

**MARR AREA COMMITTEE REPORT – 25 JANUARY 2011**

**Reference No: M/APP/2010/2757**

**Full Planning Permission for Conversion of Dovecot to form Dwellinghouse including Extension at Site South West of Meikletown, Lessendrum Dovecot, Kinnoir, Huntly**

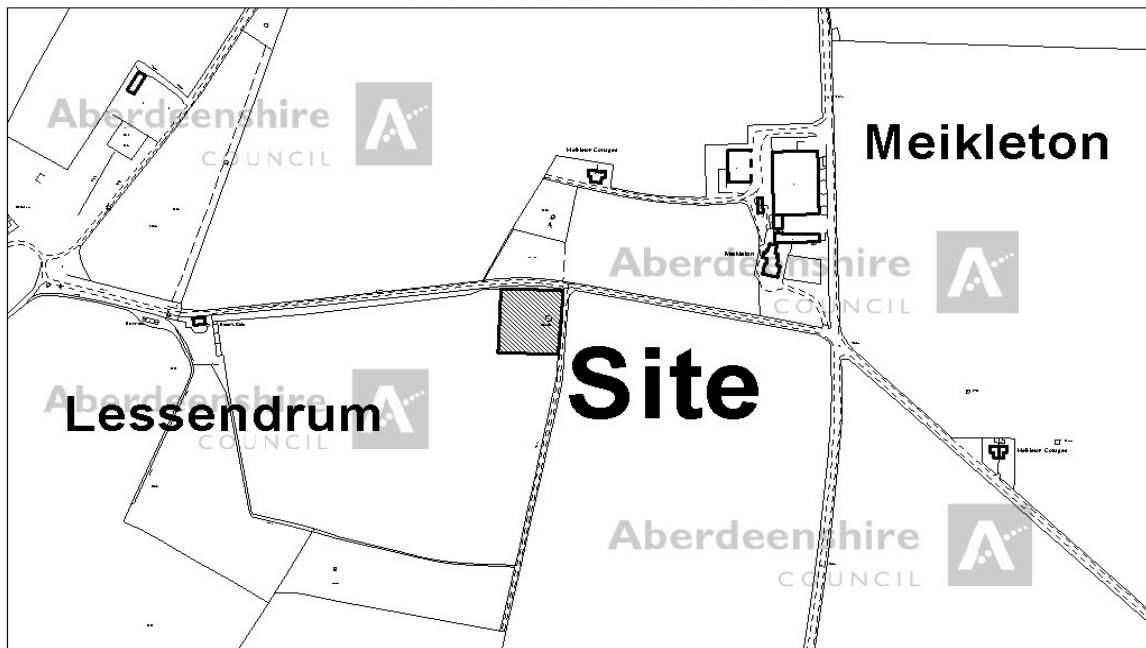
**Reference No: M/APP/2010/2758**

**Listed Building Consent for Conversion of Dovecot to form Dwellinghouse including Extension at Site South West of Meikletown, Lessendrum Dovecot, Kinnoir, Huntly**

**Applicant: Mr William Stewart, Per Agent**  
**Agent: Annie Kenyon Architects, South Lediken, Inch**

Grid Ref:	358300.7 841491.6
Ward No. and Name:	EWV14 Huntly, Strathbogie and Howe of Alford
Application Type:	Full Planning Permission
Representations:	None
Consultations:	3
Relevant Proposals Map Designations:	Local Plan Countryside Listed Building
Complies with Development Plans:	No
Main Recommendation:	Refuse

Development Management & Building Standards



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10 January 2011

Aberdeenshire Council

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## 1. Reason for Report

- 1.1 This report relates to a planning application, which is being recommended for refusal and has an accompanying Listed Building Consent application and therefore requires to be determined by the Area Committee.

## 2. Background and Proposal

### 2.1 Proposal

- 2.1.1 This proposal is for the conversion of a category B listed dovecot to form a dwelling house. The dovecot is cylindrical and constructed in natural stone. The entrance is on the southwest side with a window above, and two “rat courses” encircle the building at the top of the entrance and the bottom of the window. The dovecot was put on the Buildings at Risk Register in 2002.

- 2.1.2 The dovecot had its roof burned down in 1985, however the walls appear largely intact and it is a good example of a traditional dovecot and is considered worth of preserving for future generations to appreciate. There is a lack of certainty on just how old the dovecot is, with the applicant’s submission stating it was built in the late 18th century, however the Council’s Archaeology Service believe it to be from the late 16<sup>th</sup> to early 17<sup>th</sup> century.

- 2.1.3 The proposal involves the creation of a unique design of house, making use of large expanses of glazing with timber sliding shutters on the south west northeast and south east elevations. An element of drystone dyke walling has also been incorporated into all the elevations to varying degrees. The extension has a flat grass roof and is sunk into the ground. The dovecot and extension are to be connected by a simple fully glazed box. The majority of the living space will be accommodated into the extension. The dovecot would accommodate a snug accessed via a new spiral staircase. The dovecot would be covered with a toughened glass circular roof.

- 2.1.4 Access to the site is up an existing farm track accessed from the main public road. The dovecot sits in a field with a tree belt to the southeast along the field boundary. The ground around the dovecot is fairly flat although appears liable to flooding as photographs will show. No details of the proposed drainage system have been provided, although it has been indicated that a private septic tank and soakaway will be provided.

- 2.1.5 Sustainable and renewable technologies such as rainwater recycling for toilet flushing, ground source heat pump and a wood chip boiler are proposed to serve the development.

### 2.2 Planning History

Members may recall that they considered an application for an extension to the dovecot to form a dwelling house on 13 April 2010. The proposal involved the creation of a unique design of house, making use of large expanses of glazing with timber sliding shutters on the south west, south east and north west elevation, a straw bail wall on the north east elevation wrapping round to the south east and north west elevations, with a lime render finish and a flat grass roof. The proposed

house was to surround the dovecot, with the dovecot functioning as a centrepiece to the house with a lightweight staircase inside the structure of the dovecot leading to a circular snug with a window in the existing opening looking out over the flat grass roof. This application was refused for the following reasons:

1. The proposal is not appropriate to the appearance of the building and would erode the historical character and integrity of a Category B Listed Building and is therefore contrary to Scottish Planning Policy 'Historic Environment' and 'Listed Buildings' whereby the dovecot cannot be adapted to accommodate the proposed new use without retaining its special character, as the proposed works would not prove compatible with the fabric, setting or character of the dovecot or retain the special architectural and historic interest which it possesses.
2. The application is for a proposal which will have a detrimental effect on the character, integrity and setting of a category B Listed Building and is therefore contrary to Policy Env/18: Listed Buildings of the Aberdeenshire Local Plan 2006.
3. The proposal will have a serious detrimental impact upon the character of the existing dovecot and is therefore contrary to Policy Gen/2: The Layout, Siting and Design of New Development of the Aberdeenshire Local Plan 2006.
4. The proposed development will result in a large extension to a traditional building which fails to retain its vernacular appearance and to maintain its contribution to the traditional character of the landscape and is therefore contrary to Policy Hou/4: New Housing in the Countryside including the Cairngorms National Park of the Aberdeenshire Local Plan 2006.
5. The proposal does not provide a safe vehicular access due to insufficient visibility to the left therefore the proposal does not comply with Policy Inf/1: Roads and Accesses of the Aberdeenshire Local Plan 2006.
6. The application is deficient in information and detail to enable a proper assessment of the proposed development to be carried out. The applicant has not provided the necessary information needed to make a full assessment of the implications of the development on bats, which are a protected species, therefore it has not been possible to determine whether the application complies with Policy Env/4: Biodiversity of the Aberdeenshire Local Plan 2006.
7. The application is deficient in information and detail to enable a proper assessment of the proposed development to be carried out. The applicant has failed to provide the necessary information needed to make a full assessment of the method of foul water disposal, therefore it has not been possible to determine whether the application complies with Policy Inf/4A: Foul Drainage Standards of the Aberdeenshire Local Plan 2006.
8. The application is deficient in information and detail to enable a proper assessment of the proposed development to be carried out. The applicant has failed to provide the necessary information needed to make a full assessment of the method of surface water disposal, therefore it has not been possible to determine whether the application complies with Policy Inf/4B: Surface Water Drainage Standards: Sustainable Urban Drainage Systems (SUDS) of the Aberdeenshire Local Plan 2006.

9. The application is deficient in information and detail to enable a proper assessment of the proposed development to be carried out. The applicant has failed to provide the necessary information needed to make a full assessment of the private water supply, therefore it has not been possible to determine whether the application complies with Policy Inf/5: Water Supply of the Aberdeenshire Local Plan 2006.

### 3. Representations

- 3.1 No letters of representation have been received.
- 3.2 The applicant's architect has submitted a statement in support (**Appendix 1**) of the application. The architect describes how the design has been developed to protect the character and setting of the dovecot and states that the proposed development will provide a new use of the listed building thus ensuring its long-term preservation.
- 3.3 The application was considered by the Aberdeenshire Design Panel on 1 November 2010 (**Appendix 2**). The panel was satisfied that the proposed design showed a sensitive approach to the development of the site demonstrating a good understanding of its context. However, it suggested the following amendments:

- Dovecot Roof

The panel considered to whether the dovecot roof should be restored to its original form i.e. a conical slated roof. The architect highlighted the modern approach taken to the whole scheme and that a minimal impact flat roof was appropriate. It was agreed that this was an acceptable approach.

- Grass Roof and Rear Wall

The panel highlighted the possible deterioration that can occur in grass roofs. The low level of the roof makes it appear physically accessible to step on. In order to prevent this, the erection of a higher drystone wall to the rear of the building may be appropriate and could remove the concern of walking onto the roof. The wall could be extended beyond the line of the building as a feature but that it should not turn round the corner of the building. This would help screen the car parking.

The panel suggested tapering the roof gently towards the rear to allow better drainage, greater headroom within the structure and allow the fascia to be thinner and lighter.

- Three Separate Elements

The dovecot, glass link and house could be linked more successfully. The introduction of a drystone wall along the rear elevation could result in the building not being sunk as low into the ground. Raising the structure could tie the development together more effectively by removing the level changes and would likely require less groundwork and also aid drainage and ventilation.

- Car Parking

The physical approach to the development was an important factor to consider. Although there is no designated car parking on the plans, the panel was of the opinion that having parking on the approach elevation would have a negative impact on the development. There may be a need for planting or screening or locate the car parking away from the public elevation or remove it from the site.

#### **4. Consultations**

##### 4.1 Transportation and Infrastructure (Roads)

The above Service has objected to the proposed development on the grounds of road safety. Indeed the proposed access does not provide sufficient visibility.

##### 4.2 Environmental Health

Although the above Service would normally require to be assured that the quantity and quality of the private water supply is adequate, in this case, no supply has been developed and it considers that it would be too onerous to require the applicant to do so when approval might not be granted.

Accordingly, the Principal Environmental Health Officer recommends that a decision on these matters be taken only after following decisions having been reached on other matters, such as the applicant can be assured that approval will be granted, subject to his proving the adequacy and wholesomeness of the proposed supply. He also recommends that, notwithstanding any results, the private water supply shall be subject to sterilisation by the application of ultraviolet light or such other equivalent treatment to the satisfaction of the Planning Authority in consultation with Environmental Health.

##### 4.3 Planning Gain Service

Contributions are being sought towards affordable housing provision, primary and secondary education and the Percent for Art scheme.

#### **5. Relevant Planning Policies**

##### 5.1 National Planning Policy

Scottish Planning Policy  
PAN 73: Rural Diversification

SPP states the planning system has a significant role in supporting sustainable economic growth in rural areas. By taking a positive approach to new development, planning authorities can help to create the right conditions for rural businesses and communities to flourish. The aim should be to enable development in all rural areas, which supports prosperous and sustainable communities whilst protecting and enhancing environmental quality. Regarding historical buildings SPP states the historic environment is a key part of Scotland's cultural heritage and it enhances national, regional and local distinctiveness, contributing to sustainable economic growth and regeneration. In most cases, the historic environment (excluding

archaeology) can accommodate change which is informed and sensitively managed, and can be adapted to accommodate new uses whilst retaining its special character. However, in some cases the importance of the heritage asset is such that change may be difficult or may not be possible. Decisions should be based on a clear understanding of the importance of the heritage assets. Planning authorities should support the best viable use that is compatible with the fabric, setting and character of the historic environment. The aim should be to find a new economic use that is viable over the long term with minimum impact on the special architectural and historic interest of the building or area.

PAN 73 states traditional buildings can be an inspiration and catalyst for successful diversification, but the countryside is not a museum piece. Many rural landscapes have the capacity to absorb new development and accommodate considerable change in the coming years. But change needs to be guided to positive effect. Contemporary developments, providing they are properly planned, sited and designed can contribute to the quality of the landscape and still maintain a sense of place. Opportunities can be taken to interpret and adapt traditional shapes and sizes into new modern designs. Sensitive conversions should retain the character of the building; new activities might even reflect former functions. In some cases redundant buildings in rural areas will lend themselves better to conversion for business uses than for housing. Achieving sensitive conversions demands an eye for detail and an appreciation of the historic environment

## 5.2 Aberdeen City and Shire Structure Plan

The purpose of this Structure plan is to set a clear direction for the future development of the North East. It promotes a spatial strategy. All parts of the structure plan area will fall within either a strategic growth area or a local growth and diversification area. Some areas are also identified as regeneration priority areas. There are also general objectives identified. In summary, these cover promoting economic growth, promoting sustainable economic development which will reduce carbon dioxide production, adapt to the effects of climate change and limit the amount of non-renewable resources used, encouraging population growth, maintaining and improving the region's built, natural and cultural assets, promoting sustainable communities and improving accessibility in developments.

## 5.3 Aberdeenshire Local Plan 2006

Policy Env\4: Biodiversity

Policy Env\18: Listed Buildings

Policy Hou\4: New Housing in the Countryside Including the Aberdeenshire part of the Cairngorms National Park

Policy Inf\1: Roads and Accesses

Policy Inf\2: Parking, Servicing and Accessibility

Policy Inf\4a: Foul Drainage Standards

Policy Inf\4b: Surface Water Drainage Standards: Sustainable Urban Drainage Systems (SUDS)

Policy Inf\5: Water Supply

Policy Gen\1: Sustainability Principles

Policy Gen\2: The Layout, Siting and Design of New Development

Policy Gen\3: Developer Contributions

Policy Env\4 states any development that would have an adverse effect on habitats or species protected under British or European Law, or identified as a priority in UK or Local Biodiversity Action Plans, or on other valuable habitats and species, will be refused unless the developer demonstrates that public benefits outweigh the impact on the species, the development is sited/ designed to minimise the effect on the species, and that there will be no fragmentation or isolation of the species.

Policy Env\18 states that all Listed Buildings or structures contained in the statutory list of Buildings of Special Architectural or Historic Interest for Aberdeenshire shall be protected against any works which would have a detrimental effect on their listed character, integrity or setting by the refusal of listed building consent and/or planning permission. Alterations and extensions to Listed Buildings or new developments within their curtilage must be of the highest quality, respect the original structure in terms of setting, scale, design and materials and conform to Appendix 4. The Council will encourage the protection, maintenance, enhancement, active use and conservation of Listed Buildings.

Policy Hou\4 states that the erection of a new house in the countryside will be approved in principle if it is for a full time worker in an enterprise which itself is appropriate to the countryside, the presence of that worker on site is essential to the efficient operation of that enterprise, and there is no suitable alternative residential accommodation available, the proposed house is within the immediate vicinity of the workers place of employment, and it conforms with appendix 1.

Policy Hou\4 also states that the conversion of an existing non-residential vernacular building for housing shall be approved in principle if it is to two or three houses with at least one associated business space provided and the location is accessible to local services by public transport, foot or bicycle. The converted building should largely preserve its existing form, retain its vernacular appearance and maintain its contribution to the traditional character and landscape of the area.

Policy Inf\1 states a new access will be approved in principle if, amongst other things, it is designed to be safe, convenient for pedestrians, cyclists and public transport, and cause minimal impact on the character of the site and surrounding area.

Policy Inf\2 states development will be approved in principle if, amongst other things, it complies with the Council's Maximum parking standards, it can be accessed conveniently by walkers and cyclists, and is close to existing public transport services, where available, and the access is designed to be safe, convenient and cause minimal impact on the character of the site and surrounding area.

Policy Inf\4a sets out the criteria for foul drainage and states, amongst other things, that where connection to public sewers is unfeasible it should be demonstrated that private drainage infrastructure can be provided without negative impacts on amenity, public health and the environment.

Policy Inf\4b sets out the criteria for surface water drainage and seeks the use sustainable methods of disposing surface water from the site.

Policy Inf\5 states that development will be approved if it can be satisfactorily served by mains water supply, or if the developer can demonstrate an alternative adequate supply.

Policy Gen\1 seeks to make all development as sustainable as possible through, amongst other things, long term sustainable use and management of land, relating new development with existing settlements and avoiding dispersed patterns of development, not prejudicing future development opportunities nor creates a precedent for inappropriate development patterns.

Policy Gen\2 states new development will be approved in principle if, amongst other things, it respects the character and amenity of the surrounding area and landscape in which it will be situated. Conformance with appendix 1 is also required.

Policy Gen\3 states that development will be approved in principle if the developer makes a fair and reasonable contribution, in cash or kind, towards the cost of public services, facilities and infrastructure and the mitigation of adverse environmental impacts.

#### 5.4 Aberdeenshire Local Development Plan 2010

On 24 June 2010 Aberdeenshire Council agreed to approve the proposed Aberdeenshire Local Development Plan (LDP) as representing the Council's settled view as to what the final adopted content of the plan should be and to authorise the use of the proposed Aberdeenshire Local Development Plan and associated supplementary guidance as a material consideration in the determination of planning applications. In doing so it must be recognised that certain policies and proposals require to be further scrutinised and as a consequence not all aspects of the LDP have equal materiality at this stage in the process.

### **6. Discussion**

#### 6.1 Design and Impact on listed building

- 6.1.1 This proposal is for the conversion and extension of a category B listed dovecot to form a dwelling house. The proposal includes many sustainable design elements such as solar gain on the south facing elevation, rainwater harvesting for toilet flushing and outdoor taps, ground source heat pump and a wood burning stove. The dovecot was originally and historically strategically located at this site to benefit from the exposed panoramic vista to aid its intended use. The circular structure is very unique and worthy of retention. The dovecot has been on the Buildings at Risk Register since 2002.
- 6.1.2 The applicant's agent refers to PAN 73 'Rural Diversification' and SPP to justify the proposal. In relation to PAN 73 this proposed development is of high quality. Scottish Planning Policy (SPP) states that the importance of a heritage asset could be strong enough that change may be difficult or may not be possible. It goes on to state that decisions should be based on a clear understanding of the importance of the heritage assets. The original design would have had an unacceptable impact on the setting and context of the dovecot. Furthermore, the design which engulfed the dovecot would have caused damage to the landscape by depriving open public views of a historic building, which is sited in an open and exposed location for its



intended purpose. The architect has taken on board the concerns raised by the Planning Service and Committee Members by focusing the design approach towards minimising any adverse impact on the setting of the listed building especially when viewed from the public road.

6.1.3 Policy Env\18 states, amongst other things, that alterations and extensions to Listed Buildings must be of the highest quality, and respect the original structure in terms of setting, scale, design and materials. The proposal is of a very high standard of design and quality and does not screen the building from public views. The dovecot would still appear as a stand-alone structure when viewed from public vantage points thus retaining its current relationship to the surrounding landscape. Furthermore, the Policy states that the planning service will be sympathetic to applications, which demonstrate satisfactorily that the proposed development is essential to securing the best viable use of the Listed Building without undermining its architectural or historic character or its setting. Historic Scotland strongly objected to the previous planning application on grounds that it would have seriously eroded the dovecot's special character and setting. The amended design provides an appropriate use for the building whilst retaining its integrity, character and setting thus ensuring its long-term preservation in the public interest. Appendix 4 of the ALP states that: *"where an extension or an alteration is appropriate, design must be of the highest quality, and complement the original building's architectural and historic character. In these cases, innovative, contemporary designs may be favoured over reproduction."* The contemporary design concept is of very high quality and clearly differentiates between old and new thus emphasising the listed building's special character. As such it is considered that the development accords with Policy Env\18.

6.1.4 Some of the suggestions put forward by the design panel were considered by the architect in discussion with the Planning Officer:

- It was considered that raising the building or erecting a drystone wall along the rear/public elevation would affect the setting of the listed building. Indeed, the dovecot appears like a stand-alone structure when viewed from the public road and surrounding public vantage points. The design panel suggestion would have affected that relationship with the surrounding landscape. The Planning Service agrees that sinking of the building into the ground as proposed provides the best solution in terms of preserving the setting of the dovecot.
- The architect amended the design by tapering the grass roof towards the rear of the extension. However, following discussions with the Planning Officer, the architect agreed to revert back to the original flat roof design. Indeed, it was felt that the introduction of a mono-pitched roof would affect the integrity of the design.

## 6.2 Development Principle

6.2.1 This proposal aims to provide a new use for a traditional building. Policy Hou\4 states that conversions of traditional buildings will be approved providing, amongst other things, the converted building would largely preserve its existing form, retain its vernacular appearance, and maintain its contribution to the traditional character and landscape of the area. Whilst this proposal utilises a traditional building, the dovecot itself cannot be deemed capable of conversion to residential use given its

limited size. The fact the dovecot has no roof also falls short of the policy requirements for conversion. This proposal uses the existing building for a snug accessed via an internal stair, with the majority of the new residential use being a new build. However, contrary to the previous proposal, this new design allows it to retain vernacular appearance and maintain its contribution to the traditional character of the landscape.

### 6.3 Drainage

No details relating to the septic tank and soakaway have been provided; therefore it has not been possible to ascertain whether the proposal complies with policy Inf4A and Inf4B of the Local Plan. Whilst this is a further reason for refusal, should Members be minded to approve the application details on foul and surface water disposal could be dealt with as a delegated matter.

### 6.4 Private Water Supply

Environmental Health has stated they have accepted the applicant's request to defer consideration of the private water supply whilst the planning service is recommending the proposal for refusal. It is accepted that the cost incurred for the tests and provision of a private water supply are quite high. The lack of this information however does not allow the planning service to determine whether the proposal complies with Policy Inf5 of the Local Plan, therefore this will be a reason for refusal although should Members be minded to approve the application this issue could be dealt with as a delegated matter.

### 6.5 Bats

A bat survey was submitted along with the further information regarding the internal stair in the dovecot and the fixing of the roof. The bat survey shows signs of bats using the structure as a roost. It is estimated that a colony of 10-15 pipistrelle bats will occupy the wall opposite the entrance to the dovecot. The survey recommends that an alternative roost is provided, and this should be accommodated into the renovation of the building, although nearby trees could provide an alternative where hibernation boxes could be erected. A license from the Scottish Government will be required to carry out the work. No mitigation proposals have been factored into the design, and without further consultation with it cannot be determined whether the impact will be able to mitigate against the harm of a protected species. The insufficient information to determine whether the proposal is contrary or compliant with Policy Env4 is a further reason for refusal, however should members be minded to approve this application the issue of alternative bat roosts will have to be resolved before any planning permission can be issued, therefore this too could be dealt with as a delegated matter.

### 6.6 Access and Car Parking

Although there is an outstanding objection from the Roads Service on grounds of poor access visibility, the Service has indicated that this recommendation will be reconsidered if a solution which provides an improvement to the visibility is submitted. It is understood that the obstruction (hedge) is outwith the applicant's control. The applicant's architect has stated that they would not wish to approach

the landowner to trim the hedge if the application was refused, as this will no longer be required.

Car parking would be provided within a covered carport located on the southwest elevation and therefore not affect the approach to the site and setting of the dovecot.

## 6.7 Conclusion

What needs to be considered is that the dovecot in itself is not capable of being converted into residential accommodation as it currently exists. The residential accommodation would be created from the new build element of the proposed development. Only by grace of a glazed link does the dovecot form part of the proposal, which does not reflect the real spirit of conversion, in re-using a structure to its full extent with minor scope for extension. Exceptions to policy do of course exist in terms of good design, or for the purposes of re-using and retaining a listed building. It could be argued that this is the case in this instance, however the listed structure is a small-scale dovecot which purpose has been to act as a shelter and exist as a freestanding structure. One can argue that a former agricultural steading or outhouse for example has the capacity to be used in isolation, with perhaps minimum additions to accommodate modern standards of living. This is difficult to argue in respect of this dovecot, notwithstanding its listed status and it being a building at risk. Owners of listed buildings have a legal responsibility to ensure that the buildings they own are maintained and kept in good order. Historic Scotland provide extensive advice to owners of listed buildings on how to achieve this and also what action the local authority and Scottish Ministers can take in the event of failure to comply. The dovecot is not a large-scale structure and thus its repair and retention could and should be carried out.

The application is missing key information to satisfy consultees, which accounts for some of the reasons for refusal. However, this information could be provided if the application is looked upon favourably by Members. Whilst the planning service applaud the unique and high quality design of the proposal per se, and considers that the design concept will retain the integrity, character and setting of the listed building whilst ensuring its long term preservation, the proposed development fails to meet policy Hou\4 of the ALP and is tantamount to erecting a new dwelling house in the countryside without appropriate justification.

## 7. **Area Implications**

- 7.1 In the specific circumstances of this application there is no direct connection with the currently specified objectives and identified actions of the Marr Local Community Plan.

## 8. **Financial Implications**

- 8.1 There are no financial implications arising from this report.

**9. Sustainability Implications**

- 9.1 No separate consideration of the current proposal's degree of sustainability is required as the concept is implicit to and wholly integral with the planning process against the policies of which it has been measured.

**10. Departures, Notifications and Referrals**

10.1 National Policy Departures

None

10.2 Structure Plan Departures

None

10.3 Local Plan Departures

Policy Hou\4: New Housing in the Countryside Including the Aberdeenshire part of the Cairngorms National Park  
Policy Inf\1: Roads and Accesses  
Policy Inf\4a: Foul Drainage Standards  
Policy Inf\4b: Surface Water Drainage Standards: Sustainable Urban Drainage Systems (SUDS)

- 10.4 The application is a Departure from the valid Local Plan and has been advertised as such. No representations have been received.

- 10.5 The application does not fall within any of the categories contained in the Schedule of the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009 and the application is not required to be notified to the Scottish Ministers prior to determination.

- 10.6 The application would have to be referred to the Infrastructure Services Committee in the event of the Area Committee wishing to grant permission for the application.

**11. Recommendation**

**11.1 REFUSE Full Planning Permission (APP/2010/2757) for the following reasons:**

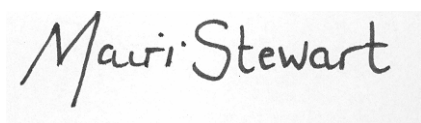
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1. The proposed development will result in a large extension to a traditional building which fails to retain its vernacular appearance and to maintain its contribution to the traditional character of the landscape and is therefore contrary to Policy Hou/4: New Housing in the Countryside including the Cairngorms National Park of the Aberdeenshire Local Plan 2006.
2. The proposal does not provide a safe vehicular access due to insufficient visibility to the left therefore the proposal does not comply with Policy Inf/1: Roads and Accesses of the Aberdeenshire Local Plan 2006.

3. The application is deficient in information and detail to enable a proper assessment of the proposed development to be carried out. The applicant has not provided the necessary information needed to make a full assessment of the implications of the development on bats, which are a protected species, therefore it has not been possible to determine whether the application complies with Policy Env/4: Biodiversity of the Aberdeenshire Local Plan 2006.
4. The application is deficient in information and detail to enable a proper assessment of the proposed development to be carried out. The applicant has failed to provide the necessary information needed to make a full assessment of the method of foul water disposal, therefore it has not been possible to determine whether the application complies with Policy Inf/4A: Foul Drainage Standards of the Aberdeenshire Local Plan 2006.
5. The application is deficient in information and detail to enable a proper assessment of the proposed development to be carried out. The applicant has failed to provide the necessary information needed to make a full assessment of the method of surface water disposal, therefore it has not been possible to determine whether the application complies with Policy Inf/4B: Surface Water Drainage Standards: Sustainable Urban Drainage Systems (SUDS) of the Aberdeenshire Local Plan 2006.
6. The application is deficient in information and detail to enable a proper assessment of the proposed development to be carried out. The applicant has failed to provide the necessary information needed to make a full assessment of the private water supply, therefore it has not been possible to determine whether the application complies with Policy Inf/5: Water Supply of the Aberdeenshire Local Plan 2006.

**11.2 REFUSE Listed Building Consent (App/2010/2758) for the following reasons: -**

1. The proposed development will result in a large extension to a traditional building which fails to retain its vernacular appearance and to maintain its contribution to the traditional character of the landscape and is therefore contrary to Policy Hou/4: New Housing in the Countryside including the Cairngorms National Park of the Aberdeenshire Local Plan 2006.
2. The application is deficient in information and detail to enable a proper assessment of the proposed development to be carried out. The applicant has not provided the necessary information needed to make a full assessment of the implications of the development on bats, which are a protected species, therefore it has not been possible to determine whether the application complies with Policy Env/4: Biodiversity of the Aberdeenshire Local Plan 2006.



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