

AREA OF GROUND NEAR NORTH KIRK, SHAPINSAY OFFERS OVER £28,000

There has previously been full Planning Consent and Building Warrant to erect a spacious 4 bedroom dwellinghouse on the south facing building site. Offers beautiful views over farmland and sea to the Orkney Mainland. The seller will consider offers that are “subject to planning consent being approved” .

Plans show a living room • Kitchen with dining area
Utility room • Bathroom • 4 bedrooms, one en-suite
Ground Source Heat Pump providing central heating
UPVC framed double glazed windows and doors.

www.lowsorknev.co.uk



GRANT PLANNING CONSENT SUBJECT TO CONDITIONS

Ref: 07/628/PPF

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DECISION NOTICE

Town and Country Planning (Scotland) Act 1997
Town and Country Planning (General Development Procedure)(Scotland) Order 1992

TO:

Mr & Mrs Bird
c/o Norscot Joinery Limited
Bower Workshops
Bower
Wick
Caithness
KW1 4TL

With references to your application registered on 20 November 2007 for planning permission for the following development:-

PROPOSAL

Erect house

LOCATION

North Kirk, (land Near),
Shapinsay,
HY496173;

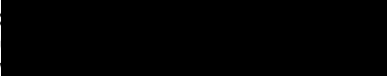
DECISION

The Orkney Islands Council in exercise of its powers under the above Acts and Orders, having considered the above proposals, the plans endorsed as relating to it and the particulars given in the above application hereby:-

GRANT Planning Consent subject to the conditions listed on the attached paper apart.

NOTE: It should be understood that the permission does not carry with it any necessary consent or approval for the proposed development under any other statutory enactments, for example Building (Scotland) Act, Roads (Scotland) Act 1984, The Water (Scotland) Act 1980, Environmental Protection Act 1990, etc.

Dated: 11th January 2008

Signed: 
Director of Planning and Development, Orkney Islands Council, Council Offices, Kirkwall,
Orkney

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DECISION NOTICE

PAPER APART

TERMS AND CONDITIONS

01. That the development hereby permitted shall be started within five years of the date of this permission.

Reason: To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.

02. That before development starts, full details and/or samples of the facing materials to be used on all external walls and roofs shall be submitted to, and approved by, the Planning Authority.

Reason: To ensure that the external appearance of the building is acceptable.

03. That before the development hereby permitted is completed or brought into use, 2 off-street car parking spaces shall be provided within the curtilage of the site, and shall thereafter be maintained as parking and manoeuvring areas.

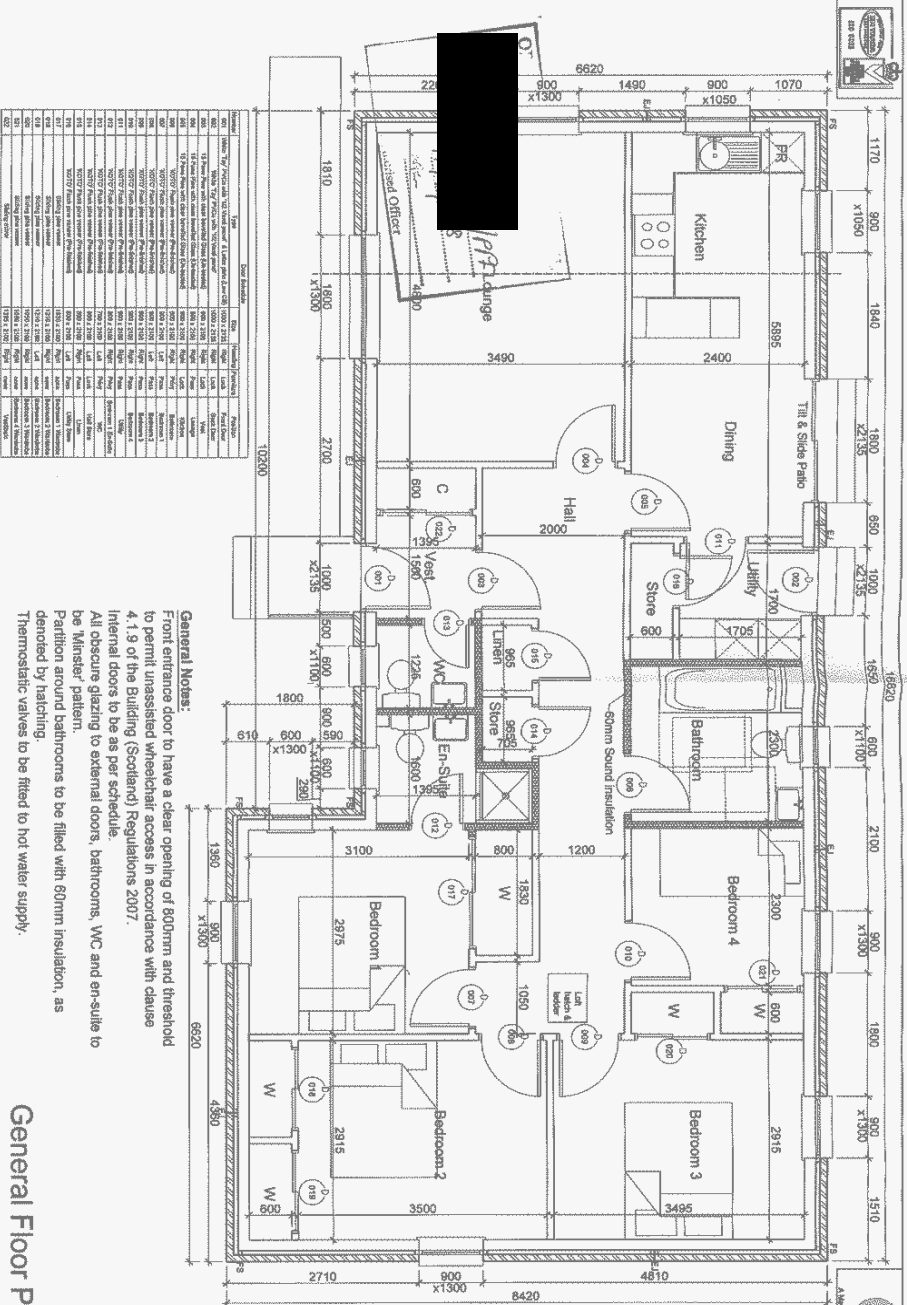
Reason: To ensure the provision of adequate parking facilities within the site

Informative: Scottish Water informs that there is insufficient capacity at Shapinsay Water Treatment Works to serve the proposed development. Please find a copy of the Scottish Water Consultation Response attached for your information.

PLEASE NOTE THAT THIS DEVELOPMENT SHOULD BE BUILT IN ACCORDANCE WITH HEREBY APPROVED PLANS.

NOTE: It is the responsibility of the developer to ensure that services including telephone and electricity lines, water mains and sewers are protected. You should contact the relevant service providers to check whether such services would be affected.

Date of Decision: 11th January 2008



General Notes:
 Front entrance door to have a clear opening of 800mm and threshold to permit unassisted wheelchair access in accordance with clause 4.1.9 of the Building (Scotland) Regulations 2007.
 Internal doors to be as per schedule.
 All obscure glazing to external doors, bathrooms, WC and en-suite to be Minsider pattern.
 Partition around bathrooms to be filled with 60mm insulation, as demanded by building.
 Thermostatic valves to be fitted to hot water supply.

General Floor Plan

NotScot Joinery Limited
 Bowrie Workhouse Carthouse KY11 4TL
 Telephone: 01853 641303
 Web site: www.notscot.co.uk
 Email: info@notscot.co.uk

Customer: Mr & Mrs Bird
Location: Shapinsay, Orkney

Drawn By: WAB **Scale:** 1:50 **Drawing No:** N07/5902
Checked By: WAB **Date:** 01/11/07 **Revision:** A
Customer Approval: *[Signature]* **Rev. A - Door schedule amended 15/10/07/MS**

Marley ridge vent terminal (SWVP)

137 ISLAND COUNCIL
 Joint & County Planning
APPROVED
 App No. 07/1625/PPF

Front Elevation

Side Elevation

Rear Elevation

Side Elevation

Cross Section

External Finishes:
 Roof covering - 40" Marley Tuskow Major smooth grey concrete interlocking roof tiles with matching dry ridge and verges.
 Finish to walls - Sky marble dry dash with black chip basaltcourse.
 Facias and Soffit - White PVCU finish with over fascia vent.
 Rainwater Goods - Black Marley Roundliner or similar.
 Windows - White PVCU & factory double glazing.
 Entrance Doors - White PVCU & factory double glazing.
 Present concrete cells and steps to be standard units.
 S.M.V.P. to be fitted to Marley ridge terminal.

Tile vent terminal

General Floor Plan

Customer: Mr & Mrs Bird
Location: Shapinsay, Orkney

Drawn By: WAB **Scale:** 1:50 **Drawing No:** N07/5903
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