

THE HIGHLAND COUNCIL

PLANNING APPLICATIONS COMMITTEE
16 September 2014

Agenda Item	5.1
Report No	PLN/061/14

13/03547/FUL: Mrs M Inkin
Land to west of Rowan House Badenscallie Achiltibuie

Report by Area Planning Manager

SUMMARY

Description : Erection of house and boat shed

Recommendation - GRANT

Ward : 6 - Wester Ross, Strathpeffer and Lochalsh

Development category : Local Development

Pre-determination hearing : Hearing not required

Reason referred to Committee : More than five objectors

1. PROPOSED DEVELOPMENT

- 1.1 The proposed development comprises the erection of a split level detached house, a detached boat house and associated access road, private foul drainage system, ground source heating system and landscaping.
- 1.2 No formal pre-application advice was given. Informal discussions were held between the agent and planning officer prior to submission of the planning application.
- 1.3 The site is presently accessed by a field gate at the north-east corner of the land holding. The application proposes a new vehicle access to the north-west of this point with a service layby onto the Achiltibuie single track public road which serves the township of Badenscallie. A public water supply exists. Foul drainage is proposed to be discharged to a treatment plant with outfall to the Allt a' Bhaid-choille burn to the south.
- 1.4 Design Statement and photo/visual information
- 1.5 **Variations:** Amended Plans submitted 12 June 2014

2. SITE DESCRIPTION

- 2.1 The site lies within a registered croft at 142 Badenscallie. The croft straddles the public road and the development is proposed on the seaward side of the road where the land slopes down quite steeply towards the Allt a' Bhaid-choille burn and

the sea. Two houses ('Rowan House' and 'The Steading') are served by a private access to the immediate south-east of the site and two properties are served by a separate access at 133 Polglass to the north-west.

3. PLANNING HISTORY

- 3.1 Planning Permission in Principle was granted for a house on the part of the croft to the landward (north-east) side of the public road in April 2011 (11/00456/PIP). This permission has now lapsed.

4. PUBLIC PARTICIPATION

- 4.1 Advertised : Unknown neighbour

Representation deadline : 18.10.2013

Timeous representations : 7

Late representations : 1

- 4.2 Considerations raised in relation to the original submission are summarised as follows:

- No consideration given to outlook from Rowan House, and proximity of house will impact on the amenity and privacy of this established property;
- Size, design and position of proposed building are of concern as not in keeping with established development. House is proposed forward of the building line;
- Noise from large groups of people will be considerable and impact from car headlights intrusive to existing house;
- Suggest moving the house nearer the public road to reduce impact on existing property;
- Concern if house is used for holiday letting and owner is absent for most of the year;
- One of the oldest downy birches in Coigach lies on or adjacent to the site and should be protected;
- The site lies within a croft and under crofting law the landowner is duty bound to find a tenant. The previous tenant renounced his tenancy some time ago. As the applicant resides in London if she is claiming to be owner-occupier of the croft she is in breach of her legal duty by living more than 32 km from the croft.

Further to amended plans being submitted in June 2014, all neighbours and those who previously made representations were re-notified. Three further representations were received from previous objectors – one from the nearest householder at Rowan House withdrawing her objection and confirming that the amended house position is acceptable and that she would not be raising any planning objections; the second from Coigach Community Council who comment that they are now satisfied with the plans and location of the proposed house but object to the idea of another holiday house or letting house and note that there are

too many people pretending to reside on crofts and that the Crofting Commission do not seem to do anything about it. The third comment objects to the intended occupancy of the proposed house and specifically notes that the house should be permanently lived in and crofting law upheld.

- 4.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet www.wam.highland.gov.uk/wam. Access to computers can be made available via Planning and Development Service offices.

5. CONSULTATIONS

- 5.1 Crofting Commission : No objections. Raise concerns over the occupancy of the proposed house and note that the house should be for the current owner occupier's own full time residency to resolve their current absentee status. Recommend that prior to any planning permissions or decrofting being granted these concerns should be addressed to the satisfaction of the Crofting Commission. The following points are made within the response:

- The Crofting Commission would have taken issue with the original proposal further into the croft. The amended proposal is much closer to the road and therefore a reduced area of croft land is being utilised;
- The croft is currently owner occupied with no share in the Common Grazings and is class 4.2 Under the MacAulay Land Capability classification. The current condition is below its potential;
- The original croft house and garden ground (now Rowan House) was decrofted in 1982 and there have been no other decroftings pertaining to this croft;
- The Commission's key concerns are to ensure that the siting of development does not unreasonably restrict the flexibility to cultivate and move stock on the remaining croft; the siting of the development does not unreasonably restrict access to the remaining croft land; the siting of the development avoids the better quality soils of the croft; and the development does not have a detrimental impact on the croft land available for agricultural activity and therefore on the viability of the croft;
- The Council should have regard to its own policies on crofting and specifically Policy 47 of the HwLDP

- 5.2 Scottish Water : No objections. Achiltibuie Water Treatment Works currently has capacity to service this development.

- 5.3 SEPA : No objections. The applicant proposes a secondary treatment plant with discharge to the Allt a'Bhaid-choille. There has been pre-application contact with SEPA's Operations Team and it is confirmed that the proposal is likely to be consentable under the Controlled Activities Regulations.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 **Highland Wide Local Development Plan 2012 (HwLDP)**

Policy 28	Sustainable Design
Policy 29	Design Quality and Place Making
Policy 34	Settlement Development Areas
Policy 47	Safeguarding Inbye/Appportioned Croft land
Policy 56	Travel
Policy 57	Natural, Built and Cultural Heritage
Policy 61	Landscape
Policy 65	Waste Water Treatment
Policy 66	Surface Water Drainage
Policy 67	Renewable Energy Developments

6.2 **Wester Ross Local Plan 2006**

Within Achiltibuie Settlement Development Area

7. **OTHER MATERIAL CONSIDERATIONS**

7.1 **Draft Development Plan**

Not applicable

7.2 **Highland Council Supplementary Planning Policy Guidance**

Sustainable Design Guide January 2013

Housing in the Countryside and Siting and Design March 2013

Access to single houses and Small Housing Developments May 2011

7.3 **Scottish Government Planning Policy and Guidance**

SPP June 2014

8. **PLANNING APPRAISAL**

8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

8.3 **Development Plan Policy Assessment**

There are no general policy issues as the site lies within the Settlement

Development Area of Achiltibuie as identified in the adopted Wester Ross Local Plan. The majority of houses within this part of the settlement lie on the lower side of the road and at various distances from the road. As the land falls away from the public road towards the sea, many houses are set well below the level of the road and the proposed house accords with this general development pattern and it is submitted that a house in this location can therefore be accommodated without detriment to the overall amenity of the township within Coigach National Scenic Area.

The original submission proposed that the house was positioned further down the slope, set forward and in close proximity to the nearest property of Rowan House. Further to objections received and a site meeting with the planning officer and the neighbouring householder, revised plans were submitted pulling the proposed development closer to the public road and with greater separation from this adjoining house. The neighbour has now withdrawn her objection and the Community Council has also confirmed that the revised siting is now acceptable. All neighbours and previous objectors were re-notified and no responses have been received objecting to the revised siting.

8.4 **Material Considerations**

Siting and Design

As noted above, the siting is considered to accord with the established development pattern within the Settlement Development Area. As the site is sloping, the detailed proposal reflects the topography with a split level design. The massing has also been broken up with a secondary pitched roof over a garage/utility wing to the rear (towards the road) and a detached boat store. Thus, whilst a sizeable floor area is proposed (including five bedrooms) the proportions and appearance accord with the character of many of the older, traditional buildings in the area. The main rectangular footprint measures 92m² with narrow gables just over 6m wide. A basement floor sits below the body of the main house with three bedrooms and the upper two floors are contained within a conventional one and a half storey design with rear wing. The house is proposed to be finished with natural slate roof, white coloured wet render walls and larch cladding to the rear porch and between the windows on the principal south-west facing elevation. There are few windows to the rear and large glazed areas to the front towards the sea. A lightweight glass balustrade is proposed around the front elevation. A detached boat shed is proposed adjacent to the rear elevation measuring approximately 5m x 7m, to be finished in larch cladding with dark grey profiled sheeting to the roof. It is considered that the design proposed is appropriate for the specific site conditions and provides a contemporary solution respecting traditional characteristics. The only tree on the site, an old downy birch close to the roadside boundary, is positioned clear of the house and access and is proposed to be retained.

Access and Servicing

A new vehicle access is proposed onto the public road. The access will include a service layby and visibility splays of 2.4m x 120m to the north-west and 2.4m x 81m to the south-east. This is considered appropriate for traffic speeds through

the township as although outwith the 30mph speed limit, traffic speeds are assessed as generally no higher than 30mph along this section of road. An area for the parking of up to four cars is proposed to be formed beside the house and the boatshed. The proposals are considered to accord with the Council's Guidelines for Access to Single houses and Small Housing Developments.

It is proposed to connect to the public water supply and provide a private foul drainage system with a treatment plant discharging to a nearby burn. These arrangements have been accepted in principle by Scottish Water and SEPA. It is also proposed to install a ground source heat system using buried pipes to the south of the proposed house.

Croft land

An outstanding objection from two third parties exists in relation to how the development fits with crofting law. Allegations that the applicant is not complying with crofting law have no bearing on whether a planning permission can be granted however consultation has taken place with the Crofting Commission as can be noted at para 5.1 above.

The Council must have regard to its own policies on crofting in determining planning applications. Policy 47 of the HwLDP states that development proposals should minimise the loss of in-bye/apportioned croft land. For housing proposals these should be for single houses and should accord with the Housing in the Countryside supplementary guidance. All proposals should where possible avoid siting on the better part of the croft and should not impede use of the remaining croft land.

In this respect, the agent has advised that his client has been in touch with the Crofting Commission with proposals to decroft part of the croft at 142 Badenscallie for the purposes of a house site. A formal application for decrofting has not as yet been lodged. However the agent has now adjusted the site layout plan to show the area proposed to be decrofted drawn quite tightly around the house and access, to ensure that access from the existing field gate can continue to be used for separate access to the croft.

The Crofting Commission has advised that it has concerns regarding reassurance of permanent occupancy. Whilst acknowledging in its response that the amended site layout proposal has reduced the loss of croft land, concern is expressed over the absentee status of the applicant and they request that prior to any planning permission or decrofting being granted such concerns require to be addressed to the satisfaction of the Commission.

The agent for the applicant has advised that the concerns of the Commission have been discussed with his client and he can confirm the following:

- When the croft was purchased it was confirmed that it was Mr and Mrs Inkin's intention to relocate to Achiltibuie and live on the croft.
- The new house on the croft will facilitate this move and it is still their intention to relocate.
- They have been speaking with Ian Campbell of the local grazing

committee who is happy to advise the applicants on best practices for working the croft and any possible sub-tenancy until the house is constructed. Family members also live in the area and can assist them when required.

It is considered that the size of the amended house curtilage (which includes the proposed access) measuring approximately 45m x 40m, is reasonably modest in size and therefore minimises the loss of croft land. The revised house siting has improved the situation considerably as it removes the long section of access originally proposed and it allows for access from the existing field gate to continue to be used around the house site to the lower section of the croft. It is therefore considered that the proposal accords with the Council's policy (HwLDP Policy 47) with regard to protecting croft land. Furthermore it is considered that the proposal complies with many of the Crofting Commissions own key concerns as noted in its response at 5.1 above.

It is for the Crofting Commission to separately determine any decrofting application with regard to its own policies and to consider whether there is any breach of crofting law with regard to occupancy.

8.5 **Other Considerations – not material**

Objectors have also raised concerns about occupation of the house as a holiday home or for letting accommodation. However, the Planning Authority cannot control the future occupancy of the house and, as is the case with any new or existing property, it is open to the owner of such property to control whether it is permanently occupied or used as a holiday home or holiday let. As can be noted at para 8.4 above, the applicant's stated intention is to reside in the new house.

9. **CONCLUSION**

9.1 It is considered that the application as amended has addressed many of the concerns initially expressed by third parties and represents an interesting design solution for a challenging site within the Settlement Development Area of Achiltibuie. All relevant matters have been taken into account when appraising this application and there are no technical objections. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. **RECOMMENDATION**

Action required before decision issued N

Subject to the above, it is recommended the application be **Granted** subject to the following conditions and reasons / notes to applicant:

1. No other development shall commence until the site access has been constructed in accordance with The Highland Council's Access to Single Houses and Small Housing Developments guidelines and the attached Access Schedule with:
 - i. the junction formed to comply with drawing ref. SDB 1; and
 - ii. visibility splays of 2.4m x 120m (north-westwards) and 81m (south-

eastwards) (the X dimension and Y dimension respectively) formed from the centre line of the junction.

Within the stated visibility splays, at no time shall anything obscure visibility between a driver's eye height of 1.05m positioned at the X dimension and an object height of 0.60m anywhere along the Y dimension.

Reason : To ensure that an adequate level of access is timeously provided for the development; in the interests of road safety and amenity.

2. No development shall commence on site until full details of a scheme of hard and soft landscaping works shall be submitted to and approved in writing by the Planning Authority. Details of the scheme shall include:
 - i) existing and finished ground levels in relation to an identified fixed datum;
 - ii) existing landscaping features and vegetation to be retained, specifically the downy birch tree close to the roadside boundary;
 - iii) location and design, including materials, of walls, fences and gates (this should ensure the retention of existing dry stone walls wherever possible);
 - iv) soft and hard landscaping works, including the location, type and size of each individual tree and/or shrub;
 - v) programme for completion and subsequent on-going maintenance

All the hard and soft landscaping works shall be carried out in accordance with the scheme approved by the Planning Authority. All planting, seeding or turfing as may be comprised in the approved details shall be carried out in the first planting and seeding seasons following the commencement of the development unless otherwise agreed in writing with the Planning Authority.

Any trees or plants which within a period of five years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species, unless otherwise agreed in writing with the Planning Authority.

Reason : In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.

3. Prior to the first occupation of the development hereby approved, the car parking and access arrangements detailed on approved plan ref. A4.12.02 Rev F shall be completed in full and made available for use. Thereafter, all car parking spaces shall be maintained for this use in perpetuity.

Reason : In order to ensure that the level of off-street parking is adequate.

4. For the avoidance of doubt, the roof of the proposed development (excluding the

boat shed) shall be finished in natural blue/black slates; and the walls (excluding the basement and the boat shed) shall be finished in white/off-white coloured wet render; with the exception of the feature panels of untreated larch cladding as shown on approved drawings A4.12.04 Rev A and A4.12.05 Rev C. The basement walls shall be finished in natural stone or a coloured wet render, details to be submitted to and approved in writing by the Planning Authority prior to this aspect of the development proceeding and thereafter development and work shall proceed in accordance with those approved details. The boat shed shall be finished in untreated larch cladding with a dark grey/anthracite matt finish small gauge rolled profiled metal sheeting. Any proposed treatment or colouring of the larch cladding to the house or boat shed shall be agreed in writing with the Planning Authority prior to such work taking place and work shall thereafter be carried out in accordance with those details as approved. The metal flue proposed for the house shall be finished in a matt black colour.

Reason : To ensure that the development is sensitive to, and compatible with, its context and local architectural styles.

5. No development shall commence until a supplementary plan outlining the extent of the residential curtilage to be associated with the development hereby approved has been submitted to, and approved in writing, by the Planning Authority. Thereafter, all land included within the residential curtilage delineated on the approved supplementary plan shall be taken as being the area to which any change in use of land permitted by this planning permission applies. For the avoidance of doubt, the use of any land lying outwith the residential curtilage delineated on the approved plan shall remain unchanged by this planning permission.

Reason : In order to ensure that the footprint of the development, and any associated development in the future, is carefully managed and does not have an adverse impact on the amenity or character of the area.

6. Prior to the first occupation of the development, the access through the application site to the remainder of the croft shall be retained in accordance with the details shown on the approved site layout plan A4.12.02 Rev F and thereafter shall be maintained in perpetuity outwith the house curtilage referred to at condition 5 above.

Reason : To ensure that the development will not impede access to, or have an adverse impact on the purposeful use of, another part of the croft or other croftland.

REASON FOR DECISION

The proposals accord with the provisions of the Development Plan and there are no material considerations which would warrant refusal of the application.

TIME LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

FOOTNOTE TO APPLICANT

Initiation and Completion Notices

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

Accordance with Approved Plans & Conditions

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action

Flood Risk

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. As per Scottish Planning Policy (p.259), planning permission does not remove the liability position of developers or owners in relation to flood risk.

Scottish Water

You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

Septic Tanks & Soakaways

Where a private foul drainage solution is proposed, you will require separate consent from the Scottish Environment Protection Agency (SEPA). Planning permission does not guarantee that approval will be given by SEPA and as such you are advised to contact them direct to discuss the matter (01349 862021).

Local Roads Authority Consent

In addition to planning permission, you may require one or more separate consents (such as dropped kerb consent, a road openings permit, occupation of the road permit etc.) from TECS Roads prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local TECS Roads office for further guidance at the earliest opportunity.

Failure to comply with access, parking and drainage infrastructure requirements may endanger road users, affect the safety and free-flow of traffic and is likely to result in enforcement action being taken against you under both the Town and Country Planning (Scotland) Act 1997 and the Roads (Scotland) Act 1984.

Further information on the Council's roads standards can be found at:
<http://www.highland.gov.uk/yourenvironment/roadsandtransport>

Application forms and guidance notes for access-related consents can be downloaded from:
<http://www.highland.gov.uk/yourenvironment/roadsandtransport/roads/Applicationformsforroadoccupation.htm>

Mud & Debris on Road

Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

Construction Hours and Noise-Generating Activities

You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

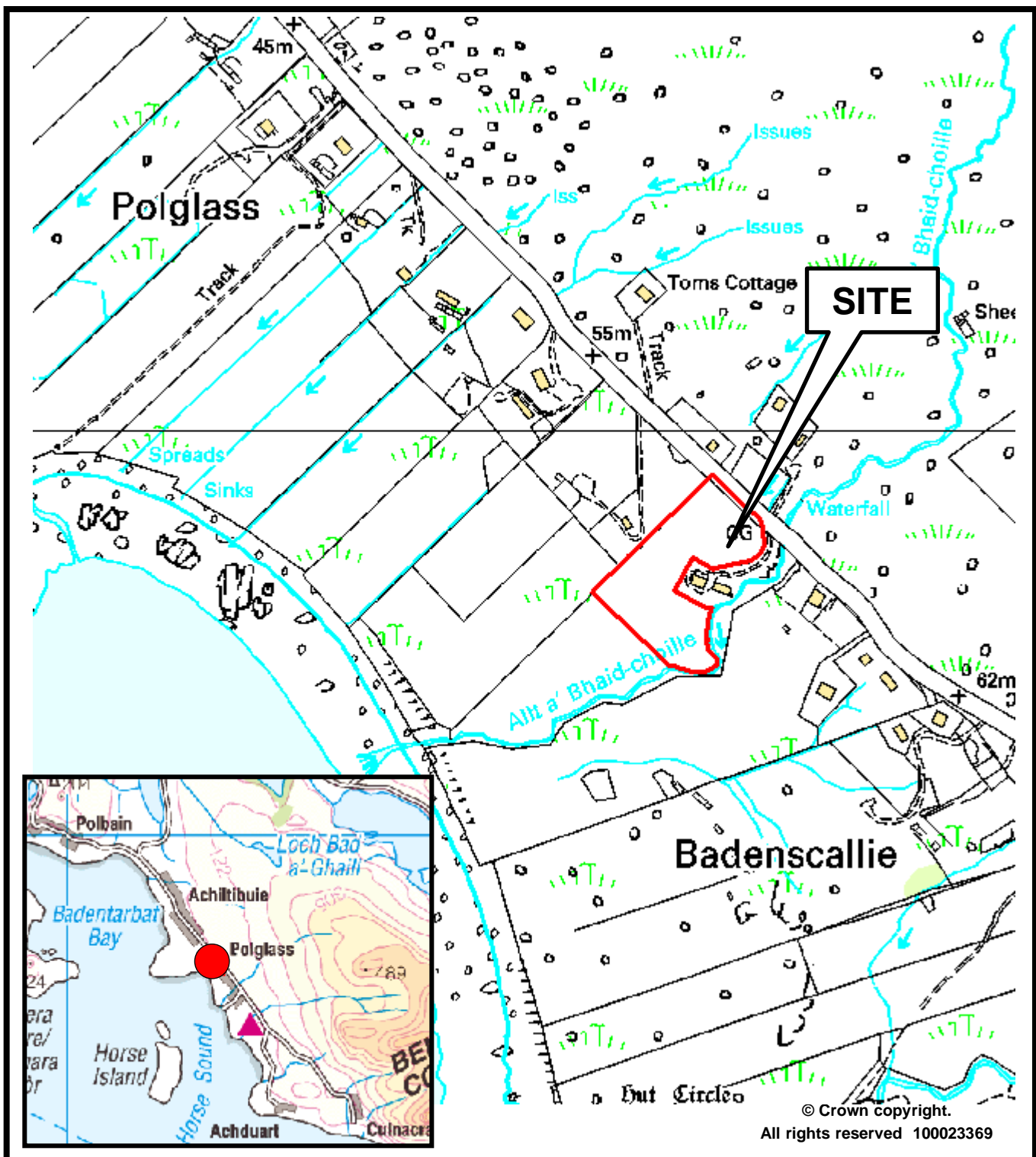
Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact env.health@highland.gov.uk for more information.

Signature: Dafydd Jones
Designation: Area Planning Manager North
Author: Dorothy Stott
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – Location Plan
Plan 2 – Site Layout Plan
Plan 3 – Elevation Drawings (north-east and south-west)
Plan 4 – Elevation Drawings (south-east and north-west)

Appendix – Letters of Representation

Name	Address	Date Received	For/Against
Ann P Macleod, Secretary Coigach Community Council	255 Achnahaird Achiltibuie	14.10.2013	A
		22.08.2014	A
Peter Drake	192 Polbain, Achiltibuie	18.10.2013	A
Kenneth Macgregor	Tigh Uisdean, 133 Polglass, Achiltibuie	15.10.2013	A
Mr and Mrs Wilder	131 Polglass, Achiltibuie	14.10.2013	A
Catherine MacNeilage	Old Police Station, Achiltibuie	15.10.2013	A
Evelyn Scott	Tri Chroitean, Achiltibuie	14.10.2013	A
Joanna Christoffersen	Rowan House, Achiltibuie	14.10.2013	A
		12.06.2014	F
Stephen Husband	The Bothy, Acheninver, Achiltibuie	13.02.2014	A



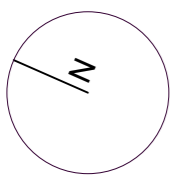
The Highland Council
Comhairle na Gàidhealtachd

Development & Infrastructure Service

Plan 1
13/03547/FUL
Erection of house and boat shed

16 September 2014





- NOTES**
1. WRITTEN SIZES TAKE PREFERENCE OVER SCALED SIZES
 2. LARGE SCALE DETAILS TAKE PREFERENCE OVER SMALL SCALE
 3. ALL DIMENSIONS TO BE CHECKED ON SITE
 4. ANY DISCREPANCIES IN DRAWINGS TO BE REFERRED TO THIS OFFICE FOR DECISION

REVISIONS			
rev	date	initial	detail
E	26.8.14	NHR	Decrofting boundary
F	27.8.14	NHR	Decrofting boundary clear of gate

matheson mackenzie ross
ARCHITECTS
 ROYAL BANK BUILDINGS
 HIGH STREET DINGWALL
 ROSS & CROMARTY
 IV15 9HA
 TEL 01349 863352 FAX 01349 865746

Hugh M. Ross, DipArch, RIBA, FRIAS, Ma.P.S.
 Neil H Ross, DipArch, RIBA, ARIAS.
www.mmross.co.uk

project
 Proposed house at
 142 Badenscallie
 Achiltibuie

drawing Site Plan

scale	A2	date	Sept 2013
drawn		status	
drg no		rev	
A4.12.02		F	

Site Plan 1:500



North East Elevation



South West Elevation

Scale 1:100

REVISIONS			
rev	date	initial	detail
A	15.5.14	NHR	Revised house position & windows.

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ARCHITECTS

ROYAL BANK BUILDINGS
HIGH STREET DINGWALL
ROSS & CROMARTY
IV15 9HA
TEL 01349 863352 FAX 01349 865746

Neil H Ross DipArch RIBA RIAS
www.mmross.co.uk

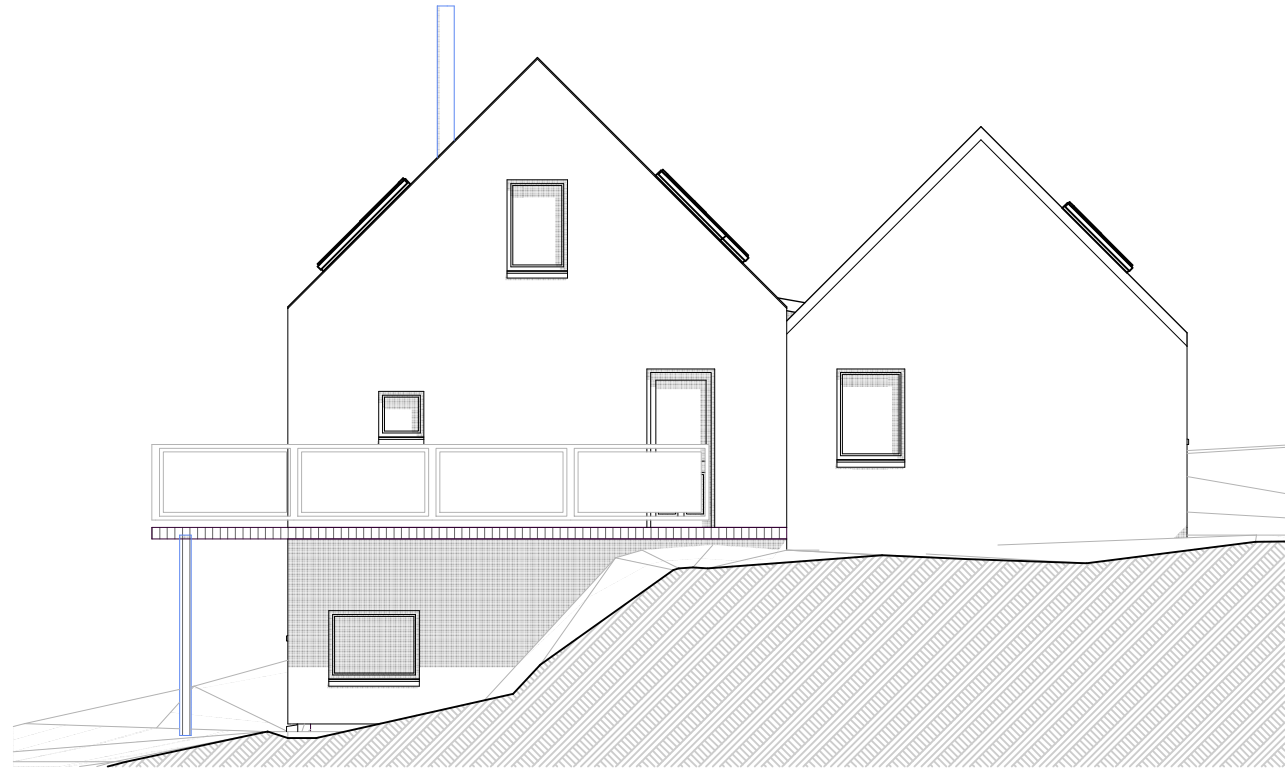
project

Proposed house at 142 Badenscallie
Achiltibuie

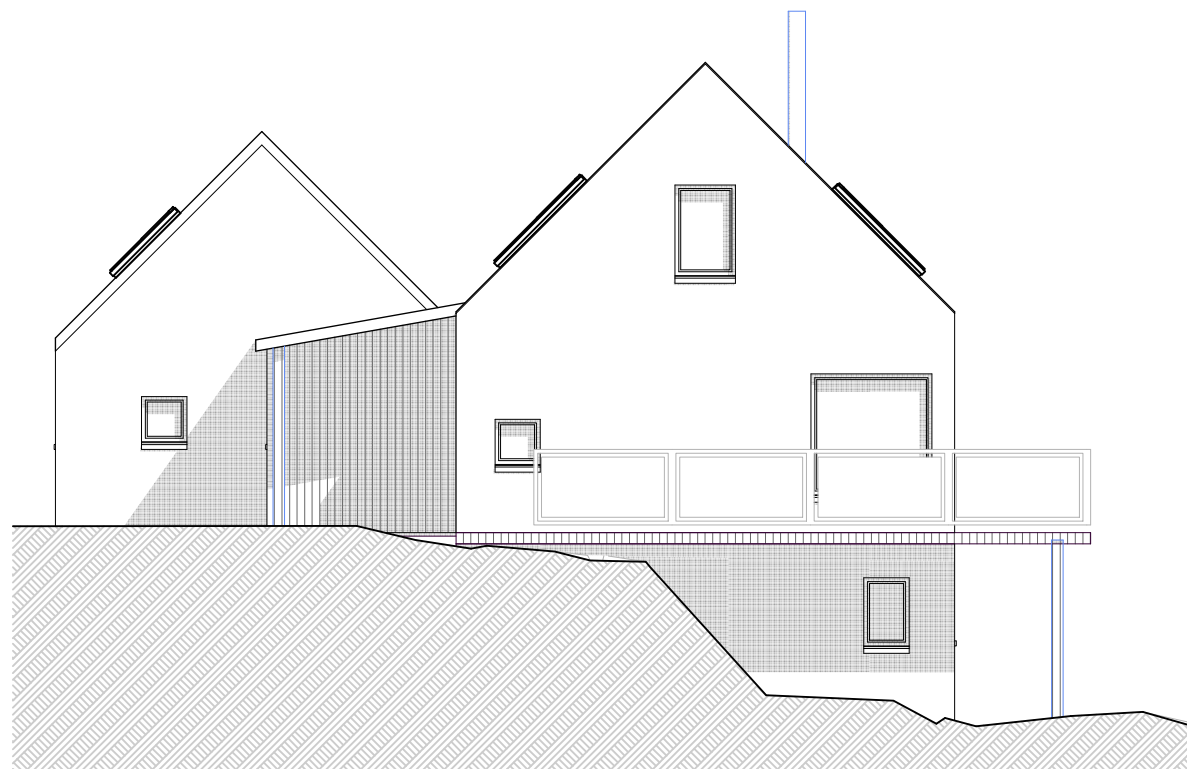
for Mr & Mrs P Inkin

drawing Proposed NE & SW Elevations

scale 1:100	A3	date Sept 2013
drawn NHR		status
drg no A4.12.04	rev A	



South East Elevation



North West Elevation
Scale 1:100

REVISIONS			
rev	date	initial	detail
C	15.5.14	NHR	Revised house position & windows

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ARCHITECTS

ROYAL BANK BUILDINGS
HIGH STREET DINGWALL
ROSS & CROMARTY
IV15 9HA
TEL 01349 863352 FAX 01349 865746

Neil H Ross DipArch RIBA RIAS
www.mmross.co.uk

project

Proposed house at 142 Badenscallie
Achiltibuie

for Mr & Mrs P Inkin

drawing Proposed NW & SE Elevations

scale	1:100	A3	date	Feb 2013
drawn	NHR		status	
drg no	A4.12.05	rev	C	