

THE HIGHLAND COUNCIL

**NORTH AREA PLANNING APPLICATIONS COMMITTEE –
16 February 2016**

Agenda Item	7.2
Report No	PLN/009/16

**15/03348/FUL: Perle Hotels
Bosville Hotel, Bosville Terrace, Portree, Isle of Skye IV51 9DG**

Report by Area Planning Manager

SUMMARY

Description: Erection of new buildings to accommodate four en-suite bedroom units and spa / treatment facilities within the rear grounds of the Bosville Hotel

Recommendation - GRANT

Ward: 11 - Eilean A' Cheò

Development category : Local Development

Pre-determination hearing: None Required

Reason referred to Committee: Objection from the Transport Planning Team.

1. PROPOSED DEVELOPMENT

1.1 This application originally sought full planning permission for the erection of six en-suite hotel bedroom units on land to the rear of the existing Bosville Hotel. During the course of this application the number has been reduced down to four and they have been re-sited. In addition, a new hotel office and a spa treatment building for the use by hotel guests only are to be provided.

The staff office/plant/laundry room and spa treatment room (annotated A.1 and A.2 on the submitted plans) will be single storey and located 6m to the rear of the existing hotel and 2 and 3m respectively from the site's western boundary. These two buildings will be attached with an offset building line, and an increase in ground level of 0.75m to respond to the existing rise in the land levels. The office building will measure 8.6m x 3.8m, the spa room will measure 3.9m x 7.2m and 2.8m to the eaves and 3.6m to the ridge. The buildings will be finished in vertical larch cladding with an aluminium sheet roof.

The proposed guest bedrooms will be single storey and will accommodate a bedroom and en-suite facilities, no separate kitchens are to be provided in these units. The four units will be attached but with a staggered building line which also takes account of the rising land. Each unit will measure 7.4m x 3.8m, with an eaves height of 2.8m and 3.6m to the ridge.

- 1.2 No formal pre-application was received for this proposal. However, informal discussions were held with the planning service during which the Transport Planning Team highlighted their concerns with regards to a lack of parking.
- 1.3 The existing hotel is connected to the public water and foul drainage systems. Pedestrian access to the site is via the existing hotel and from Coolin Drive.
- 1.4 The application was supported by a Design and Access Statement, Visualisations and a Tree Protection Plan and Arboricultural Method Statement.
- 1.5 **Variations:** Reduction in the number of proposed bedroom units from six to four. Removal of the proposed scheme to use two public car parking space at the front of the building to accommodate a car drop off facility and the transfer of guest cars by a staff member to the Marmalade Hotel on Home Farm Road (applicant owned), which is some 630m from the application site.

2. SITE DESCRIPTION

- 2.1 The application site is the land to the rear of the Bosville Hotel, which is located on the corner of Bosville Terrace and Stormy Hill in Portree village centre. The hotel and restaurant comprises three terraced buildings. The land rises up steeply from the back of the hotel towards Coolin Drive to the rear of the site. There are a number of trees on and around the site; in particular there are large mature trees within the north western corner and on the adjacent land. To the west of the site are the properties of Braeside and to the east Benlee both of which are existing B&B establishments. There are a number of existing outbuildings within the rear gardens of several properties along Bosville Terrace.

The site currently contains a number of outbuildings. As part of the redevelopment proposals the existing 'L' shaped storage shed to the rear of the site, the small shed in the centre of the site and the single storey office building and two further sheds to the rear of the hotel are to be demolished. Conservation Area consent has already been granted for these works under planning reference 15/03300/CON.

There are no dedicated parking spaces serving the site although there are five public parking spaces to the front of the hotel and a further three to the front of the co-op building which is located to the south west of the site on the opposite side of Stormy Hill. In addition, on street parking is available further along Bosville Terrace. To the rear of the site is Coolin Drive, parking along this road is not restricted.

3. PLANNING HISTORY

- 3.1 **15/03300/CON:** Demolition of single storey 'L' shaped storage shed. APPROVED 23.10.2015

05/00526/CONSL: Alterations to Hotel APPROVED 31.01.2005

05/00525/FULSL: Alterations to Hotel APPROVED 31.01.2006

03/00243/FULSL: Use of Hotel & Adjoining Guest House as one Hotel
APPROVED 21.08.2003

4. PUBLIC PARTICIPATION

4.1 Advertised : Development affecting the Conservation Area

Representation deadline: 02.10.2015

Timeous representations : 2

Late representations : 0

Due to the received amendments the application neighbours and contributors were re-notified of the application.

Representation deadline: 10.01.2016

Timeous representations : 1

Late representations : 0

Material considerations raised are summarised as follows:

- 4.2
- Overlooking and Privacy
 - Lack of car parking.

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 **Building Standards:** No objection, require the surface water drainage to be altered and controlled by a planning condition.

5.2 **Historic Environment Team:** Response awaited

5.3 **Transport Planning:** Object to the proposal on the grounds of a lack of parking which will have a negative impact upon road safety and the free flow of traffic.

5.4 **Forestry Team:** Initially objected to the scheme on the grounds of a lack of information regarding the impact upon existing trees. A Tree Protection Plan and Arboricultural Method Statement were requested and received 27.01.2016. Following the submission of this information the Forestry Officer has withdrawn his objection, subject to a planning condition requiring the development to be carried out in accordance with these details.

5.5 **Scottish Water:** Response Awaited

5.6 **Access Panel:** Objected to the scheme on the grounds that the development will not accommodate the needs of all the sectors of the community.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

Policy 28	Sustainable Design
Policy 29	Design and Quality Place making
Policy 34	Settlement Development Area
Policy 44	Tourist Accommodation
Policy 51	Trees and Development
Policy 57	Natural, Built and Cultural Heritage
Policy 65	Waste Water Treatment
Policy 66	Surface Water Drainage

6.2 West Highland and Islands Local Plan (Adopted 2010)

Policies 1-2 in respect of settlement development area boundaries and other land allocations

7. OTHER MATERIAL CONSIDERATIONS

7.1 Draft Development Plan

Not applicable

7.2 Highland Council Supplementary Planning Policy Guidance

Highland Historic Environment Strategy (Jan 2013)

Roads and Transport Guidelines for New Developments (May 2013)

Sustainable Design Guide (Jan 2013)

Trees, Woodlands and Development (Jan 2013)

7.3 Scottish Government Planning Policy and Guidance

Scottish Planning Policy 2014

Paragraph 77: In remote and fragile areas and island areas with defined small towns, the emphasis should be on maintaining and growing communities by encouraging development that provides suitable sustainable economic activity, while preserving important environmental assets such as landscape and wildlife habitats that underpin continuing tourism visits and quality of place.

7.4 **Planning Legislation**

The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997

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**

The application site falls within the designated Settlement Development Area for Portree, and so Policy 34 of the Highland-wide Local Development Plan applies. Policy 34 supports development proposals within Settlement Development Areas if they meet the Design for Sustainability requirements of Policy 28. There is also a requirement to judge proposals in terms of how compatible they are with the existing pattern of development and landscape character and how they conform with existing and approved adjacent land uses. Policy 29 repeats this emphasis on good design and compatibility with the local settlement pattern. Policy 61 further emphasises the need for development to respect the landscape character of their surroundings.

Policy 44 states that proposals for tourist accommodation within settlement boundaries will be supported if the Council is satisfied that the proposal can be accommodated without adverse impacts upon neighbouring uses, complies with Policy 28: Sustainable Design and will not prejudice the residential housing land supply.

Policy 51 will support developments which promote significant protection to the existing hedges, trees and woodlands on and around development sites. The acceptable developable area should be influenced by its impact upon trees.

There is also a requirement to judge proposals in terms of their impact upon the natural, built and cultural heritage features identified by Policy 57. The site falls within the designated Conservation Area for Portree in respect of which policy 57.1 states that developments will be supported where they can be shown not to have an unacceptable impact upon the identified protected amenity and heritage resource.

Policies 65 and 66 require foul and surface water drainage to meet standards that minimise the risk of pollution and flooding.

For the reasons laid out below, the proposal is considered to comply with these policy requirements and to be acceptable in principle.

8.4 Material Considerations

Siting, Design and Impact upon the Conservation Area: The application site is located within the designated Conservation Area for Portree. Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 places a duty on planning authorities with respect to conservation areas and requires that *“...in the exercise, with respect to any buildings or other land in a conservation area, of any powers under [the planning Acts] special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

The site is located on an area of largely undeveloped land which provides a green and soft edge to the boundary of the Conservation Area and acts as a visual buffer between Bosville Terrace and Coolin Drive. In terms of public views, due to the existing buildings along Bosville Terrace views of the site are not available from the public road which runs to the front of the existing hotel. An overview of the site can partially be gained from Coolin Drive, which is the elevated road to the rear of the site. Long distance views are available from the harbour, Skye Gathering Hall and the Tower on the Lump, which are considered to be key views into the conservation area for tourists.

Originally, the application proposed two blocks of 3 one bedroom units, in addition to the office and spa treatment block, which were to be staggered up the entire length of the site. This scale of development was considered to be an overdevelopment of the site which would undermine key views into the Conservation Area, and erode the green and soft edged character of this part of the Village. It would also be out of scale when compared to the existing domestic scaled buildings within the rear gardens along Bosville Terrace.

In response the application has been amended to reduce the number of bedroom units from six to four, which will now form one staggered single storey building block within the rear portion of the site. This has reduced the overall mass and visual bulk of the development thus preserving more of the characteristic and visually important open green space than the original proposal. In addition, the external materials for the proposed units have been simplified, with the removal of the external yellow blocks of colour and the proposed use of a grey stain to the vertical larch cladding. These recessive colours will reduce the visual impact of the development when viewed against rising land to the rear and the existing mature vegetation.

On the basis of the above, the amended scheme is considered to preserve the existing character of this part of the designated Conservation Area.

Impact upon Trees: As stated above a key element within this part of the Conservation Area is the existing green and soft edge to the street form, which is greatly assisted by the onsite and neighbouring trees. As part of the re-development proposals a number of smaller trees are required to be removed, and the Council's Forestry Officer has no objection to this. However, the Forestry Officer was concerned about the potential impact upon the three mature ash trees which are located within the north west corner of the site and provide a backdrop for the proposed development. Two of the trees are located outwith the application site and one tree is located within. A Tree Protection Plan and Arboricultural Method Statement were requested by the Forestry Officer and the agent has

submitted this information. Following the submission of this information the Forestry Officer has withdrawn his objection, subject to a planning condition requiring the development to be carried out in accordance with these details.

Neighbour Amenity: The nearest neighbouring properties are Braeside to the west and Benlee to the east both of which are existing B&B establishments.

Concern in respect of overlooking of the rear garden area has been raised by Braeside the neighbouring property to the west. The proposed office/plant/laundry and spa buildings will be located 2 and 3m respectively from the site's western boundary. This will bring development closer to the neighbouring property than the current office buildings which are to be demolished. However, there is existing vegetation along this boundary and they are to be single storey buildings which are gabled end onto the boundary thus reducing the visual bulk of the development from this direction. No openings are proposed in these end elevations which will protect the neighbouring property from direct overlooking. In terms of the buildings use it is not considered that the activity associated with them will result in any harmful neighbour amenity impact. As the movement of people will generally occur on the opposite side of the building and within the centre of the site as is currently the situation with the existing office block. There is a proposed boiler flue emerging from the roof close to the boundary. Flue emissions will be controlled through the subsequent Building Warrant application, but it is considered appropriate to control noise emissions through the imposition of a standard noise condition.

In terms of the proposed bedroom units, the windows are located on the side away from the neighbouring property. The angle from these windows will be relatively oblique and therefore not result in direct overlooking. However, it is considered appropriate to augment the existing boundary treatment along the western side to further enhance the neighbours' amenity and maintain their privacy.

In terms of Benlee which lies to the east, although the new bedrooms are in an elevated position relative to this property and have large windows facing in this direction the separation distance between the bedroom units and the rear of this property to some 30m, which is considered adequate to protect privacy. Distances to the rear garden area are between 15-30m, privacy loss is minimised by existing mature planting along the site's eastern boundary. However, once the existing large shed to the rear of the site has been removed this will open up the site to the east. Although the units are located away from this boundary it is still considered appropriate to secure further landscaping along this side to maintain and enhance the neighbours privacy and amenity in the long term.

User Amenity: The Skye and Lochalsh Access Panel originally objected to the scheme on the grounds that the development will not accommodate the needs of all the sectors of the community. A meeting with the Access Panel, case officer and agent was held and strategies for improving the accessibility of the scheme were discussed. It was acknowledged that a scheme which could accommodate wheelchair users was not practical on the site due to the existing topography. However, a number of measures can be accommodated on the site which would assist other disabilities such as visual impairment. These matters will largely be

dealt with through the subsequent Building Warrant application. However, a landscaping scheme will be conditioned through the planning application which requires appropriate hard and soft landscaping detailing such as footpath surfacing and rest areas with appropriate benches.

Parking and Impact Upon Highway Safety: Concerns regarding the lack of parking provision for these new rooms were raised with the applicant prior to the submission of this application. In response, the original 6 unit scheme included a proposal to utilise the parking area of the Marmalade Hotel (in the same ownership) some distance away on the other side of the village centre. However, this proposal was removed from the scheme when it became clear that the Marmalade Hotel does not have sufficient spaces to accommodate these extra vehicles and would have been unworkable.

There is now no proposal to mitigate the impact of traffic that will be associated with the additional four bedroom spaces. This had led to the Transport Planning Team maintaining their objection. Their suggestion to look at creating parking to the rear of the new units has been rejected by the applicants as being impractical because of the gradients involved and visual impact.

The transport planning team objection focuses on two harmful outcomes;

- i. a reduction in road safety associated with the public road immediately outside the front of the hotel; and
- ii. exacerbation of a peak period public parking shortfall in the village centre.

In respect of the road safety issue, the objection states that the small number of public parking spaces situated in front of the hotel are already almost always fully occupied. This, it is suggested, gives rise to dangerous and obstructive double parking when guests are first dropped off to book in at the hotel. This causes a resultant road safety problem which the four additional bedrooms will only make worse.

In respect of public car park congestion, the objection simply states that, with no on-site parking, the additional rooms would generate further demand at times when public car parking in the village is already exhausted.

However, the planning service whilst it recognises and understands the concerns raised does not consider that these objections have sufficient weight to merit a reason for refusal for the following reasons.

In common with all the Portree village centre hotels, the Bosville already has a significant shortfall in parking provision. It has 21 bedrooms, the four additional bedrooms constitutes a 19% increase on existing provision. There are five parking spaces outside its frontage however these are public and not within the control of the hotel. Consequently, it is already entirely dependent on public parking provision with the majority of guests already having to park in the village centre and walk to the hotel. Vehicle manoeuvres associated with the parking spaces outside the hotel on a blind bend in the road are far from satisfactory, but these spaces are already

invariably occupied and so the addition of four further bedrooms will not make the existing road safety situation significantly worse. In respect of double parking, this is illegal and its enforcement is a matter for the police. As such, little weight can be given to it as a planning consideration.

In addition to the limited on street parking in front of the hotel there are 5 public car parks within 330m of the hotel. Although it is recognised that public parking provision in the village centre can be near capacity during peak periods in the tourist season, it is not considered that the addition of up to four further vehicles from this proposal will make this situation materially and significantly worse. Moreover, the nature of hotel parking tends to create a demand for overnight parking spaces with guests arriving and departing mainly outside peak parking demand times – late in the day and early in the morning. During these times there is usually capacity within other village centre car parks.

For the above reasons the proposed scheme is not considered to materially exacerbate the existing parking issues within the village centre to warrant a recommendation of refusal.

Water Supply, Foul and Surface Water Drainage:

Connection will be made to the public water and foul drainage systems. Building Standards have some reservations about the proposed rain water soakaway and its proximity to boundary and existing buildings, but have advised that an amended scheme could be secured by a planning condition.

8.5 Other Considerations – not material

- Objection to the use of two public parking spaces by the hotel – this element is not part of the planning application.
- No parking should be on Coolin Drive – the Planning Authority cannot stop parking on a public road. There are no on street parking restrictions to prevent parking here.
- The loss of a view.

8.6 Matters to be secured by Section 75 Agreement

None

9. CONCLUSION

- 9.1 All relevant matters have been taken into account when appraising this application. 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. The development hereby approved shall not be carried out other than in accordance with the approved Arboricultural Method Statement, Tree Protection Plan and Tree Schedule (authored by Arboriteering Ltd dated January 2016), received 25.01.2016, unless otherwise first agreed in writing by the Planning Authority.

Reason: In the interests of visual and neighbour amenity.

2. No development shall commence until full details of all surface water drainage provision within the application site (which should accord with the principles of Sustainable Urban Drainage Systems (SUDS) and be designed to the standards outlined in Sewers for Scotland Second Edition, or any superseding guidance prevailing at the time) have been submitted to, and approved in writing by, the Planning Authority. Thereafter, only the approved details shall be implemented and all surface water drainage provision shall be completed prior to the first use of any of the development hereby approved.

Reason: To ensure that surface water drainage is provided timeously and complies with the principles of SUDS; in order to protect the water environment.

3. No development shall commence until details of a scheme of hard and soft landscaping works have been submitted to, and approved in writing by, the Planning Authority. Details of the scheme shall include:
 - i. A plan showing existing landscaping features and vegetation to be retained;
 - ii. The hard landscaping schemes shall include the location, design, and materials, of any existing or proposed walls, fences, gates and footpaths;
 - iii. The soft landscaping and planting scheme shall include plans and schedules showing the location, species and size of each individual tree and/or shrub and planting densities, and include landscaping along the east and west boundaries; and
 - iv. A programme for preparation, completion and subsequent on-going maintenance and protection of all landscaping works.

Landscaping works shall be carried out in accordance with the approved scheme. 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 development, unless otherwise stated in the approved scheme. 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.

Reason: In the interests of visual and neighbour amenity.

4. All plant, machinery and equipment associated with ventilation, air-conditioning, heating and refrigeration services or similar and including fans, ducting and external openings shall be so installed, maintained and operated such that any associated operating noise does not exceed NR 20 when measured or calculated within any noise-sensitive premises with windows open for ventilation purposes. For the purposes of this condition, "noise-sensitive premises" includes, but is not necessarily limited to, any building, structure or other development the lawful use of which a) falls within Classes 7 (Hotels & Hostels), 8 (Residential Institutions) or 9 (Houses) of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended), or b) is as a flat or static residential caravan.

Reason: In the interests of amenity

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 DIRECTION

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 and 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.198), 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.

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 and 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.

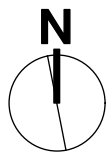
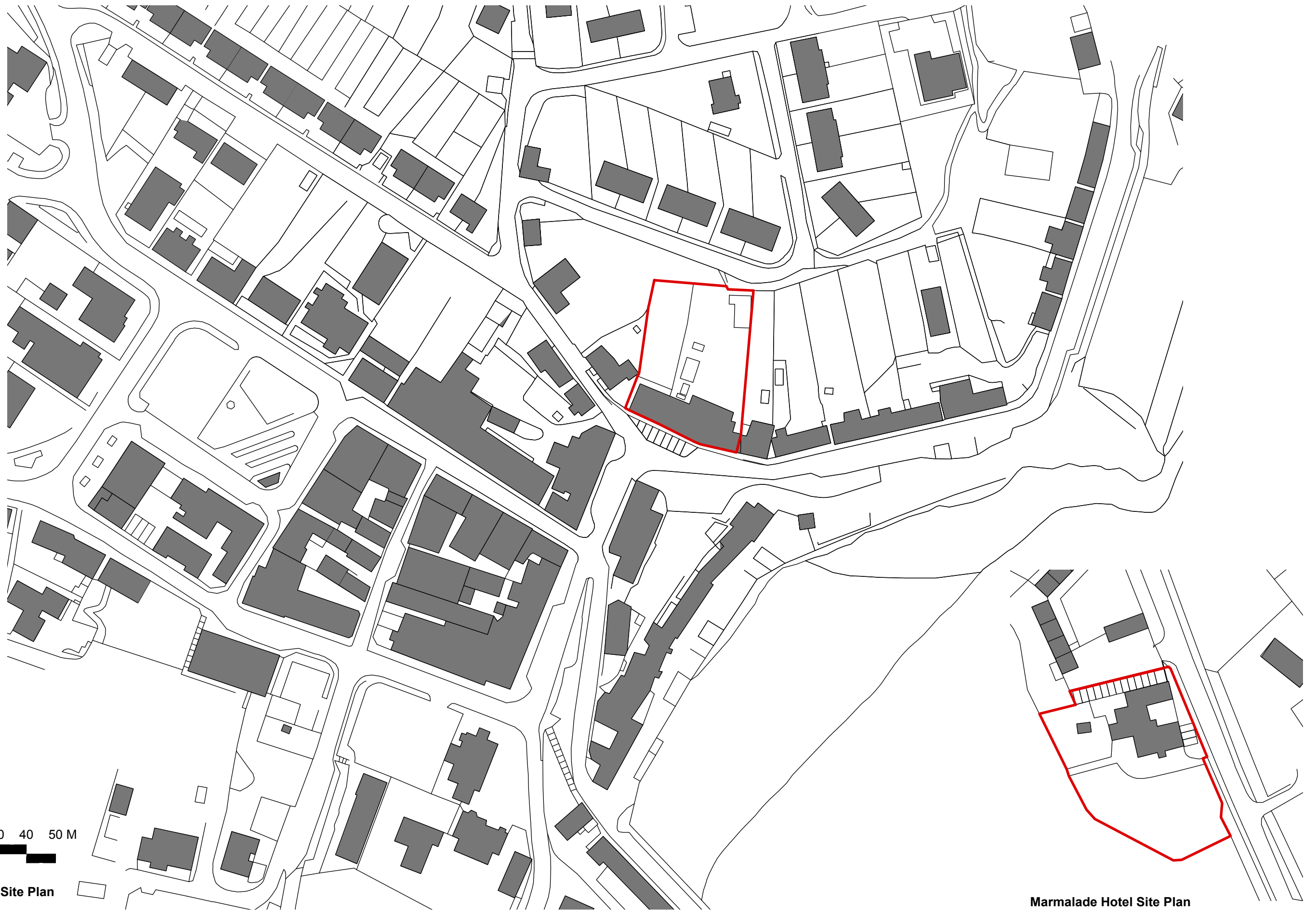
Construction Hours and Noise-Generating Activities

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 Area
Author: Alison Harvey
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – 242-001 Rev B – Location Plan
Plan 2 – 242-002 – Existing Site Layout Plan
Plan 3 – 242 – 003 – Existing Site Section Plan
Plan 4 – 242 – 004 Rev A – General Plan (site clearance)
Plan 5 - 242-005 Rev A – Proposed Site Layout Plan
Plan 6 – 242-006 – Proposed Elevation Plan (office and spa)
Plan 7 – 242-007 Rev A – Proposed Elevation Plan (bedroom units)
Plan 8 – 242 – 009 rev A – Proposed Section Plan
Plan 9 – 000001 – Tree Protection Plan



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Bosville Hotel Site Plan

Marmalade Hotel Site Plan

do not scale from this drawing • dimensions and levels to be checked on site by the contractor • all dimensions in millimetres unless otherwise noted • all levels in metres unless otherwise noted

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RURAL DESIGN ARCHITECTS

Client

Perle Hotels Ltd

Drg No.

242/001

Status

Planning

Project

Bosville Hotel Phase 3

Drawing Title

OS Site Plan

Scale

1:1250@A3

Date

Drawn

PE

3680N

843680N

3660N

843660N

3640N

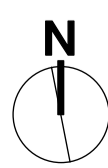
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COOLIN VIEW

BOSVILLE TERRACE



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RURAL DESIGN ARCHITECTS

Client
Perle Hotels Ltd

Dwg No.
 242/002

Project
Bosville Hotel Phase 3

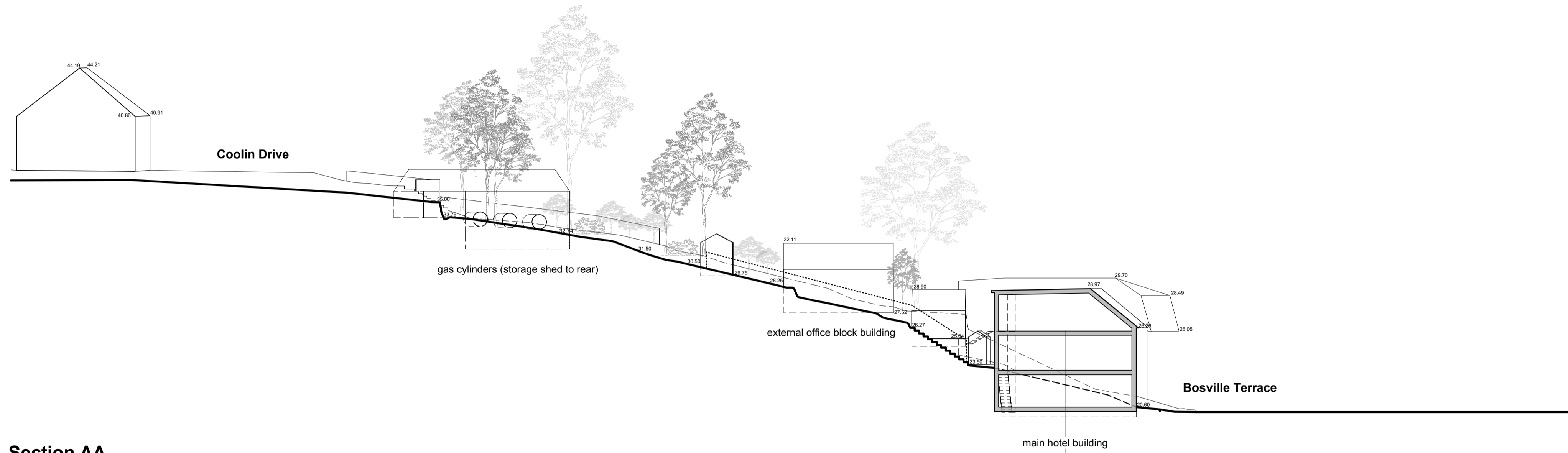
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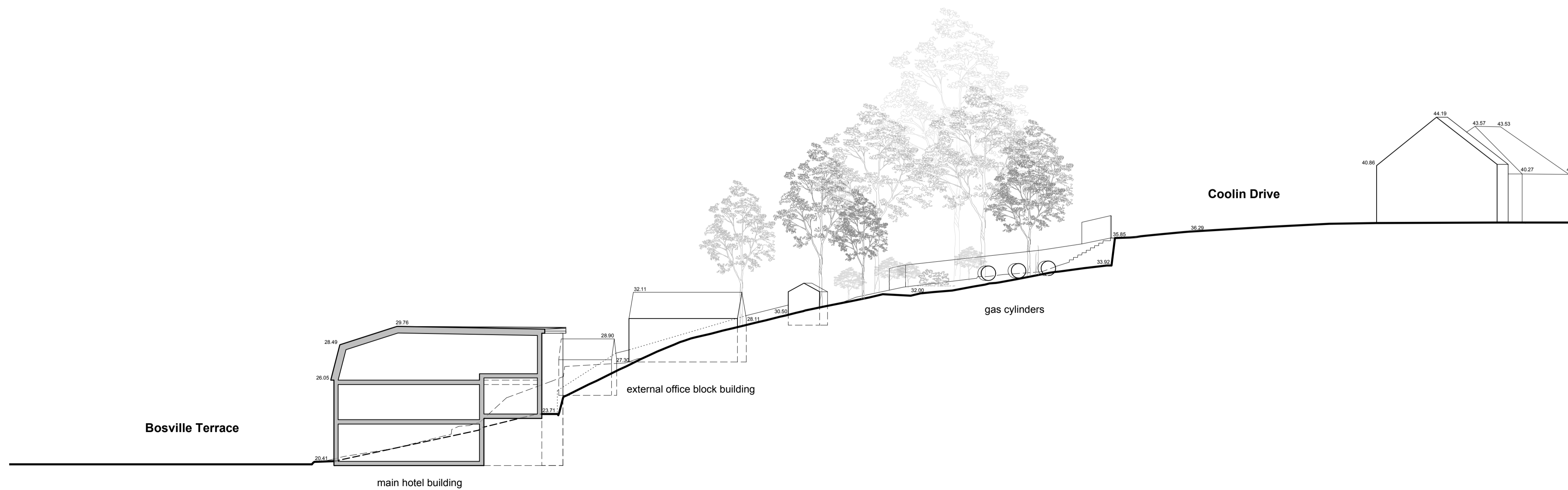
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North Elevation (Existing Hotel)



Section AA



Section BB

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RURAL DESIGN ARCHITECTS

Client

Perle Hotels Ltd

Dwg No.
242/003

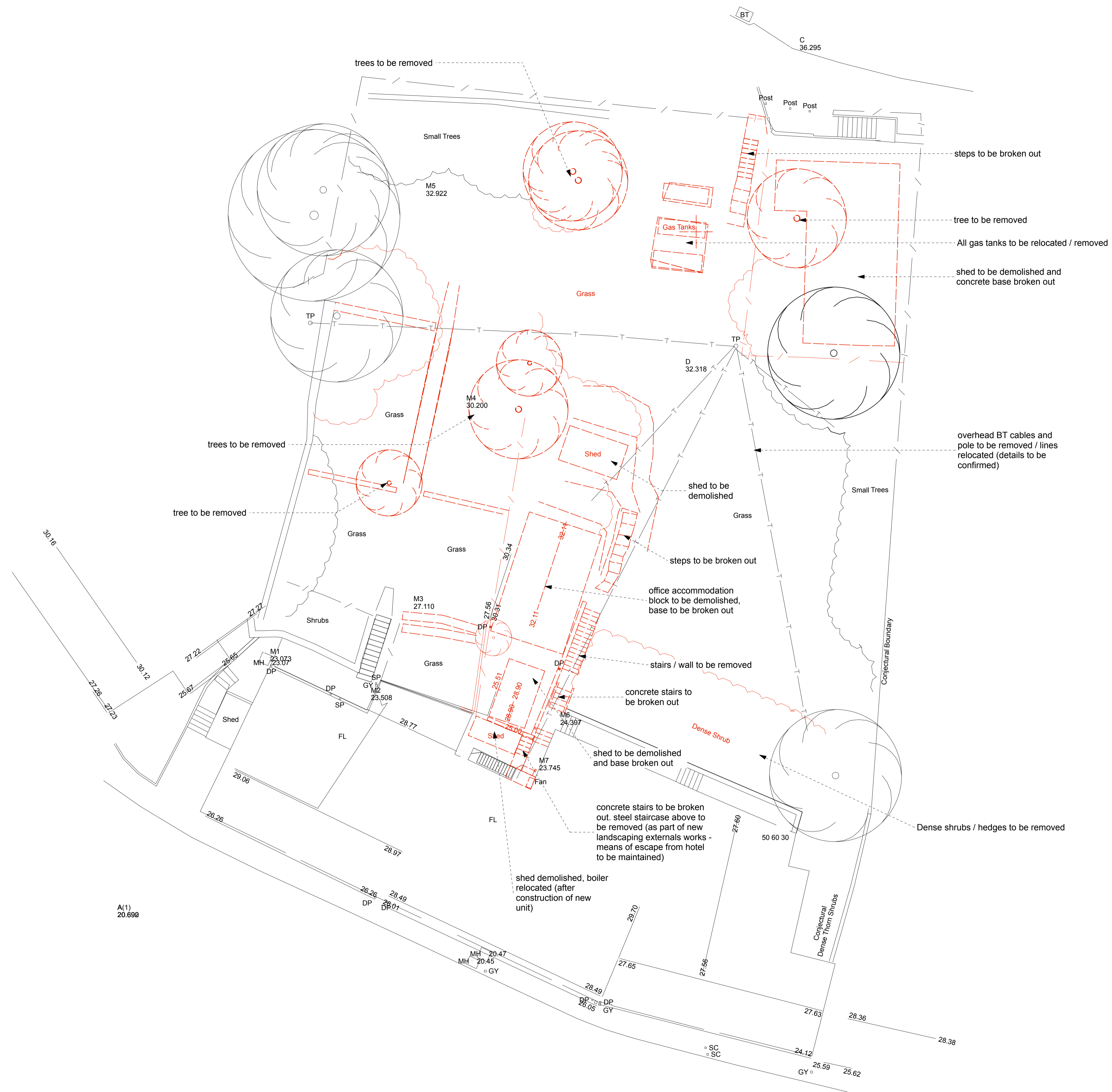
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Project

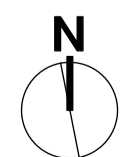
Bosville Hotel Phase 3

Drawing Title
Existing Conditions

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20.690



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revisions & notes
rev A amended site scheme, maximised retention of vegetation, removed parking alterations, reduced total no. of accommodation units from 6 to 4, amended design to block B, removed block C from proposal December 2015 HR

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RURAL DESIGN ARCHITECTS

Client
Perle Hotels Ltd

Dwg No.
242/PL/004A

Project
Bosville Hotel Phase 3

Drawing Title
Site Clearance Plan

Status	Scale	Date	Drawn
PL	1:200@A1	August 15	HR