, thermal conductivity 0.040 W/m.K

Truss bracing
 Trusses to incorporate 100x25mm tww bracing fixed to each truss with 2 No 3.35mm dia gal wire nails 75mm long. Trusses secured to wall plates with ms gal clips at each end of every truss, with ms gal straps 1000x2.5x38mm fixed to every 3rd truss and wall construction

Lateral restraint straps
 Bat ms gal 1800x30x5mm lateral restraint straps incorporated at 1200mm c/c up slopes of rafters and horizontally over ceiling ties and to all gables. Straps fixed to wall construction and over min 3 No timbers with dwangs located between timbers at strap positions

Roof barriers
 Roof void to incorporate a fire barrier, (50mm rockwool faced with 25mm galvanised wire mesh), providing 30 minute fire resistance. Barrier fixed to surrounding structure with screws through metal straps, to divide roof space into sections max 10m measured horizontally

Windows / Doors (self cleaning glass)
 Upvc window and doors to incorporate low emissive double glazing providing a u-value not more than 1.2W/m²K. Supplier to provide certification for materials and U-values provided. Any glazing within 800mm of floor level, part of a door leaf or within 100mm of a door leaf and within 1500mm of floor to be toughened safety glass in accordance with BS6262: Part 4: 2005

Window controls
 Window handles to be located min 350mm from internal corners, projecting walls or similar obstructions. Handles to be max 1.7m high where access unobstructed, max 1.5m where access limited by projections not exceeding 900mm high by 600mm deep, max 1.2m high in enhanced apartment or accessible sanitary accommodation

Window & Door fixing
 All accessible windows and doors to be manufactured to meet min recognised product standards, and defined component performance to resist forced entry. Units to be installed in accordance with recommendations given in section 8 of BS 8213-4: 2007 or manufacturers instructions where they meet or exceed standard.

Escape windows
 Escape windows provided to first floor apartments and any inner rooms providing a clear opening area of 0.33m². Opening area to be min 450mm by 740mm, with bottom of opening located between 800mm and 1100mm above finished floor level.

High level window cleaning
 Eyelet bolts to be incorporated between 1.5m and 2.0m above ground and positioned at max 4.0m c/c horizontally to attach ratchet straps from ladder to provide secure restraints when cleaning high level glazing, in accordance with annex C3 of BS8213: Part 1: 2004

Electrical safety
 Electrical installation to be designed, constructed, installed and tested such that it is in accordance with the recommendations of BS7671: 2008. Installation must be certified by member of SELECT or NEIEC only.

Lighting
 New light fittings to be low energy type, with a luminous efficacy at least 45 lumens / circuit watt. Fittings may be either dedicated with separate control gear taking only low energy lamps or standard fittings supplied with low energy lamps with integrated control gear (e.g. Bayonet or Edison screw base lamps)

Electrical outlets
 Light switches located between 900 and 1100mm above floors. Electrical outlets located min 400mm above floors or 150mm above worktops and max 1200mm above floors unless absolute need for higher position. All switches and controls located min 350mm from internal corners, projecting walls or similar obstructions

Sanitation
 Sanitary fittings to have deep seal traps, with top removable traps to shower trays Walls around shower trays tiled to provide a waterproof finish. Instantaneous electric shower unit located above tray. Wall to wet areas lined with moisture resistant plasterboard. Partitions around rooms to incorporate 80mm glasswool as sound deadening.

Thermostatic mixer valves
 Thermostatic mixer valves fitted to bath and wash basin supplies to limit water temperature to between 37-46° max at outlet. Wash hand basin to incorporate aerator or flow restrictor to limit flow to below 6lit/minute. Wc pan flush volume not to exceed 4.5tr (total combined for dual flush system)

Fire detection
 Smoke alarms conforming to BS EN 14604: 2005, and heat detectors conforming to BS 5446: Part 2: 2003, all with an integral standby supply in accordance with BS 5839: Part 6: 2004 to be installed to provide min grade D fire detection and alarm system. All units interconnected and wired into regularly used lighting circuit electrically protected at consumer unit.

External lighting
 To be rated at not more than 100 lamp-watts per fitting with automatic control by movement detector and photocell, and incorporate manual override switching if desired.

Smoke alarms
 Smoke alarms to be less than 7.5m from the door to a living room or kitchen, and less than 3.0m from a bedroom door. In halls longer than 7.5m no point should be more than 7.5m from an alarm. Smoke alarm within habitable room to have no point more than 7.5m from alarm, and no point to be more than 5.3m from heat alarm within kitchen

Upper floor (Main wing)
 22mm T&G chipboard flooring with all joints glued, min mass 15kg/m², fixed to proprietary min 240mm deep joists at 600mm c/c, with min 100mm deep mineral wool min density between 10 - 60kg/m³ between joists, finished to underside with 12.5mm "wallboard 10" plasterboard, min mass per unit area of 10kg/m² fixed to min 13mm deep resilient metal bars at max 400mm c/c at right angles to floor joists

Intermediate floor fixings
 Bat ms gal straps 30x2.5x1200mm to be centred over upper floors and fixed with min 3No 8 gauge nails to upper and lower timber frame panels. Straps located at 1200mm c/c around perimeter with 2No per corner.

Balustrade
 900mm high balustrade securely fixed to surrounding structure and capable of resisting loads calculated in accordance with BS EN 1991-1-1 and associated PD 6688-1-1. Any openings to be capable of stopping a 100mm dia sphere from passing through, and designed so children cannot easily climb.

Stairway
 Risers 190mm x 14 No
 Going 230mm
 Pitch 39°
 Width 900mm clear

Stairway to have a min 2000mm clear unobstructed headroom above stair pitch line and landing areas. Handrail fixed between 840-1000mm above pitch line and landings, and a barrier with no openings which would allow a 100mm dia sphere to pass through.

Drying facilities
 An indoor area in addition to an external area to be provided for drying of clothes. Area to allow for 1.7m of clothes line per apartment, with internal area providing min 1.0m² with no size less than 0.7m. Indoor drying area in accordance with recommendations given in section 8 of BS 8213-4: 2007 or manufacturers instructions where they meet or exceed standard.

Accessible sanitary facilities
 Timber walls within accessible sanitary facility to incorporate 18mm exterior grade plywood fixed to framing behind 12.5mm moisture resistant plasterboard to provide robust fixing for grab rails at any location. 1100x800mm manoeuvring space to be provided clear of any obstructions or door swings oriented in direction of entry, and activity spaces, 1100x800mm provided in front of wc pan, 800x700mm to w/b and 800x800mm to shower. Activity spaces may overlap each other and manoeuvring space.

Underfloor heating
 Underfloor heating to incorporate thermostats for each room, automatic setback of room temperature during unoccupied times and night, with boiler interlock. Along with following controls:
 A. separate floor temperature high limit thermostat should be used for warm water systems connected to any high water temperature heat supply; and
 B. mixed systems containing both radiators and underfloor heating, connected to a common high water temperature supply operating at more than 60°C should be provided with a separate means of reducing the underfloor water temperature.

Energy system commissioning
 Heating, hot water, ventilation and any cooling system within dwelling to be inspected and commissioned by installation contractor in accordance with manufacturers instructions to ensure optimum energy efficiency and client issued with certification by installer

Heating instructions
 Written information on the operation and maintenance of the heating and hot water system along with any decentralised equipment for power generation to be provided by installation contractor and left within dwelling for use by occupier (Copy to be provided to building owner)
 Pipework
 Heating and hot water pipework insulated with proprietary insulated sleeves following guidance for environmental thickness given in BS 5422: 2009

Symbol key

- ⊕ Double 13A electric socket
- ⊕ Smoke alarm
- ⊕ Co Battery powered carbon monoxide detector
- ⊕ Wall switch
- Rwp 68mm dia rainwater down pipe
- Svp 100mm dia soil vent pipe
- wp/gt waste pipe / gully trap
- Pv Trickle ventilator
- Od Downlighter, fitted with Aico firecap or equal to BS 476: Pt 23
- Owl Wall light fitting
- O Ceiling light fitting
- FD30 30 minute fire resistant self closing door with intumescent strips / smoke seals

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ANY ROOF TRUSS TYING INTO AN EXISTING ROOF TO BE CHECKED ON SITE BY CONTRACTOR TO ENSURE HEIGHTS MEET CORRECTLY.

CLIENT: Dr & Mrs Harrington

SCALE: 1/50

DRAWN BY: IR

DATE: Dec 2015

PROJECT: Proposed dwelling house at Plot 16100931, Erzie Station, Clochan

PROJECT No: 15-28

Dwg No: 1-4

DATE: JUN 2016

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plans plus

MAIN STREET OFFICES: URQUHART, BY ELGIN, IV30 8LG

Mechanical Ventilation
Kitchen, utility, bathroom and en-suite each to incorporate a Vent Axia Lo-carbon response dMEV (decentralised mechanical extract fan) unit providing following extract rates

Kitchen 6ltrs/sec and 13ltrs/sec boost
Utility 4ltrs/sec and 8ltrs/sec boost
Bathroom 4ltrs/sec and 8ltrs/sec boost
WC toilet 3ltrs/sec and 6 ltrs/sec boost

Where dMEVs are located in rooms adjacent to bedrooms the noise generated by them on a continuous rate should not exceed 30 dBL Aeq,1 calculated in accordance with BS 8233: 1999.

Carbon Dioxide CO₂ monitoring
Mains powered CO₂ monitoring unit to be located within principal bedroom, incorporating easily understood visual indicator and capable of logging and displaying readings within a range of at least 0 - 5,000 parts per million at no more than 15 minute intervals, over a 24 hour period. Unit to be capable of providing information on CO₂ levels for at least the preceding 24 hour period. Monitor to be located per manufactures instructions. If detector/monitor has an audible alarm this should be capable of being permanently deactivated.

General finishes / contractor notes

Internal doors to be 838x1981mm Oak veneered units with varnished finish along with matching 120x15mm skirting and 70x15mm facings, style / design to be agreed between contractor and client and allowed for in price

Ironmongery to be satin / chrome finish with satin chrome steel ball bearing door hinges, style / design to be agreed between contractor and client and allowed for in price

Electrical fixtures and fittings to be satin chrome finish with mixture of down lighters, pendants and wall lights. Final layout, style / design to be agreed between contractor and client and allowed for in price

Contractor to allow for electrical power to single garage, with external socket. External power and water tap provided to attached garage, with electric roller doors with remote operation

Heating system to dwelling (underfloor to ground floor with radiators to first floor) to allow for external remote control operation away from house (smart phone system) this feature specifications to be agreed between contractor and client and allowed for in price

External Linings
Timber frame externally finished with proprietary pvc linings on 38x25mm tws battens on 38x25mm tws counter battens on breather paper on construction as noted 10mm air spaces with insect screens to be provided at bottom of linings to allow for ventilation behind, with a min 50mm void, ignoring battens, between ply sheathing and linings.

Cladding firestops
50x50mm tws solid timber firestops fitted around all openings in timber frame and vertically at corners. Tenmat vented intame .cent firestops fitted horizontally at base and head of cavity, above openings, and at gable ceiling level to allow air flow through. Dpc to be fitted between firestops and linings, fixed behind breather paper at horizontal firestops.

Energy Performance Certificate
Certificate to be calculated in accordance with a methodology of calculation approved under regulation 7(a) of the Energy Performance of Buildings (Scotland) Regulations 2008 and the energy performance of the building is capable of reducing carbon dioxide emissions

A copy of the energy performance certificate is to be submitted at completion stage, produced from data lodged to the Scottish EPC register. Energy performance certificate to be produced by an EPC assessor who is a member of an approved organisation appointed by Scottish Ministers. Indelibly marked certificate to be firmly affixed to building adjacent to utility meter. Certificate to display address, building type, issuer, date, floor area, heating system, software used, CO₂ emissions and potential emissions, seven scale coloured banding, approximate energy use in kWh/m², list of possible improvements and a statement to effect " THIS CERTIFICATE MUST BE AFFIXED TO BUILDING AND NOT REMOVED UNLESS TO REPLACE WITH UPDATED VERSION"

Air infiltration
Air infiltration and thermal bridging to be limited by following "Accredited Construction Details (Scotland) 2010" in addition to following

- a. sealing the gaps, at roof space openings, between dry linings and masonry walls at the edges of window and door openings, and at junctions between walls, floors and ceilings.
- b. sealing vapour control membranes in timber framed and other framed panel constructions
- c. sealing at service penetrations of the fabric or around boxing / ducting for services
- d. fitting draught seals to the opening parts of windows, doors, access hatches and roof lights.
- e. using joist hangers or sealing around joint ends built into the inner leaf of external cavity walls. BR 262 gives other examples of appropriate design details and construction practice.

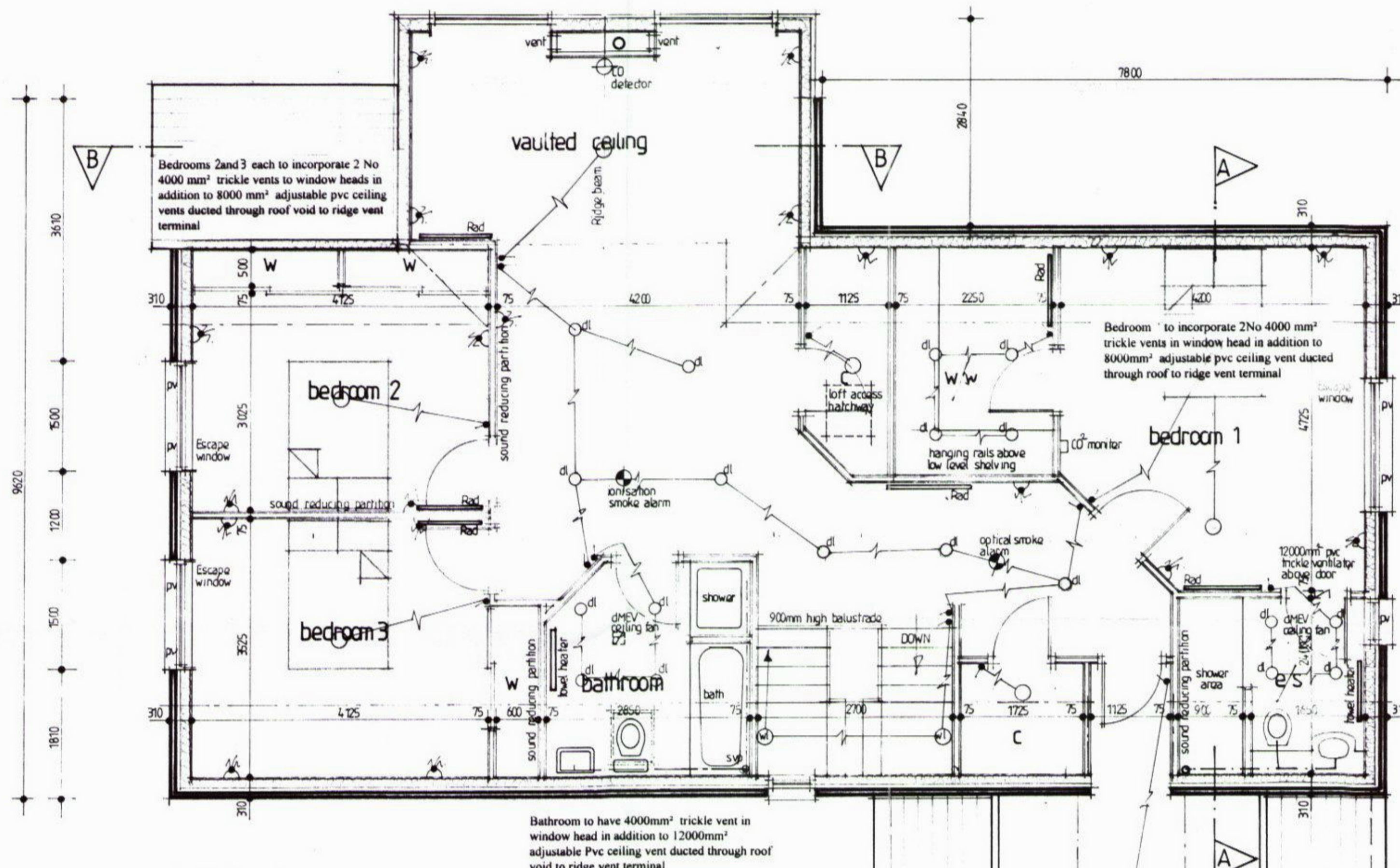
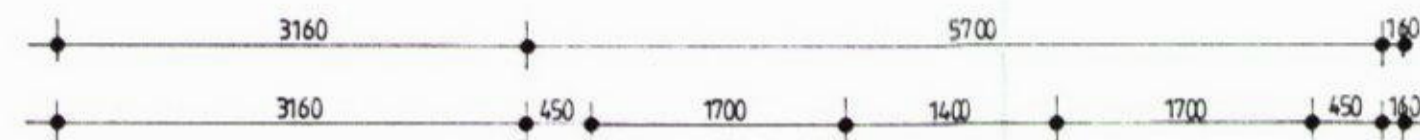
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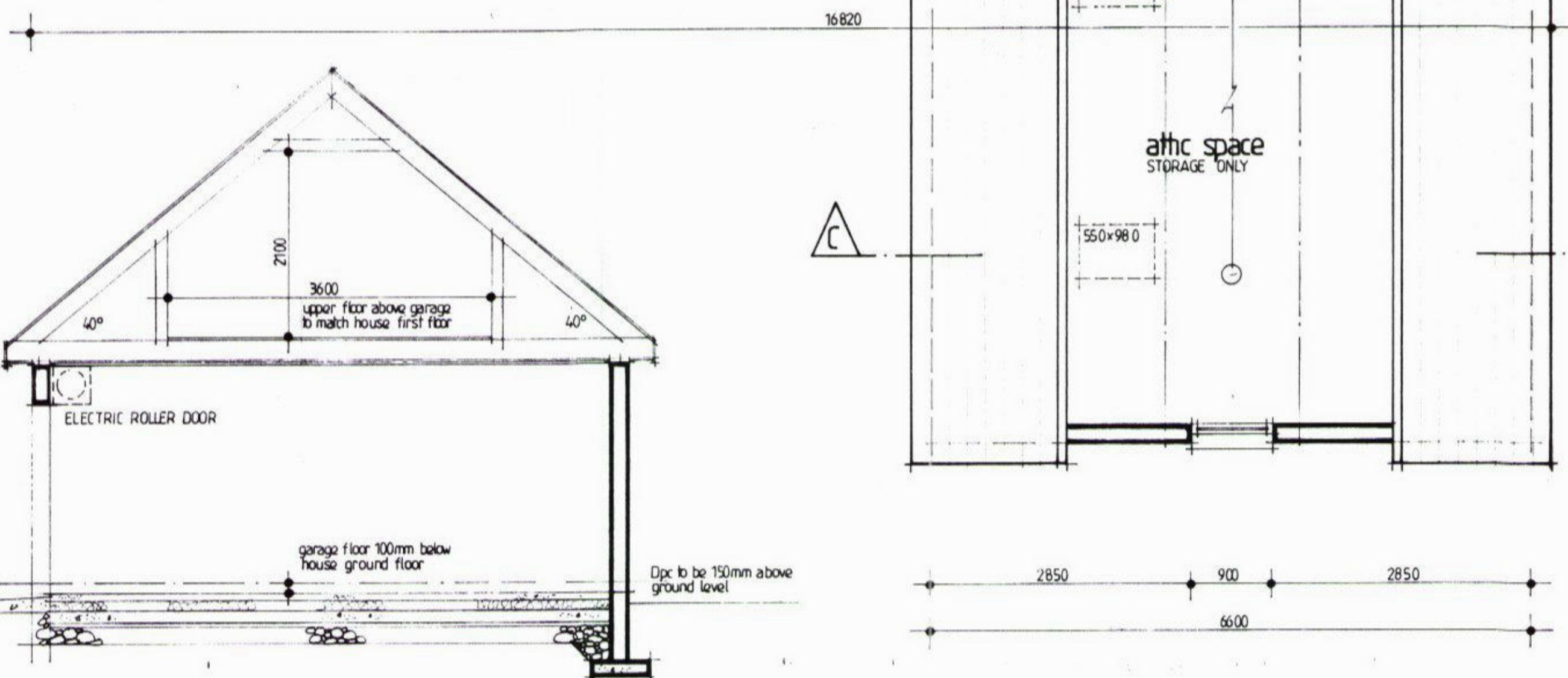
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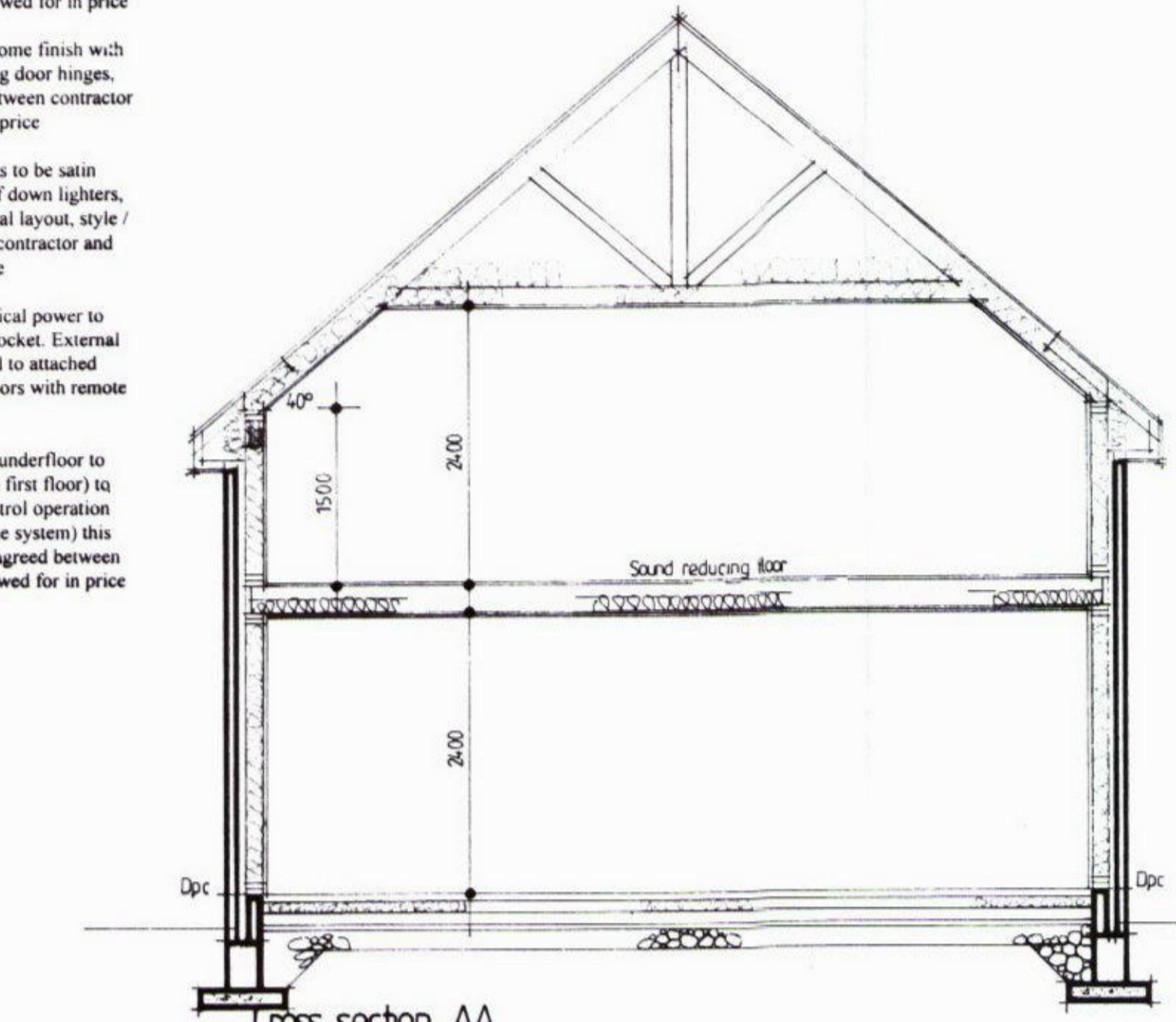
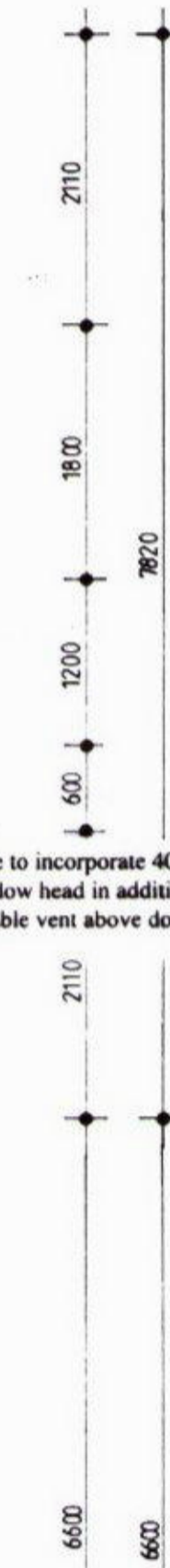
ANY ROOF TRUSS TYING INTO AN EXISTING ROOF TO BE CHECKED ON SITE BY CONTRACTOR TO ENSURE HEIGHTS MEET CORRECTLY.



First floor plan



Cross section CC THROUGH GARAGE

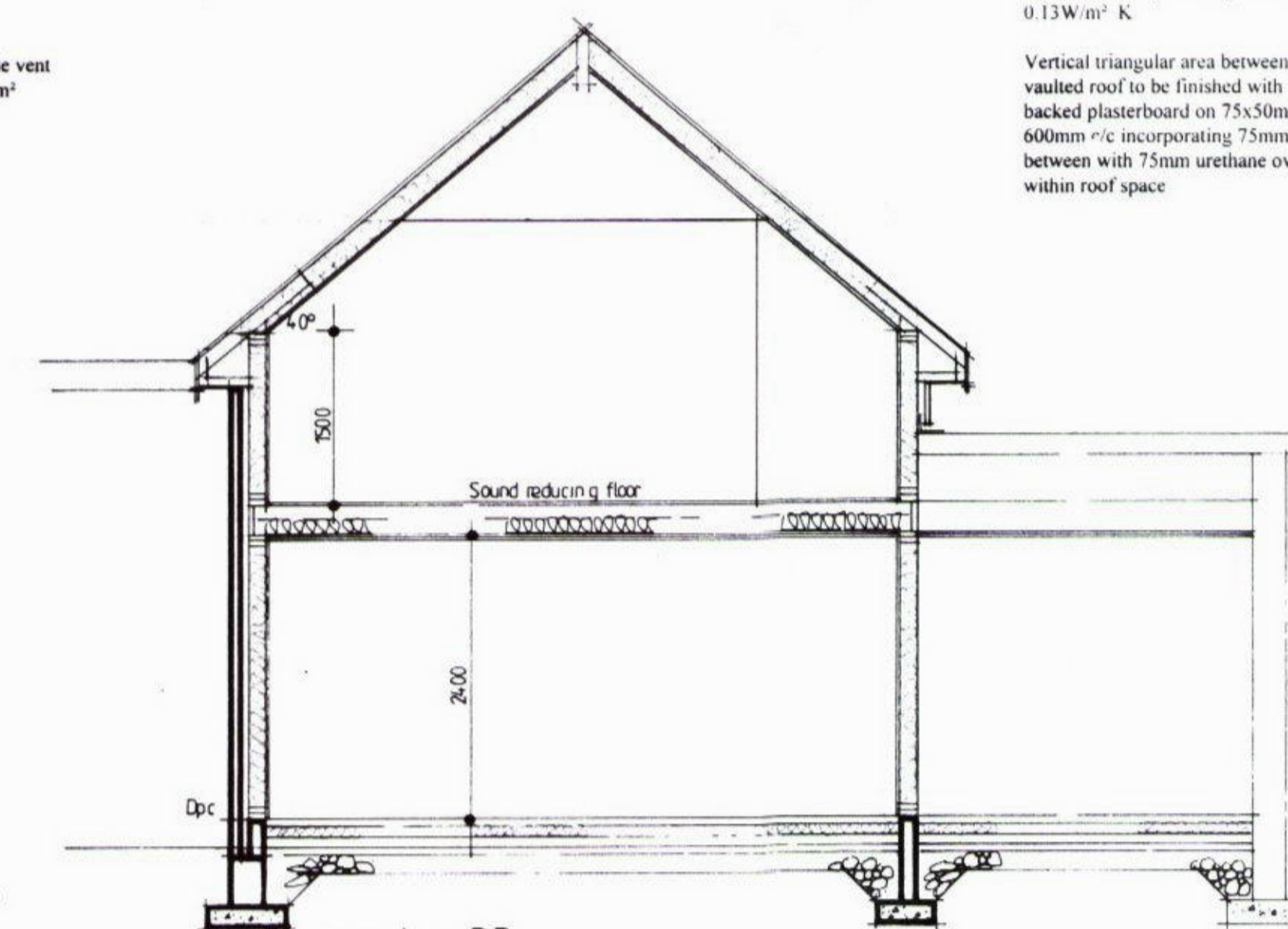


Cross section AA

Roof insulation
Sloping area of ceilings to be finished with 12.5mm foil backed plasterboard on 25mm Rigid urethane over inside of rafters with 195mm rigid urethane placed between rafters providing a u value of 0.13W/m² K

Horizontal ceiling area finished with 12.5mm foil backed plasterboard to underside of ties with 150mm glasswool insulation between ties in addition to 200mm glasswool layer taken over ties at 90° providing a u value of 0.13W/m² K

Vertical triangular area between main roof and vaulted roof to be finished with 12.5mm foil backed plasterboard on 75x50mm framing at 600mm c/c incorporating 75mm rigid urethane between with 75mm urethane over backing, within roof space



Cross section BB

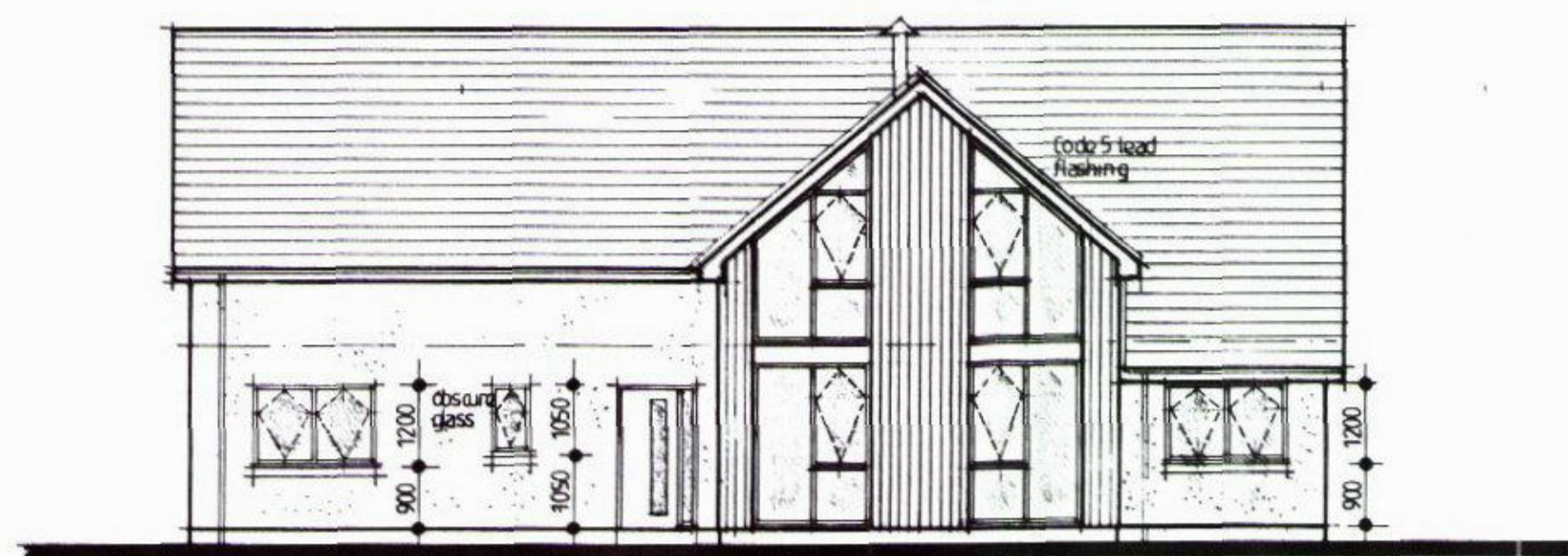
Symbol key	○dl	Downlighter, fitted with Aico firecap or equal to BS 476: Pt 23
⊕	○wl	Wall light fitting
⊕Co	○	Ceiling light fitting
⊕	FD30	30 minute fire resistant self closing door with intumescent strips / smoke seals
Rwp		68mm dia rainwater down pipe
Svp		100mm dia soil vent pipe
wp/gt		waste pipe / gully trap
Pv		Trickle ventilator 4000mm ²
⊕		Double 13A electric socket
⊕		Smoke alarm
⊕		Battery powered carbon monoxide detector
⊕		Wall switch

CLIENT Dr & Mrs Harrington	SCALE 1:50	DRAWN BY JR	DATE Dec 2015
PROJECT Proposed dwelling house at Plot Enze Station, Clochan, 16/00931 (APP)	PROJECT No. 15-28		Dwg 2-4
9 JUN 2016			



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PARTNERS: COLIN & CATRIONA KEIR

MAIN STREET OFFICES: URQUHART, BY ELGIN, IV30 8LG



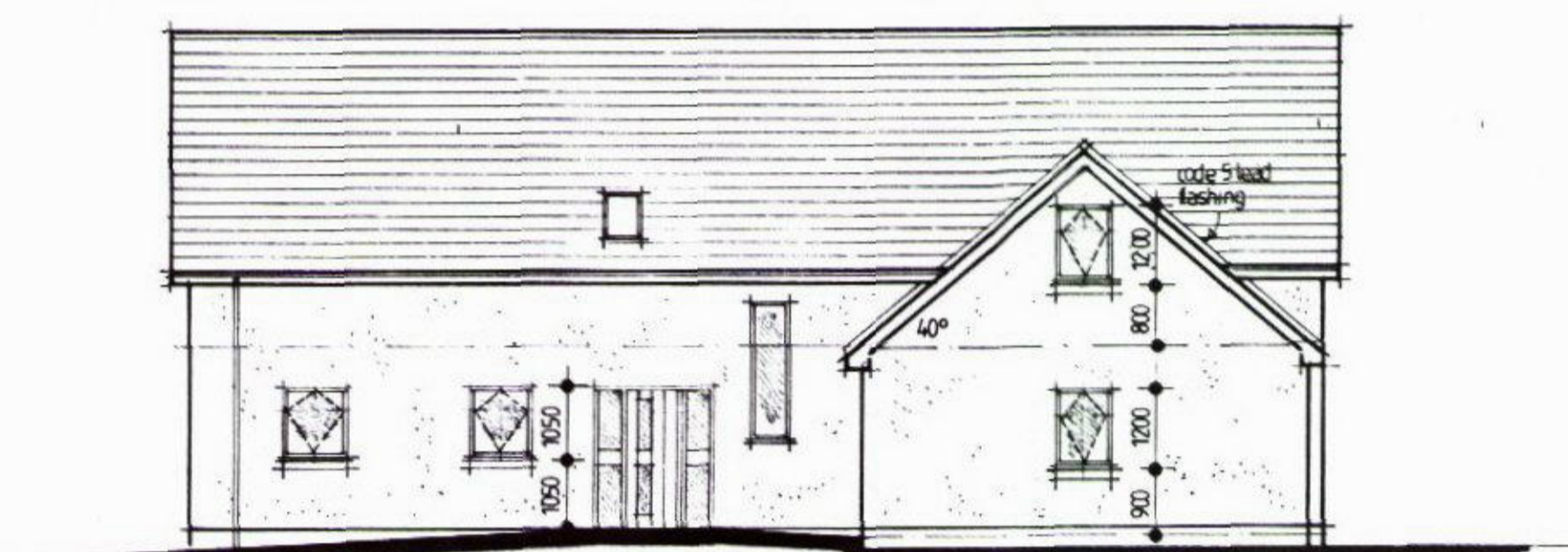
Front elevation

Roof finished with Marley Duo Modern smooth grey concrete roof tiles with dry fixed verge and ridge tiles
Walls finished with white dry dash roughcast finish with smooth cement basecourse and vertical larch timber linings as indicated

Windows and doors to be upvc oak double glazed units with matching fascias and soffit boards
Roof drainage to be provided by 100mm Dia hr pvc black rainwater rhones with 68mm Dia pvc black rainwater downpipes



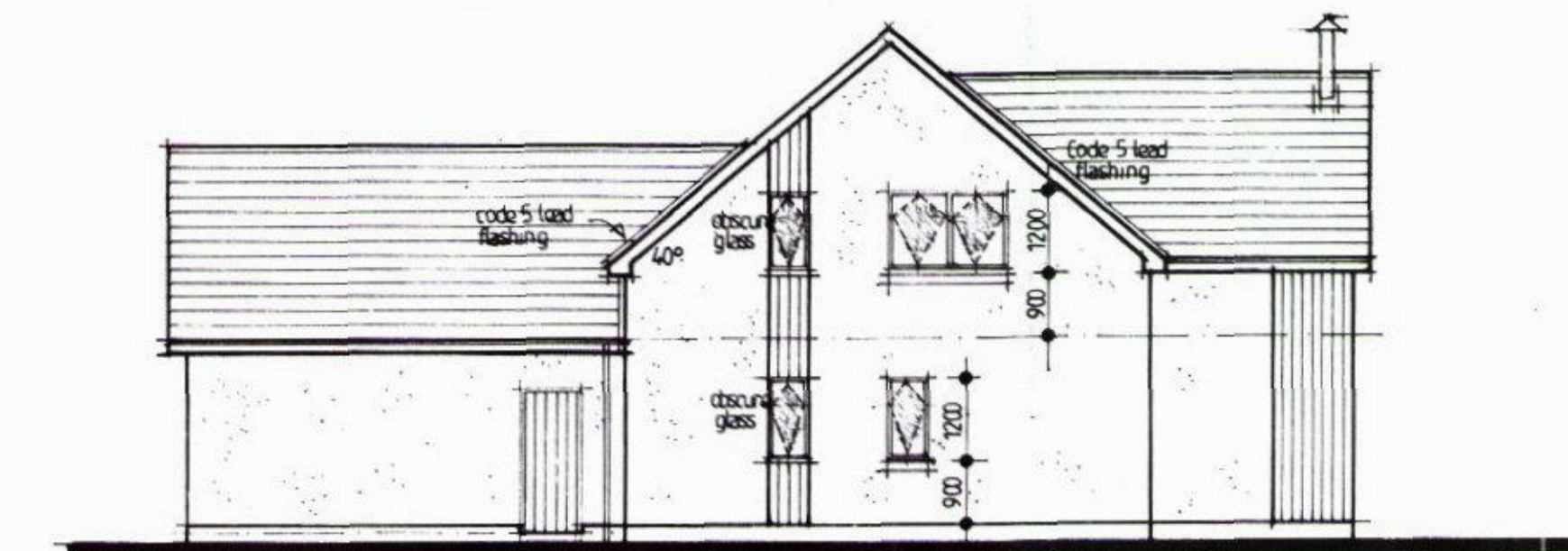
Side elevation



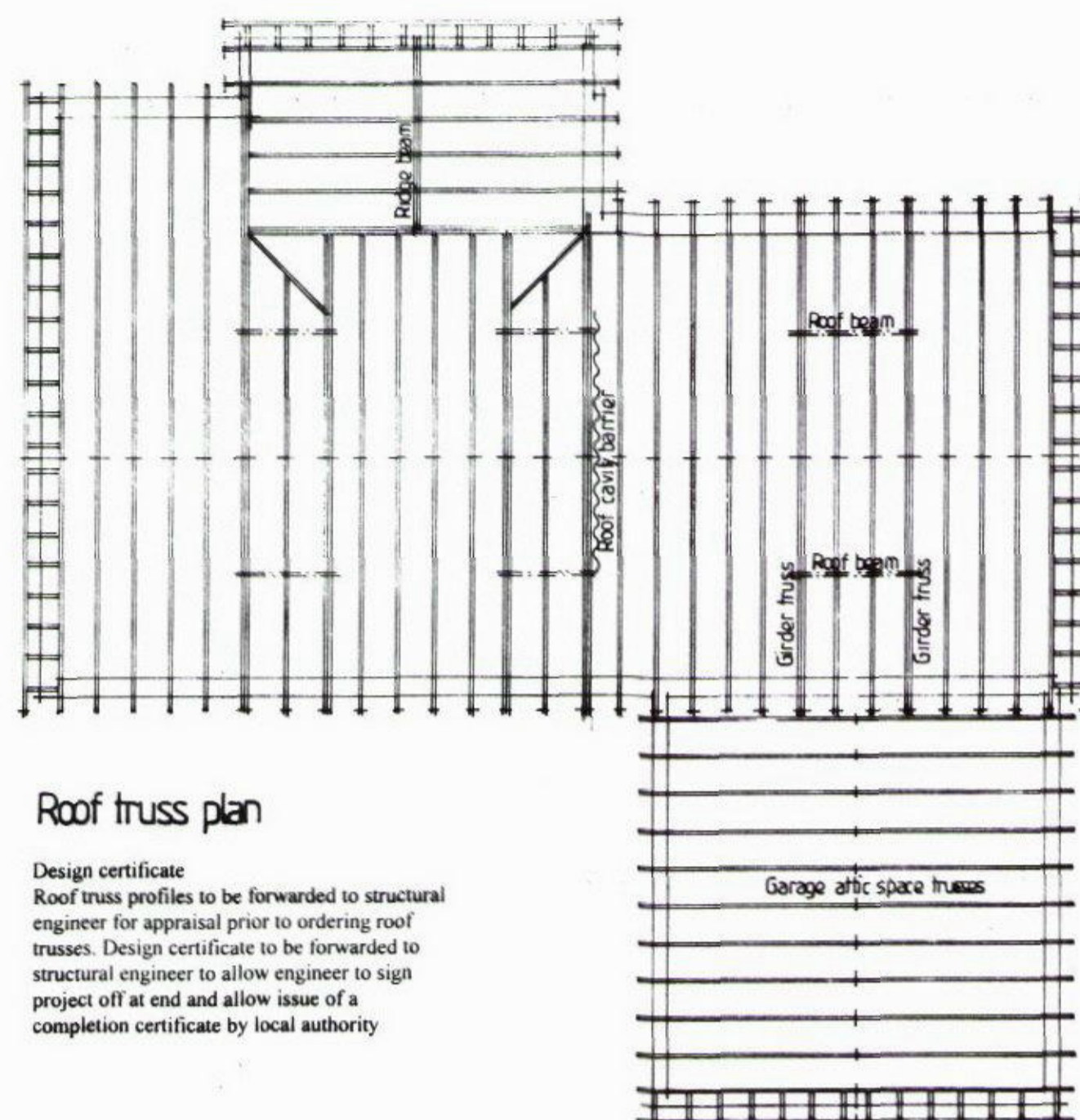
Rear elevation

Roof finished with Marley Duo Modern smooth grey concrete roof tiles with dry fixed verge and ridge tiles
Walls finished with white dry dash roughcast finish with smooth cement basecourse and vertical larch timber linings as indicated

Windows and doors to be upvc oak double glazed units with matching fascias and soffit boards
Roof drainage to be provided by 100mm Dia hr pvc black rainwater rhones with 68mm Dia pvc black rainwater downpipes

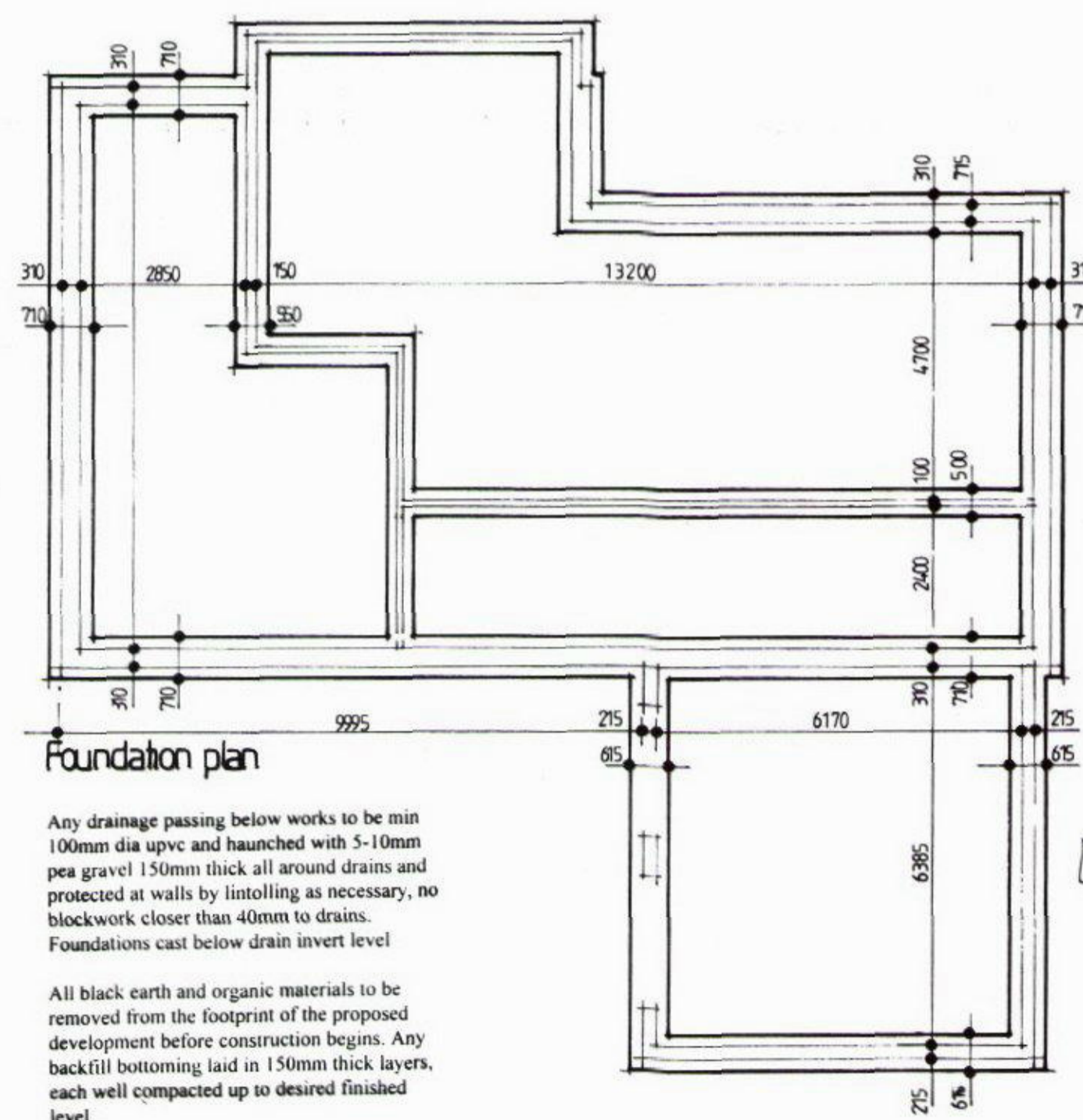


Side elevation



Roof truss plan

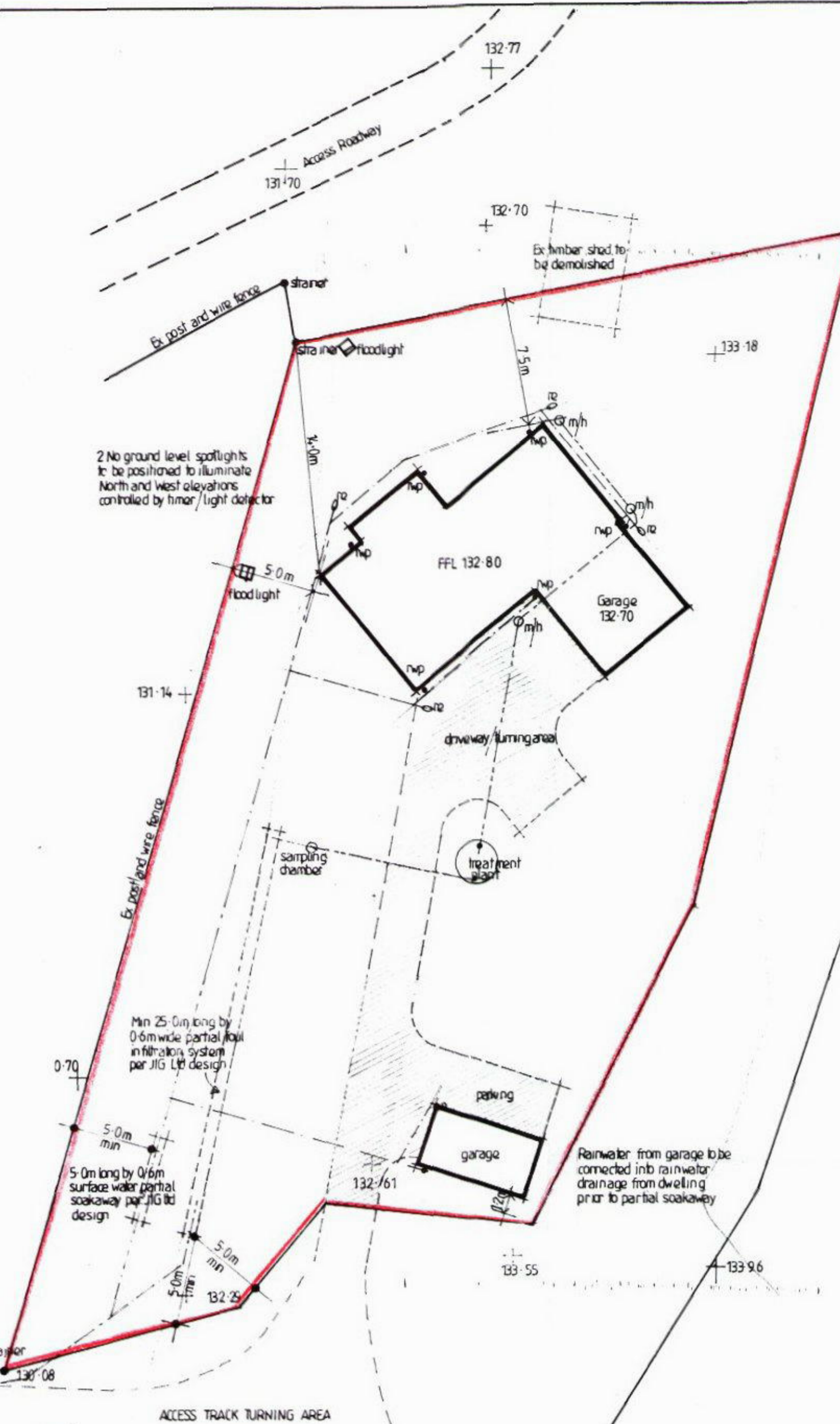
Design certificate
Roof truss profiles to be forwarded to structural engineer for appraisal prior to ordering roof trusses. Design certificate to be forwarded to structural engineer to allow engineer to sign project off at end and allow issue of a completion certificate by local authority



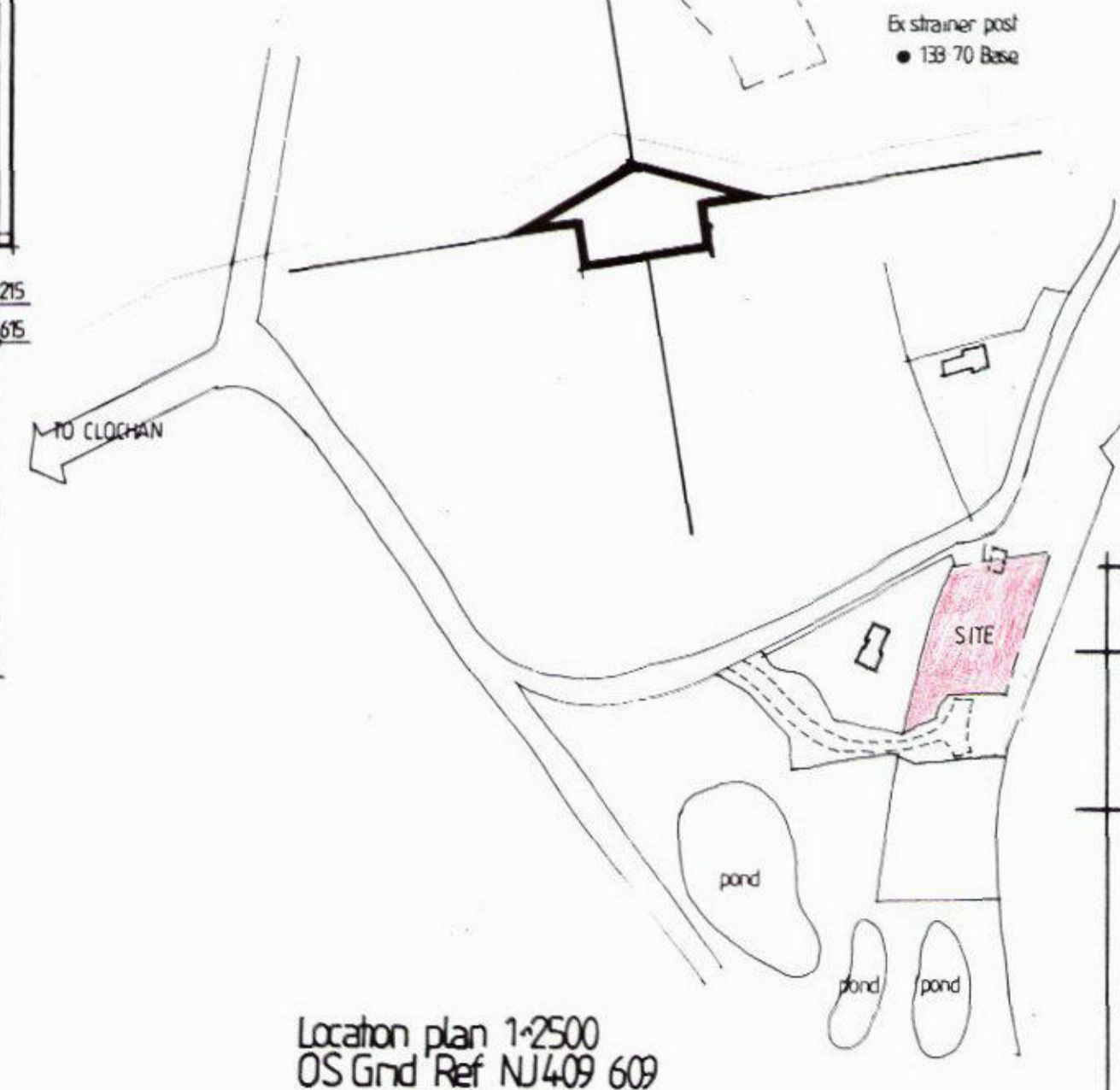
Foundation plan

Any drainage passing below works to be min 100mm dia upvc and haunched with 5-10mm pea gravel 150mm thick all around drains and protected at walls by lintelling as necessary, no blockwork closer than 40mm to drains. Foundations cast below drain invert level

All black earth and organic materials to be removed from the footprint of the proposed development before construction begins. Any backfill bottoming laid in 150mm thick layers, each well compacted up to desired finished level.



Site plan 1:250



Location plan 1:2500
OS Grid Ref NJ409 609

Treatment tank
Largest Biodisc treatment tank located min 5.0m from any buildings or boundary's and connected into suitable infiltration system to suit ground conditions. located min 5.0m from any buildings or boundary's, 10m min from any roadway, railway or watercourse, and min 50m from any spring, well or borehole used as a drinking water supply

Sampling chamber
Sampling chamber with secure lid to be provided at treatment tank outlet prior to soakaway. Chamber to have min 300mm internal dia and inlet pipe to be min 150mm above base of chamber with min 75mm overhang. Outlet pipe to be flush with base.

Drainage
Durable clearly readable label to be located adjacent to water stop valve incorporating the wording: "The drainage system from this property discharges to a wastewater treatment tank. The owner is legally responsible for routine maintenance and to ensure the system complies with any discharge consent issued by SEPA and that it does not present a health hazard or a nuisance" along with recommended maintenance requirements and time schedule

Rainwater
Rainwater drainage taken via 100mm dia upvc underground drains to soakaway located min 5.0m from any buildings, or boundary's and designed in accordance with BRE digest 365 "soakaway design" to suit ground conditions on site

Driveway
3.0m wide driveway to be constructed with quarry dust finish on 150mm thick well compacted hardcore base capable of supporting an axle loading of 14 tonnes to provide service lorry access to treatment and oil storage tanks as necessary

Parking / access
Minimum 3.3x4.8m car parking hardstand to be provided within site formed with hard wearing, uniform and of a material and finish that provides ease of manoeuvring, with no trip hazards. 900mm wide access path to be formed from car hardstand area to accessible entrance landing not exceeding 1:21 gradient, in same material as hardstand

Landscaping proposals
25% of proposed new dwelling house site to be planted with native trees. Trees to be planted in species groups in random patterns at approximately 2.5m spacing. Sizes to be a mixture of standard, Half standard and Whips. Trees will be staked, tied and the smaller plants protected in growing shelters. Rabbit and Strimmer/wole guards will be fitted to all trees without shelters.

Site to be weeded, cultivated and prepared for grass seeding and tree planting within first planting season following occupation or completion of dwelling, whichever is sooner. Any trees or plants which die, are removed or become diseased within 5 years of planting shall be replaced in the following planting season with others of similar size, number and species

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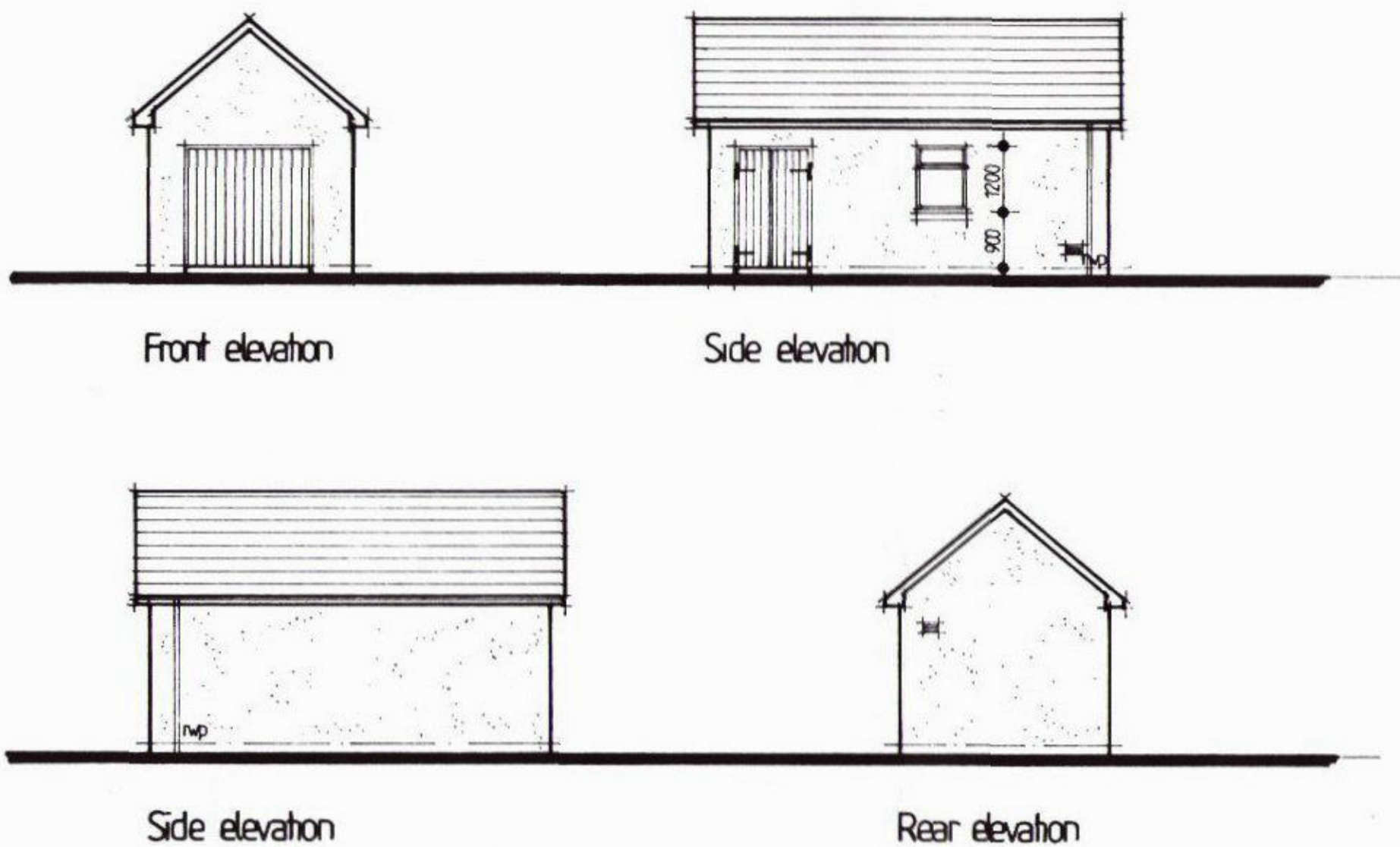
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CLIENT Dr & Mrs Harrington	SCALE 1:100	DRAWN BY IR	DATE Dec 2015
PROJECT Proposed dwelling house at Plot Enzie Strahon, Clochan - 9 JUN 2015 161009311APP		PROJECT No. 15-28 Dwg 3-4	



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MAIN STREET OFFICES: URQUHART, BY ELGIN, IV30 8LG



Front elevation

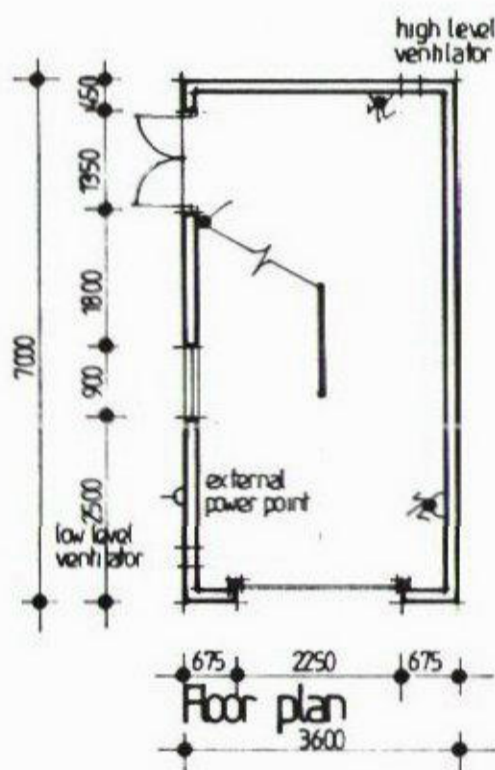
Side elevation

Side elevation

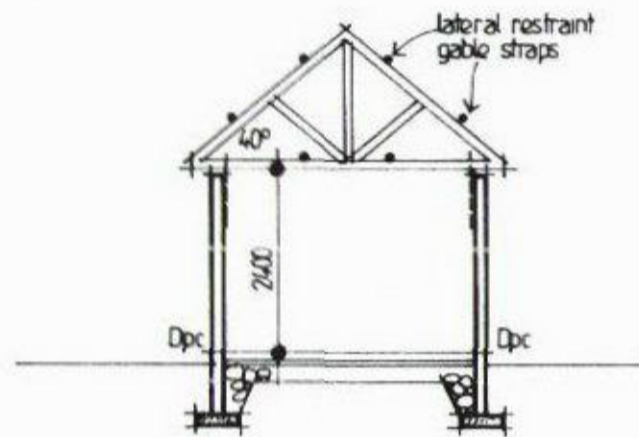
Rear elevation

General
 100mm dia h/r pvc rainwater rhones
 68mm dia pvc rainwater downpipes
 2 No 225x150mm GI louvred front vents

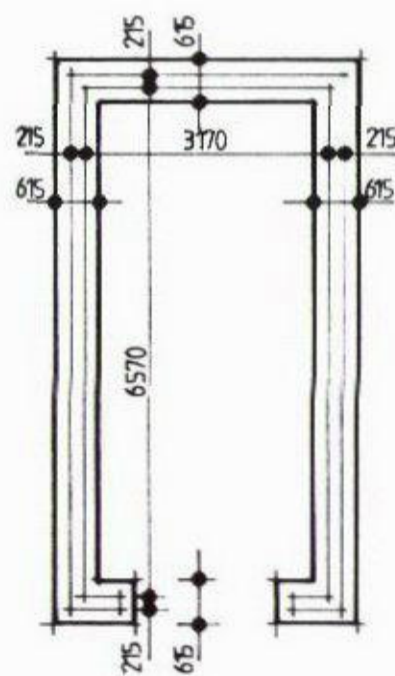
Lintols
 Openings to incorporate 2 No Robeslee Type
 K9 100x215mm concrete lintels over with min
 215mm end supports each end



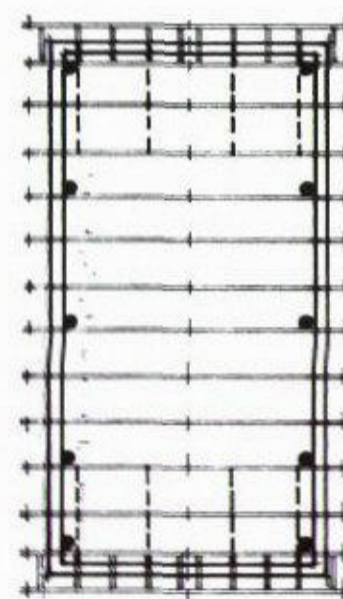
Floor plan



Cross section



Foundation plan



Roof plan

Foundations
 Foundations formed with 200mm thick concrete projecting 200mm beyond wall faces, cast in monolithic manner and incorporating A142 reinforcement mesh with 50mm bottom cover taken down onto suitable load bearing layer with min 450mm ground covering at all points.

Any drainage passing below works to be min 100mm dia upvc and haunched with 5-10mm pea gravel 150mm thick all around drains and protected at walls by lintolling as necessary, no blockwork closer than 40mm to drains. Foundations cast below drain invert level

All black earth and organic materials to be removed from the footprint of proposed development before construction begins. Any backfill bottoming laid in 150mm thick layers, each well compacted up to finished level.

Floor
 Smooth cement sand screed finish on 100mm thick concrete on 1200 gauge polythene dpm on 50mm thick sand blinding on 150mm thick well compacted dry bottoming.

Walls
 18mm roughcast as house incorporating a waterproofer within mix on a 215mm thick concrete blockwork wall construction flush pointed internally. Movement joints incorporated in walls at max 6.0m c/c, infilled with 12mm hydracell compressible filler with silicone sealant externally. Sleeved wall ties to be fitted every course at joints

Roof
 Concrete roof tiles as per house on 38x25mm tww tile battens on 38x13mm tww counter battens on layer of roofing felt on 9.5mm exterior grade plywood sheeting on proprietary roof trusses at 600mm c/c with ms truss clips each end and additional bat straps 1000x2.5x38 every 3rd truss

Roof fixings/bracing
 Roof construction to incorporate 100x25mm tww bracing fixed to each truss with 2 No 3.35mm dia gal wire nails 75mm long. Bat M305 ms gal lateral restraint straps fitted to gables at 1200mm c/c up slope of rafters and horizontally over ceiling ties fixed to wall and 3 trusses

Electrical safety
 Electrical installation to be designed, constructed, installed and tested such that it is in accordance with the recommendations of BS7671: 2008. Installation must be certified by member of SELECT or NEIEC only.

Lighting
 New light fittings to be low energy type, with a luminous efficacy at least 45 lumens / circuit watt. Fittings may be either dedicated with separate control gear taking only low energy lamps or -standard fittings supplied with low energy lamps with integrated control gear (e.g. Bayonet or Edison screw base lamps)

Electrical outlets
 Light switches located between 900 and 1100mm above floors. Electrical outlets located min 400mm above floors or 150mm above worktops and max 1200mm above floors unless absolute need for higher position. All switches and controls located min 350mm from internal corners, projecting walls or similar obstructions

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CONTRACTORS WILL HAVE DEEMED TO HAVE VISITED THE SITE TO FAMILIARIZE THEMSELVES WITH THE PROJECT PRIOR TO SUBMITTING ANY ESTIMATE FOR BUILDING WORKS.

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ANY DEVIATIONS TO THE APPROVED PLANS TO BE REPORTED TO THIS OFFICE. CONTRACTORS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCING BUILDING WORKS. GIVEN DIMENSIONS ONLY TO BE USED. DO NOT SCALE PLANS.

ANY ROOF TRUSS TYING INTO AN EXISTING ROOF TO BE CHECKED ON SITE BY CONTRACTOR TO ENSURE HEIGHTS MEET CORRECTLY.

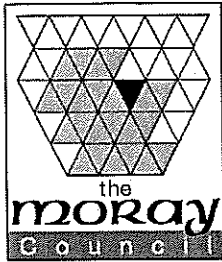
CLIENT Dr & Mrs Hamington	SCALE 1:100	DRAWN BY IR	DATE Dec 2015
PROJECT Proposed dwelling house at Plot Enzie Station, Clochan 16/00931/APP		- 9 JUN 2016	PROJECT No. 15-28 Dwg 4-4



**ARCHITECTURAL
 DESIGN CONSULTANTS**

TELEPHONE No. 01343 842635
 MOBILE No. 07766 315501
 EMAIL: ctkplans@aol.com
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 PARTNERS: COLIN & CATRIONA KEIR

MAIN STREET OFFICES: URQUHART, BY ELGIN, IV30 8LG



**THE MORAY COUNCIL
TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997,
as amended**

REFUSAL OF PLANNING PERMISSION

**[Fochabers Lhanbryde]
Application for Planning Permission**

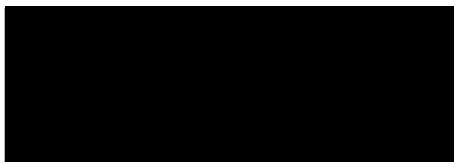
TO Dr And Mrs J Harrington
c/o Plans Plus
Main Street
URQUHART
By Elgin
Moray
IV30 8LG

With reference to your application for planning permission under the above mentioned Act, the Council in exercise of their powers under the said Act, have decided to **REFUSE** your application for the following development:-

Erect dwellinghouse with integral garage and detached domestic garage at Plot 5 Enzie Station Clochan Buckie Moray

and for the reason(s) set out in the attached schedule.

Date of Notice: **5 August 2016**



HEAD OF DEVELOPMENT SERVICES
Environmental Services Department
The Moray Council
Council Office
High Street
ELGIN
Moray
IV30 1BX

IMPORTANT
YOUR ATTENTION IS DRAWN TO THE REASONS and NOTES BELOW

SCHEDULE OF REASON(S) FOR REFUSAL

By this Notice, the Moray Council has REFUSED this proposal. The Council's reason(s) for this decision are as follows: -

The proposal is contrary to the provisions of the Moray Local Development Plan 2015 (Policies H7, E9 and IMP1) where:

1. because of its siting/location the proposal would result in an additional dwelling contributing to an unacceptable build-up of housing detrimentally changing the rural character of the area;
2. the proximity of the build-up of housing at Enzie Station within close proximity to the designated Rural Grouping of Clochan would further compromise its defined boundaries and distinct separation from the surrounding open countryside.

LIST OF PLANS AND DRAWINGS SHOWING THE DEVELOPMENT

The following plans and drawings form part of the decision:-

Reference	Version	Title
1~4		Ground floor plan
2~4		First floor plan and sections
3~4		Elevations site and location plan
4~4		Garage details

NOTICE OF APPEAL
TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. The notice of review should be addressed to The Clerk, The Moray Council Local Review Body, Legal and Committee Services, Council Offices, High Street, Elgin IV30 1BX. This form is also available and can be submitted online or downloaded from www.eplanning.scot/eplanningClient

If permission to develop land is refused or granted subject to conditions 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 Town and Country Planning (Scotland) Act 1997.