

## SUCCESSFUL APPEAL

CLIENT: LOCHALSH & SKYE HOUSING ASSOCIATION/

COMPASS BUILDING & CONSTRUCTION SERVICES LTD

PROPOSAL: MIXED USE REDEVELOPMENT/REGENERATION

DATE: MARCH 2016

Lochalsh and Skye Housing Association supported by Compass Building and Construction Services Ltd had applied for planning permission for the demolition of redundant buildings and erection of flatted development (comprising 12 flats) with 3 ground floor retail units and formation of additional parking at Station Road, Kyle of Lochalsh.

The application was refused by the Highland Council on the grounds that *the scale and massing of the proposal represented overdevelopment of the site contrary to Policies 27 & 29 of the Highland-wide Local Development Plan 2012 and would have an adverse impact on adjoining properties.*

G H Johnston Building Consultants Ltd was appointed by the applicant to research, prepare and present an Appeal to the Department of Planning and Environmental Appeals.

Our case focussed on the merits of the proposal, demonstrating that it did accord with the development plan and policy, and was justified on the basis of exceptional affordable housing need and a funding package that would deliver a major townscape enhancement at a key focal point.

The case proved with evidence, that the scale, form and composition of the proposal represented an excellent fit with the streetscape, that the privacy of occupiers and neighbours would be respected, that overdevelopment would not occur, and moreover, that the critical mass and mixed use composition of the development would underpin the viability. This would be crucial to the development partners - the local Housing Association and Kyle & Lochalsh Community Trust - in delivering regeneration at the centre of an important Highland tourist centre, bringing much needed affordable homes and new commercial enterprise to Kyle of Lochalsh.

The case was upheld by the Appeal Reporter, Frances M McChlery and planning permission given.

DPEA Ref: PPA-270-2145

Highland Council Ref: 15/02637/FUL