Planning in Orkney

Status of this Supplementary Guidance

The main planning document in Orkney is the **Orkney Local Development Plan** (the Plan), which provides the policy framework and land allocations for dealing with planning applications efficiently and with certainty. All decisions on planning applications require that an appropriate balance is struck between the relevant development plan policies and other material considerations.

**Supplementary Guidance** is produced for given policy areas and subjects where a specific requirement is highlighted within the plan. It is the purpose of supplementary guidance to provide further information, policy and advice on complex planning matters and seeks to expand upon the core policies or land allocations in the plan. Supplementary guidance is always subject to full public consultation and is submitted to the Scottish Government prior to adoption. Once adopted, supplementary guidance has statutory weight in the determination of planning applications and forms part of the plan.

**Planning Policy Advice** (PPA) is prepared to provide further information and advice on policies and issues where a specific requirement to produce supplementary guidance has not been set out within the plan. Many Development Briefs for land allocations are set at this level, along with the majority of advice and information that is prepared for members of the public and Development Management. PPA is always subject to full public consultation and council approval prior to adoption and publication. Once adopted, PPA is a material planning consideration although it does not bear the same weight as the plan itself.

**Development Management Guidance** (DMG) is produced to provide advice on technical issues and the interpretation of given policies where a need arises. It is the intention of DMG to ensure a consistency of approach and to highlight the original intention/spirit of a policy where there is any ambiguity. DMG is also produced for less-complex land allocations to ensure a co-ordinated approach to development can be achieved - Conservation Area Appraisals and Conservation Statements are also set at this level within Orkney. Whilst DMG is not subject to public consultation, it is approved by Council prior to adoption and publication. As such, DMG is a material consideration in the determination of planning applications, which is considered to be the standing advice of the Local Planning Authority.

Contacting the Council

Should you wish to discuss any aspect of this Supplementary Guidance, an Officer from Development Management will be available from 09:00 to 17:00, Monday to Friday to meet at the OIC Customer Services in Kirkwall or via telephone 01865873535.

[www.orkney.gov.uk](http://www.orkney.gov.uk)

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Supplementary Guidance: Housing in the Countryside

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1. Introduction

1.01 This guidance supports and informs the policy provision for housing in the countryside that is set in Policy 5 – Housing, Section (E) – Single Houses and new Housing Clusters in the Countryside, of the Orkney Local Development Plan 2017 (the Plan).

1.02 Through the Plan and this guidance, the Council supports sustainable development in Orkney’s rural communities whilst recognising the need to protect Orkney’s landscape and productive farmland.

1.03 The policy provision for housing in the countryside looks to provide opportunities and minimise potential impacts. Opportunities are based on brownfield sites, rural business’s housing needs and infill development where landscape and visual impacts are greatly reduced.

How to Use this Guidance

1.04 A successful planning proposal for Housing in the Countryside will have to accord with this guidance, the policies of the Plan and other material considerations.

1.05 Within this guidance there are five sections:

1. Introduction to this guidance with the policy provision noted from the Plan.
2. Within this section there are ten Development Criteria that all proposals for housing in the countryside must comply with to be acceptable.
3. This section provides further information and detail to the policy provision from Policy 5, Section E of the Plan.
4. Further information is provided in this section on the removal of occupancy conditions from existing planning approvals.
5. This section is a glossary of the main definitions used in this guidance.
Policy 5 – Housing, Section E: Single Houses and new Housing Clusters in the Countryside

Outwith the settlements, on the Mainland and Linked South Isles, developments of single houses and housing clusters will be supported where it involves one of the following:

i. The reinstatement or redevelopment of a former dwelling house.
ii. The conversion of a redundant building or structure.
iii. The replacement of an existing building or structure.
iv. The re-use of brownfield land, where the previous use is evident on site.
v. The subdivision of a dwelling house or its residential curtilage.
vi. Single house infill development within existing housing groups.
vii. The provision of a single dwelling house for a rural business where 24 hour supervision is an operational requirement (including agricultural workers or crofters).
viii. The provision of a single dwelling house to allow for the retirement succession of a viable holding.

If a building or structure is of architectural and / or historic merit, the consolidation and retention of the building will be required by planning condition through options i), ii), iii) or iv).
2. The Development Criteria

2.01 All planning proposals for one or more houses must accord with the ten Development Criteria noted in this guidance and satisfy one of the policy provisions set out in Policy 5, Section E of the Plan.

2.02 DC1 - It is located and sited to fit into the landscape, minimising the landscape and visual impacts of the development proposal.

2.03 DC2 – The proposed development will be in keeping with the location; not dominating houses and structures in the surrounding area through scale or form.
2.04 DC3 – The proposed pattern of development will not lead to the suburbanisation of Orkney’s Countryside. Housing groups must have a design and layout that is rural and not urban in nature. The topography of the site should be positively considered with the creation or addition to groups that echo a traditional rural building group.

2.05 DC4 - It does not place an unacceptable burden on existing road infrastructure nor does it have a negative effect on road safety interests.

2.06 DC5 – Vacant and redundant buildings and land often revert back to a natural state potentially being used by protected species such as breeding birds and bats; and having other biodiversity value. A proposal will retain the valued biodiversity.

2.07 DC6 – It does not have an unacceptable effect on the water environment, ensuring the use of sustainable surface water drainage, and adequate foul drainage, and the avoidance of engineering works in the water environment or detrimental impacts on water dependant habitats. Foul drainage should be connected to the public sewer; although in rural locations this may not always be possible and in these cases justification for a private foul drainage system should be provided. New development in the countryside should not lead to the over proliferation of private septic tank systems.

2.08 DC7 – When an existing building has historic and/or architectural merit, they should be retained or converted, where possible. Additionally this criterion acknowledges the embodied energy of these existing structures.

2.09 DC8 – A proposed house will have its own domestic curtilage with the proposed built form (e.g. a house and detached domestic garage) occupying a maximum of 33% of the overall site. The maximum size of any proposed domestic curtilage that will be supported is 1500 square metres.

2.10 DC9 – For the scale and form of the overall proposal to be similar to neighbouring buildings and buildings in the vicinity. Positive consideration will be given to incorporating existing buildings or structures of architectural and or historic merit in any scheme.
2.11 DC10 – Where the application site or the wider site has the potential to deliver more than one house through the housing in the countryside policy provisions within this guidance, the overall development will be planned as a whole to ensure cohesion of design and layout. In these cases, there is a requirement for a Site Development Statement for the whole site, including the wider site, where layout, siting and form of the overall proposal will be considered along with the shared access, parking, drainage, open space and other development features. The Site Development Statement must form part of the first planning application submitted and will be a material consideration when considering future planning applications on the wider site. Further information is provided in the Council’s guidance on Development Briefs and Design Statements.
3. Housing in the Countryside

Development Policy Provisions

3.01 Within the policy there are 8 policy provisions that allows for housing development in the countryside that is it recommended be pursued on a sequential basis. Each provision provides housing opportunities throughout the Mainland and Linked South Isles. The flowchart provides a simple indication of the requirements for each of these policy provisions and which is best placed to deliver housing depending on location, site, site features and proposal details.
Supplementary Guidance: Housing in the Countryside

Is there a house or former house on the site? Via Policy 5E (i)

- **YES**
  - Does it have architectural/historic merit?
    - **YES**
      - Retain and form a house through redevelopment, conversion or “replacement”. Replacement with the original structure retained as ancillary, part of the new house or as another house.
    - **NO**
      - The building can be replaced with the original building removed or retained as an ancillary building.

- **NO**
  - Is there opportunity for an infill site as defined?

Is a redundant building on this site? Via Policy 5E (ii & iii)

- **NO**
  - Is it a Brownfield site with evidence of land contamination and 2m structures? Via Policy 5E (iv)
    - **YES**
      - Can “sub-division” occur that would leave both existing and proposed houses with adequate provision such as outside space?
        - **YES**
          - Follow the application process to apply for a new house in the countryside.
        - **NO**
          - Is the site located within an existing housing group as defined? Via Policy 5E (vi)
            - **NO**
              - Is the house needed for an existing business to provide 24hr supervision? Via Policy 5E (vii)
                - **NO**
                  - Is the house required for the succession of a viable farm holding? Via Policy 5E (viii)
                      - **NO**
                        - Look for other housing opportunities
                      - **YES**
                        - Consider and provide justification of site selection and proposed development
                - **YES**
                  - The applicant has to show how they have considered existing housing and possible opportunities through Policy 5A and 5E of the OLDP.

- **YES**
  - Is it a large garden/curtilage or house? Via Policy 5E (v)
    - **NO**
      - Is the site located within an existing housing group as defined? Via Policy 5E (vi)

When the wider site can deliver more than 1 house through Policy 5E, the development should be planned to ensure cohesion of design and layout. There is a requirement with the first application to have a site Development Statement.
The reinstatement of a Former Dwelling House Policy 5E (i)

3.02 This policy provision supports the reinstatement of a former house through renovation to form a new house. This policy provision makes a positive contribution to the countryside by preserving rural heritage, providing a housing opportunity and retaining the embodied energy of the original structure.

3.03 Planning permission is generally required to bring a former house back into use as a house if it has been vacant for more than 10 years, or has changed its use.

3.04 A renovation may include an extension and/or the integration of other structures associated with the house such as an old farmsteading. This work must be sympathetic to and protect the character of the original house and buildings; ensuring that any original features and materials are retained, wherever practicable. Any proposed extension must be sympathetic to and not dominate the original house or buildings.

3.05 The house may form part of a larger site, such as a redundant farm steading, where there may be opportunities for more than one house. In these cases a Site Development Statement as noted at DC10 in this guidance will be required.
The Conversion of a Redundant Building or Structure  Policy 5E (ii)

3.06 This policy provision supports the creation of a house through the conversion of a non-domestic building or structure that is redundant. This provision makes a positive contribution to the countryside by preserving rural heritage, providing a housing opportunity and retaining the embodied energy of the original building or structure. A proposal will have to comply with the following Criteria:

1. The building or structure should be non-domestic as defined through this guidance.
2. It is preferable that the proposed conversion is contained within the original building or structure, with 100% of the original building or structure retained within the conversion proposal.
3. An extension that allows for additional living space is permissible and should not double the size of the original footprint of the building or structure to be converted; nor over dominate the original building or structure.
4. The proposed house may form part of a larger site such as a redundant farm steading where there may be opportunities for more than one housing development. In these cases a Site Development Statement as noted at DC10 in this guidance will be required.
### The Replacement of an Existing Building or Structure Policy 5E (iii)

#### 3.07
This guidance seeks to protect and enhance Orkney’s historical and architectural assets through a ‘retention and conversion first’ approach to buildings / structures of historic and/or architectural merit.

#### 3.08
Buildings or structures to be replaced should either be redundant or be an existing house, that is not of historic or architectural merit, which provides a sub-standard level of living accommodation that is unsuitable for renovation to form a modern and energy efficient house.

#### 3.09
When considering the potential number of buildings that can be redeveloped through replacement within a group of buildings, this policy provision considers how they are viewed in their setting and their external appearance, rather than how the building group may have once functioned. A building or structure to be replaced may be small or large in scale; it will sit on its own site and be detached from other buildings or structures. The presence of internal structural walls or separate external doorways is not relevant.

#### 3.10
There are different considerations and options depending on whether a building or structure has architectural and/or historic merit.

#### 3.11 *No architectural and/or historic merit* – If the building or structure does not have architectural or historical merit, the building may be replaced as a one for one replacement. The original building will be removed from the site with the replacement house being located on the same site. In some exceptional instances the replacement house can be moved where there are demonstrable planning benefits for an alternative location such as landscape and visual impacts, flooding, built heritage, natural heritage or road safety. The original building will be fully removed from the site before the construction of the new house. In some limited cases the original building or structure could be retained if the development proposal demonstrates how it can be utilized as an ancillary domestic building. In these cases, the replacement house will be located next to original building and within the same curtilage.

#### 3.12 *Of architectural and/or historic merit* – When the building or structure has merit there are a number of options:

1. The building can be redeveloped or converted as noted within this guidance.
2. The original building may be retained and utilised as ancillary domestic accommodation to the proposed house. The proposal must contain details of how the original building will be restored and retained in a fully wind and water tight condition. The proposed replacement house will be erected adjacent to and within the same curtilage as the original building. The replacement house must be sympathetic to the original building in terms of scale and form.
3. The building can be restored as a dwelling house in its own right and a new dwelling can also be developed on an adjacent site sharing a common boundary. Planning permission will only be granted through this option where an
application includes details of how both houses will be delivered. The replacement house must respect the original building in terms of its location, scale and form.

3.13 When the building to be replaced is retained/redeveloped, it should be made wind and water tight before the erection of the replacement house commences.

3.14 The house may form part of a larger site such as a redundant farm steading where there may be opportunities for more than one housing development. In these cases a Site Development Statement as noted at DC10 in this guidance will be required.
The Re-Use of Brownfield Land Policy 5E (iv)

3.15 This policy provision relates to brownfield land that has previously been developed, where the former use remains evident on site. The redevelopment would result in environmental improvements through full site investigations for potential contamination, along with the subsequent removal of any contamination that is found on the site.

3.16 A proposal will comply with the following criteria:

1. The defined site will meet the definition of a brownfield site that is set within this guidance.
2. The application will be accompanied by a Contaminants Report that details the nature, extent and types of contaminants on or suspected to be on the site, the land contamination investigations completed (including methodology), and the findings and the remediation measures required. This work will be completed to the satisfaction of Environmental Health at the Council.
3. Any structures on the site that have architectural and/or historic merit will be retained as part of the final proposal.
4. The curtilage of the proposed house must be wholly contained within the defined brownfield site.
5. Any biodiversity value on the site should be assessed fully by the applicant and where possible retained and protected in accordance with Policy 9 – Natural Heritage and Landscape.
6. If, on the site or the wider site, there is potential for more than one house, a Site Development Statement as noted at DC10 in this guidance will be required.
The Subdivision of a Dwelling House or its Residential Curtilage Policy 5E (v)

3.17 This policy provision provides for an additional house whilst minimising landscape impact. Subdivision of a house or residential curtilage is supported where the proposal demonstrates that:

1. The subdivision is achievable without the need to extend the existing curtilage, with all proposed development being fully contained within the boundary of the existing curtilage.
2. The proposed house and the host house have adequate parking, access provision and outside amenity space.
3. When the proposal is for the sub-division of a house as well as the curtilage, any built form extension should not dominate the original house in terms of scale and form.
4. The residential amenity of adjacent properties, including that of the host house must be protected.
5. The curtilage to be sub-divided has legitimately served the host house on or before the date of the adoption of the Orkney Local Development Plan 2017.
Single House In-Fill Development with Existing Housing Groups Policy 5E (vi)

3.18 This policy provision allows for the creation of one housing plot within an existing housing group during the lifetime of the Orkney Local Development Plan 2017-2022. The housing group once defined through a successful planning application will not be redefined for the purpose of gaining an additional consent. This is to ensure development does not lead to suburbanisation of the countryside.

3.19 The definition of an existing housing group is where there are four or more occupied and independent dwelling houses which relate to each other and are viewed as a group, meaning two or more of the houses share domestic curtilage boundaries.

3.20 The infill site will:

1. Be within a housing group as defined above.
2. Be located in between two of the occupied and independent dwelling houses with the infill site sharing boundaries with these two dwelling houses.
3. Accord with and enhance the housing group, with a similar plot size, development density and design.
4. Allow for an independent dwelling house and curtilage.
3.21 The diagrams below illustrate housing groups and infill sites as defined through this guidance.

3.22 In the above illustration, the 4 houses are viewed as a group with 2 of the houses sharing domestic boundaries. The ticked site is located in between 2 occupied and independent dwelling houses with the other sites (noted with a cross) not being infill sites as they do not sit in between 2 houses.

3.23 In the above illustration, the 5 houses are viewed as a group with 2 of the houses sharing domestic boundaries. The ticked site is located in between 2 occupied and independent dwelling houses with the other site (noted with a cross) not being an infill site as it is not located in between 2 houses.
The Provision of a Single Dwelling House for a Rural Business
Policy 5E (vii)

3.24 Farming and other rural businesses contributes to Orkney’s economy and sustainable future. The Council wishes to support established rural businesses by providing for additional living accommodation where there is a clear business requirement for 24 hour supervision. It should be noted that the presence of a rural business is not justification in itself.

3.25 The applicant must demonstrate that:
1. Any existing houses that form part of the business requires to be assessed, including past planning approvals (the removal of occupancy conditions and extant consents), to establish if any are suitable in operational terms to provide the housing required.
2. Demonstrate that the need is not a direct consequence of recent severance of housing from the business. Changes in the business will be taken into account.
3. Evaluate the opportunities to provide the required housing, in a location that is suitable for the business and its operational needs, through the policy provision at Policy 4, section A and Policy 4, section E part i), ii), iii), iv), v) and vi) of the Proposed Plan 2016.
4. The viability, scale, longevity and other relevant details of the business must demonstrate that the business is on a sound financial basis.
5. The labour requirements of the business, including the requirement for additional 24 hour supervision, will be assessed and established through the application process. 24 hour supervision must be essential for a sustained period of the year (for more than 3 months).
6. Details of the employment status of the business owners and employees; and whether they have other employment (full or part time) that takes them away from the business will be considered.
7. Provide information on the persons who are to live in the proposed house and whether they own the business or are related to the business owner.
8. Provide full justification for the location proposed for the house. The proposed house should be located with other buildings associated with the business, forming part of a building group or in a location that has full business justification.

Viability, Longevity and Business Justification

3.26 The majority of applications submitted under this policy provision will relate to agriculture. Justification through the evaluation criteria should be completed by, or with the assistance of, a recognised agricultural assessor. For other rural businesses, justification should be provided by, or with the assistance of a recognised business advisor / accountant.

3.27 For the purpose of the policy provision, a rural business must have been operational in its current location for a minimum of 2 years. In some cases the rural business may not have been established for this period or established for this period in a different
location. In these cases consideration, through the evaluation criteria, will be given to the granting of a temporary permission for a non-permanent form of housing, such as a residential caravan, for an initial period of two years.

Location of the Proposal

3.28 The proposed house should be located with existing buildings to assist in the provision of 24 hours supervision. In some exceptional cases, there may be other locational requirements for the business that require the proposed house to be sited away from existing structures and buildings. In these cases, full business justification should be provided for these alternative locations. When considering alternative locations, it is essential that new development is designed and sited to fit into the landscape and to minimise landscape and visual impacts. For example, it would not be sufficient for an agricultural business to state that a proposed housing location allows the occupant to look over the land. Justification must be more detailed in terms of the activities which require to be viewed from this location and why from an operational perspective this is a requirement over a location near to the buildings of the business.

3.29 There may be planning benefits for alternative locations that reduces impacts on material planning considerations such as flooding, built heritage, natural heritage or road safety. These considerations may be used to justify locations away from the existing structures and buildings of the business.

The Use of Occupancy Conditions

3.30 The emphasis through this guidance has been placed on the provision of full justification for a new development rather than supporting an approach of issuing planning permission with conditions that restrict who lives in the house after construction. The Council reserves the right to attach these conditions to applications if there is considered to be sufficient justification.
The Provision of a Single Dwelling House to allow for Retirement and Succession of a Farm Policy 5E (viii)

3.31 This element of the policy allows for a viable farm holding to be passed on to the next generation, allowing for an additional house for the retiring farmer or for a new farmhouse. The retiring farmer under this policy provision could still make a valued contribution to the business on a part time or flexible basis.

3.32 The applicant must demonstrate that:

1. They have recently retired, and the business has been or will be sold or transferred to a family member.
2. Either the applicant or the family member will live in the proposed house. Confirmation is required through the planning application.
3. Any existing houses that form part of the business including past planning approvals (the removal of occupancy conditions and extant consents) will be assessed to establish if there any are suitable alternatives, in operational terms, to provide the housing required.
4. Evaluate the opportunities to provide the required housing, in a location that is suitable for the business and its operational needs, through the policy provision at Policy 4, section A and Policy 4, section E part i), ii), iii). Iv), v) and vi) of the OLDP2017.
5. The viability, scale, longevity and other relevant details of the business must demonstrate that the business is viable; and
6. Provide full justification for the location proposed for the house. The proposed house should be located with buildings of the business, forming part of a building group or in a location that has full business justification and other relevant justification.

Viability, Longevity and Business Justification

3.33 Justifications through the evaluation criteria should be completed by, or with the assistance of, a recognised agricultural assessor. For the purpose of this policy provision, the agricultural business will have been operational in the location of the proposed house for a minimum of 2 years.

Location of the Proposal

3.34 The proposed house should be located adjacent to existing buildings. In some exceptional cases, there may be locational requirements for the business that require the proposed house to be sited away from existing structures and buildings. In these cases, full business justification should be provided for these alternative locations. When considering alternative locations, it is essential that new development is designed and sited to fit into the landscape and to minimise landscape and visual impacts. For example, it would not be sufficient for an agricultural business to state that a proposed housing location allows the occupant to look over the land. Justification must be more detailed in terms of the activities
which require to be viewed from this location and why from an operational perspective this is a requirement over a location near to the buildings of the business.

3.35 There may be planning benefits for alternative locations that reduces impacts on material planning considerations such as flooding, built heritage, natural heritage or road safety. These considerations may be used to justify locations away from the existing structures and buildings of the business.

The Use of Occupancy Conditions

3.36 The emphasis through this Guidance has been placed on the provision of full justification for a new development rather than supporting an approach of issuing planning permission with conditions that restrict who lives in the house after construction. The Council reserves the right to attach these conditions to applications if there is considered to be sufficient justification.
4. The Removal of Residential Occupancy Conditions

4.01 A historic grant of planning permission for a house in the countryside for a business, may have included planning conditions that restrict the occupancy of the house. Occupancy conditions are used to restrict occupancy ensuring the availability of the house for the rural business.

4.02 In some instances, the owner of the house and business may require to apply for planning consent to remove occupancy conditions.

4.03 The outcome of an application to remove an occupancy condition is a material consideration for the planning authority if in the future a new application for another house on the same rural business’s submitted.

4.04 Change in planning policy (national or local) Since the original application was approved with occupancy conditions, national or local planning policies may have changed. In these cases a planning application will be supported by a statement detailing these changes and how the proposal is supported by either existing national or local planning policies.

4.05 Change in business circumstances Since the original application was approved, the business may have changed that has in turn has brought about a change in the housing requirements of the business. For the planning authority to fully consider the removal of occupancy conditions, a full statement detailing the change in business circumstance, how these changes are linked to the removal of the occupancy conditions and the consideration of alternative solutions, will be provided with the planning application.
5. Definitions

5.01 For the purpose of this guidance, the following definitions apply. Please note that a full glossary of planning terms used in Orkney is provided online at http://www.orkney.gov.uk/Service-Directory/G/Glossary-of-Planning-Terms.htm.

5.02 **Architectural Merit** is when a building or structure displays features of architectural merit or has a specific architectural style. The architectural merit or architectural style of the building or structure is either rare or a good example that is generally intact and not greatly altered.

5.03 **Building or structures** are defined as being above ground and having the majority of the original walls to wallhead level evident on site and a floor area of 50m² or greater. It should also be proven beyond reasonable doubt that the building or structure either has a roof or had a roof in the past.

5.04 **Brownfield Site** is defined as land where contaminants are present or suspected of being present that may represent a potential risk to human health or to the environment. This risk is either through the direct uptake of contaminants into the food chain or ecosystems, direct ingestion or inhalation, contamination of water resources, fire and explosion of combustible contaminants or an attack on building materials and services by corrosive contaminants. Additionally there should be man-made features on site that are over 2 metres in height and are not necessarily buildings.

5.05 **Curtilage** is defined as the extent of the land associated with the building (house) which is used and maintained as domestic space. The curtilage is often demarked by a boundary wall or fence and contains a lawn or garden, drying area, vegetable patch and any outbuildings which are ancillary to the property such as sheds, stores or garages. When applying for planning permission to erect a house, the extent of the application site will ultimately define the extent of the domestic space or garden ground of the property.

5.06 **Existing Housing Group** is defined as an existing housing group where there are four or more occupied and independent dwelling houses which relate to each other and are viewed as a group, meaning two or more of the houses share domestic curtilage boundaries.

5.07 **Historic Merit** – These are buildings that are judged to be socially and culturally important to Orkney. There is interaction between historic merit and architectural merit. There are 3 main categories:

- **Vernacular buildings** utilise locally available materials and respond to functional, social and environmental constraints. Orkney’s domestic vernacular architecture is recognisable in longhouses that are characterised by thick walls, constructed using local stone, flagstone roofs and floors; and adjoining byres that would have originally housed farm animals. They are
often orientated to address local climatic conditions and topography.
Orkney’s non-domestic vernacular architecture includes mills, stores and
agricultural steadings.

- **Traditional buildings** are usually designed by architects as opposed to being a
direct response to local conditions with similar structures constructed across
a wider geographical area. Materials would be local with some use of
materials from further afield, such as Welsh or Caithness slate. Examples are
19th century agricultural housing erected on estates that emulate the earlier
longhouses, grand laird’s houses of the 18th and 19th century, churches,
manses, schools and model farmhouses.

- **Non-Traditional Buildings** are generally built to fulfil a specific purpose; they
are often functional in appearance, and not embellished with elaborate
features; and may not be constructed from local or natural materials but of
concrete and brick. Examples are wartime structures, lighthouse board
buildings and structures associated with the Royal National Lifeboat
Institution (RNLI).

5.08 **Infill Development** is located within a Housing Group. The Infill development site is
located in between two of the occupied and independent dwelling houses with the
infill site sharing boundaries with these two dwelling houses.

5.09 **Non-domestic Building or Structure** is defined as noted at 5.03; with the last use not
being that of a house.

5.10 **Redundant** is when a building or structure is no longer suitable for its previous use
by virtue of its size and location; and the building or structure is empty, unoccupied
and not in an active use.

5.11 **Suburbanisation** houses may be regimented and aligned to a view rather than
responding to climatic and topographic conditions of the location, thereby having
greater landscape and visual impacts. There can be a lack of local distinctiveness in
suburban areas with the scale, form and massing of buildings more suited to an
urban area. Further information on suburbanisation with regards to infill
development may be the subject of dedicated Development Management Guidance.