

Agenda item	7.1
Report no	PLN/037/17

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 13 June 2017

Report Title: 16/01528/FUL – Mr Malcolm Younger
Housing Site To North Of Free Church Manse Teangue Isle Of Skye

Report By: Area Planning Manager (North)

1. Purpose/Executive Summary

1.1 Description: New build dwelling house with garage and associated services

Ward: 10 - Eilean A' Cheò (Ward 11 prior to 4 May 2017)

Development category: Local Development

Reason Referred to Committee: Number of objections, including Community Council objection.

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.

2. Recommendation

2.1 Members are asked to agree the recommendation to grant as set out in section 11 of the report.

3. PROPOSED DEVELOPMENT

- 3.1 This application seeks full planning permission for the erection of a one and half storey, four bedroom dwelling house and separate garage.
- 3.2 No pre-application advice was sought.
- 3.3 The application is supported by a Drainage Assessment.
- 3.4 **Variations:** The Location, Site Layout, Block and Access Plans have been amended to show the required visibility splays and to provide further detail in respect of surface water drainage (drawing nos. 708-101 REV B, 708-102 REV B, 708-103 REV B and 708-104 REV B, all submitted 17.01.2017).

4. SITE DESCRIPTION

- 4.1 The site comprises an area of open grassland which slopes uphill in a north westerly direction away from the A851. The nearest neighbouring dwelling is a Victorian Manse, which lies some 30m to the south west of the proposed house. Further housing lies to the south of the site on both sides of the A851, while a new distillery, a Hotel and further housing lies to the north on the seaward site of the public road.

5. PLANNING HISTORY

- 5.1 06/00156/FULSL. Erection of 7 Houses. Withdrawn 10.01.2007.

6. PUBLIC PARTICIPATION

- 6.1 Advertised : Unknown Neighbour 14 Days
Representation deadline : 13.05.2016
Timeous representations : 0
Late representations : 9 from 8 households, and one from Teangue Township Grazings Committee (10 in total)
- 6.2 Material considerations raised are summarised as follows:
- Inappropriate Design
 - Adverse impact on public views due to obtrusive siting
 - Loss of agricultural land
 - Pre-empts wider housing allocation
 - Adverse effect of foul drainage outfall on nearby beach
 - Possible adverse effect on otters and also on bats from floodlighting
 - Adverse effect on local amenity and tourism from too many houses
 - Adverse effect on Dark Skies from light pollution
 - Lack of consultation

6.3 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.

7. CONSULTATIONS

7.1 **Development Plans** : No objection

7.2 **Building Standards** : No response

7.3 **Environmental Health** : No response

7.4 **Transport Planning** : Initial objection relating to visibility splays and surface water drainage, subsequently withdrawn

7.5 **Scottish Water** : No response

7.6 **Crofting Commission** : Advised that the Commission have no remit on the application as they are unable to determine if they land involved is within crofting tenure.

7.7 **Sleat Community Council** : Objection on grounds of loss of agricultural land and road safety (speeding and formation of ice from surface water drainage onto public road).

8. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

8.1 Highland Wide Local Development Plan 2012

Policy 28 Sustainable Design

Policy 29 Design Quality and Place-making

Policy 34 Settlement Development Areas

8.2 West Highlands and Islands Local Plan (as continued in force 2012)

The site lies within the Ferrindonald/Teangue Settlement Development Area, and forms part of a housing allocation (site H1) which has an indicative capacity for 4 units.

9. OTHER MATERIAL CONSIDERATIONS

9.1 Proposed West Highlands and Islands Local Development Plan 2017

The site lies within the Main Settlement Area of Sleat, and forms part of a housing allocation (ES01) which has an indicative capacity of 13 units.

9.2 Highland Council Supplementary Planning Policy Guidance

Access to Single Houses and Small Housing Developments (May 2011)

Sustainable Design Guide (Jan 2013)

9.3 **Scottish Government Planning Policy and Guidance**

Not applicable

10. **PLANNING APPRAISAL**

10.1 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.

10.2 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.

10.3 **Development Plan Policies**

The application site falls within the Ferrindonald/Teangue Settlement Development Area, so Policy 34 of the Highland Wide Local Development Plan applies. This policy supports development proposals within Settlement Development Areas if they meet the Design for Sustainability requirements of the Highland Wide Local Development Plan Policy 28. Policy 28 of the Highland Wide Local Development Plan requires sensitive siting and high quality design in keeping with local character and historic and natural environments, and the use of appropriate materials. This Policy also requires proposed developments to be assessed on the extent to which they are compatible with service provision, as well as their impact on individual and community residential amenity. Policy 29 of the Highland Wide Local Development Plan repeats this emphasis on good design in terms of compatibility with the local settlement pattern.

10.4 **Policy and Material Considerations**

Siting, Appearance and Landscape Impact

10.4.1 The design of the proposed dwelling house is considered to respect the local vernacular due to its rectangular footprint, narrow gable width, relatively low roof height of 5.7m, windows with a strong vertical emphasis and good quality cladding materials of natural slate on the roof and black stained larch boarding on the walls. The choice of materials – in particular the slate roof - is a significant and important consideration in the integration of this house within this landscape setting. The proposed garage uses the same cladding materials as the house, and would have the appearance of a typical domestic or agricultural outbuilding. Some objectors claim that the contemporary design approach is at odds with the character of the local settlement, but this is not accepted. The design is an evolution of traditional highland architecture, and is considered to complement, rather than detract from, the appearance of the existing village – which includes some houses of similar design to the proposal.

10.4.2 The claim that the siting of the proposal is obtrusive is not accepted. The buildings occupy the lower, flattest portion of the site. In common with other nearby houses in the settlement they are sited close to the public road, and would therefore not

be at odds with the local pattern of development. The buildings would be seen against a backdrop of rising land, and would therefore not be visible against the skyline.

Loss of Agricultural Land

- 10.4.3 The site forms part of the defined Ferrindonald/Teangue Settlement Development Area. Within SDAs there is a presumption in favour of development, subject to certain criteria as set out in HwLDP Policy 34 above. The loss of agricultural land is not one of these criteria.

Wider Housing Allocation

- 10.4.4 As stated in Section 7, the site forms part of two different housing allocations, one in the current West Highlands and Islands Local Plan, and the other in the proposed replacement plan. Many of the submitted objections are also made against this latter housing allocation in the new Proposed West Highlands and Islands Local Development Plan (site ES01). The principle of whether or not that wider allocation is acceptable is not a matter for this assessment. However, it is necessary to consider whether the subject application might prevent the development of either that site or the smaller H1 site allocated by the existing West Highlands and Islands Local Plan. The key issue in this respect is whether the proposal would prevent the remaining land being accessed satisfactorily from the public road. The agent has provided a drawing which shows that an existing croft access which is within the applicant's control could be upgraded to provide the necessary access to both the H1 and the ES01 allocations. Although Transport Planning expressed some concern from a desk top assessment about visibility and gradient, a site visit has confirmed that visibility in either direction from the new junction which would be required from this existing access onto the public road would be satisfactory in either direction (in excess of 120m), and that the gradient of the upgraded access from the public road to either of the allocations would be acceptable. As such, it can be concluded that the proposal would not prejudice possible future housing development on adjacent land within the Settlement Development Area.

Drainage

- 10.4.5 The submitted Drainage Assessment states that the foul drainage effluent would be treated so that the discharge would fall within acceptable limits. The developer would need to obtain the consents of both Building Standards and SEPA for the proposed foul drainage arrangements. Based on the information submitted in the Drainage Assessment, it is considered that there is no reason to expect that such permissions would not be forthcoming. In respect of surface water drainage, following the receipt of requested information Transport Planning have advised that they have no objection in relation to the proposed arrangements to prevent surface water from the site being shed onto the lower-lying public road.

Protected Species

- 10.4.6 It is not considered likely that the proposal would adversely affect otters, given that an existing house and garden lie between the site and the watercourse to the west - which might provide a habitat for otters. The objection in respect of bats claims that this species might be disturbed by 'floodlighting' associated with the proposal. The application does not include any 'floodlighting', and any normal domestic lighting - including external security lighting - is a normal feature of the Teangue settlement and is clearly not adversely affecting the bats known to frequent the locality.

Local and Neighbour Amenity

- 10.4.7 The proposed house would be sited some 29m to the east of the nearest existing dwelling house. This degree of separation is considered sufficient to safeguard the amenity of this existing dwelling. The claim made in the submitted objections that local amenity will suffer from too many houses is not accepted on the basis that the proposal is sited with a Settlement Development Area which already contains a large number of houses, and where there is a presumption in favour of development.

Access and Parking

- 10.4.8 Transport Planning's consultation response states that the applicant has shown achievable visibility splays of 2.4m x 90m in either direction from the proposed junction with the public road. Following the submission of a revised drawing which shows splays of 2.4m x 120m in each direction Transport Planning have withdrawn this objection. A site visit has confirmed that these splays are indeed achievable, and a condition to this effect can be applied. The submitted site layout drawing shows that the necessary car parking and turning spaces can be accommodated, and a condition which controls the delivery of these spaces can therefore also be applied.

10.5 Other Considerations – not material

The implications of a single dwelling house within an identified Settlement Development Area on Tourism and on 'Dark skies', the plentiful supply of houses for sale, the use of new houses as holiday homes, the suitability of 'social' housing, and the lack of industry to support new houses are not relevant planning issues.

10.6 Matters to be secured by Section 75 Agreement

Not applicable

11. CONCLUSION

- 11.1 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.

12. IMPLICATIONS

- 12.1 Resource – Not applicable
- 12.2 Legal –Not applicable
- 12.3 Community (Equality, Poverty and Rural) –Not applicable
- 12.4 Climate Change/Carbon Clever –Not applicable
- 12.5 Risk – Not applicable
- 12.6 Gaelic – Not applicable

13. RECOMMENDATION

Action required before decision N issued

Subject to the above, it is recommended the application be **Granted** subject to the following conditions and reasons and notes to the 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 (dated 31.05.2017), with:
 - i. the junction formed to comply with drawing ref. SDB1; and
 - ii. visibility splays of 2.4m x 120m (the X dimension and Y dimension respectively) in each direction 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. Prior to the first occupation of the development hereby approved, the car parking and turning arrangements detailed on approved plan ref. 708_102 REV B shall be completed in full and made available for use. Thereafter, all car parking and turning spaces shall be maintained as such in perpetuity.

Reason : To ensure that sufficient space is provided within the application site for the parking (and, where necessary, turning) of cars, so they do not have to park within or reverse onto the public road.

3. The roofing material to be used in the development hereby approved shall be natural slate.

Reason : In the interests of amenity, and for the avoidance of doubt.

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 LIMITS

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.

Septic Tanks and 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 road construction consent, dropped kerb consent, a road openings permit, occupation of the road permit etc.) from the Area Roads Team prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local Area 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/info/20005/roads_and_pavements/101/permits_or_working_on_public_roads/2

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.

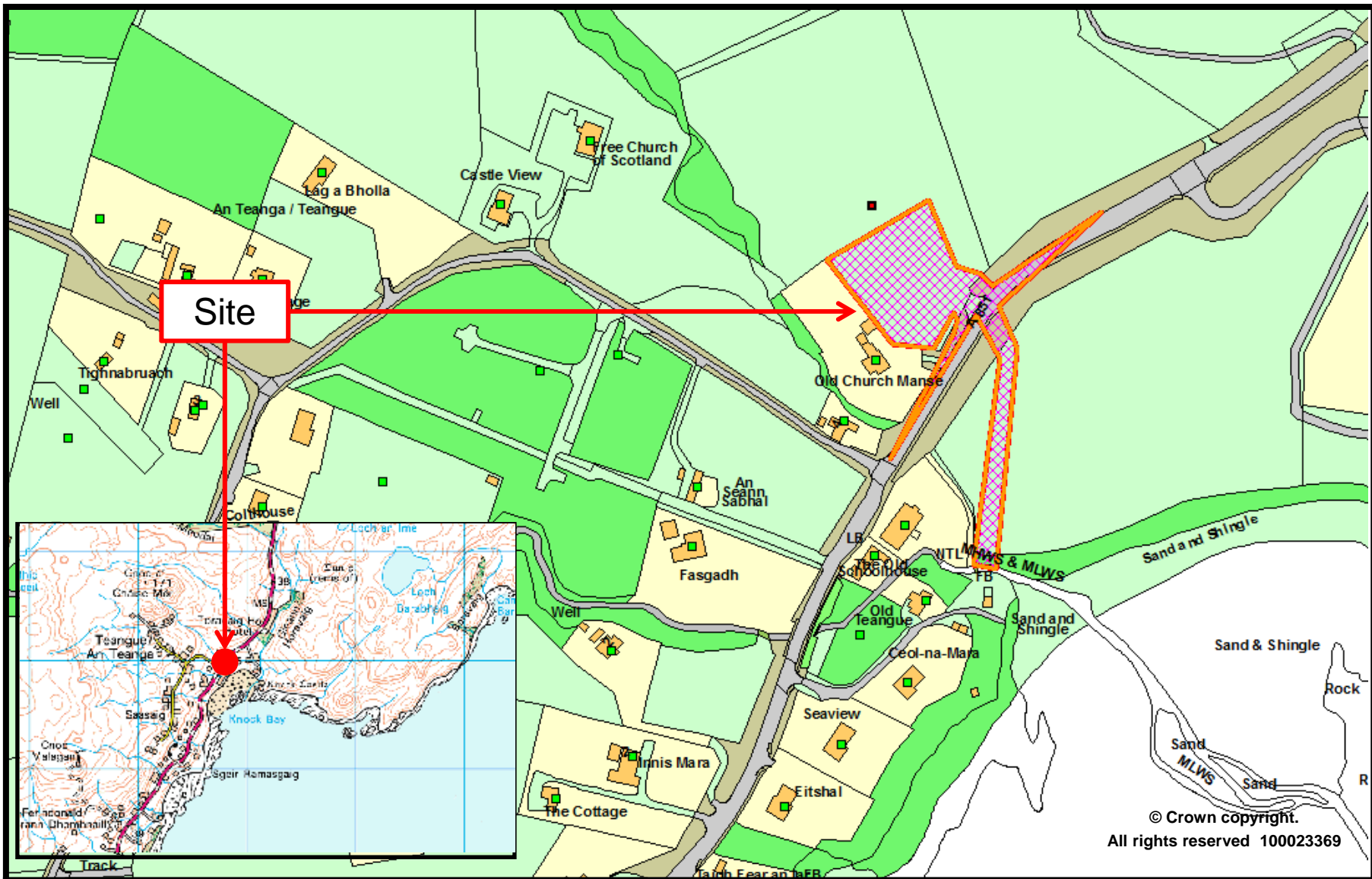
Protected Species - Halting of Work

You are advised that work on site must stop immediately, and Scottish Natural Heritage must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from SNH: www.snh.gov.uk/protecting-scotlands-nature/protected-species

Signature: Dafydd Jones
Designation: Area Planning Manager - North
Author: Graham Sharp
Background Papers: Documents referred to in report and in case file.

Relevant Plans:

- Plan 1 – Committee Location Plan
- Plan 2 – Existing Location Plan 708_001
- Plan 3 – Existing site Layout Plan 708_002
- Plan 4 – Existing Block Plan 708_003
- Plan 5 – Existing Section Plan 708_004
- Plan 6 - Existing Section Plan 708_005
- Plan 7 - Proposed Ground Floor Plan 708_201
- Plan 8 – Proposed First Floor Plan 708_202
- Plan 9 – Proposed Elevation Plan 708_401
- Plan 10 - Proposed Elevation Plan 708_402
- Plan 11 - Proposed Elevation Plan 708_403
- Plan 12 - Proposed Elevation Plan 708_404
- Plan 13 - Proposed Elevation Plan 708_405
- Plan 14 - Proposed Elevation Plan 708_406
- Plan 15 - Proposed Garage Plan 708_407
- Plan 16 – Topography Plan TOPOG01
- Plan 17 – Drainage Strategy Plan 000001
- Plan 18 – Proposed Location Plan 708_101 REV B
- Plan 19 – Proposed Site Layout Plan 708_102 REV B
- Plan 20 – Proposed Block Plan 708_103 REV B
- Plan 21 – Proposed Access Plan 708_104 REV B



The Highland Council
Comhairle na Gàidhealtachd

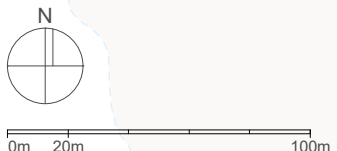
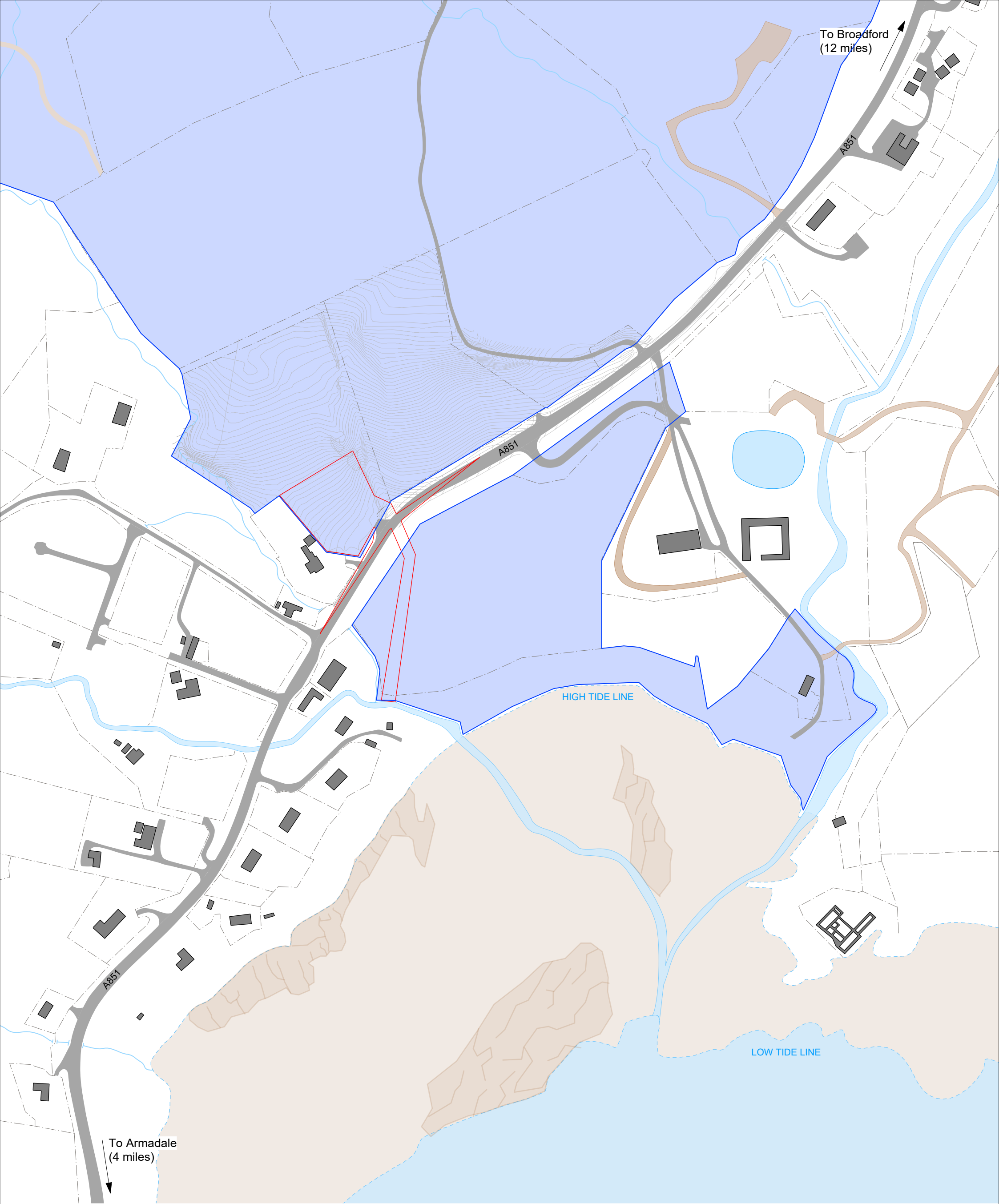
Planning and Development Service

Location Plan
16/01528/FUL

New build dwelling house with garage and associated services

June 2017

Scale:



Red line denotes land affected by proposal
 Blue line denotes land owned by applicant

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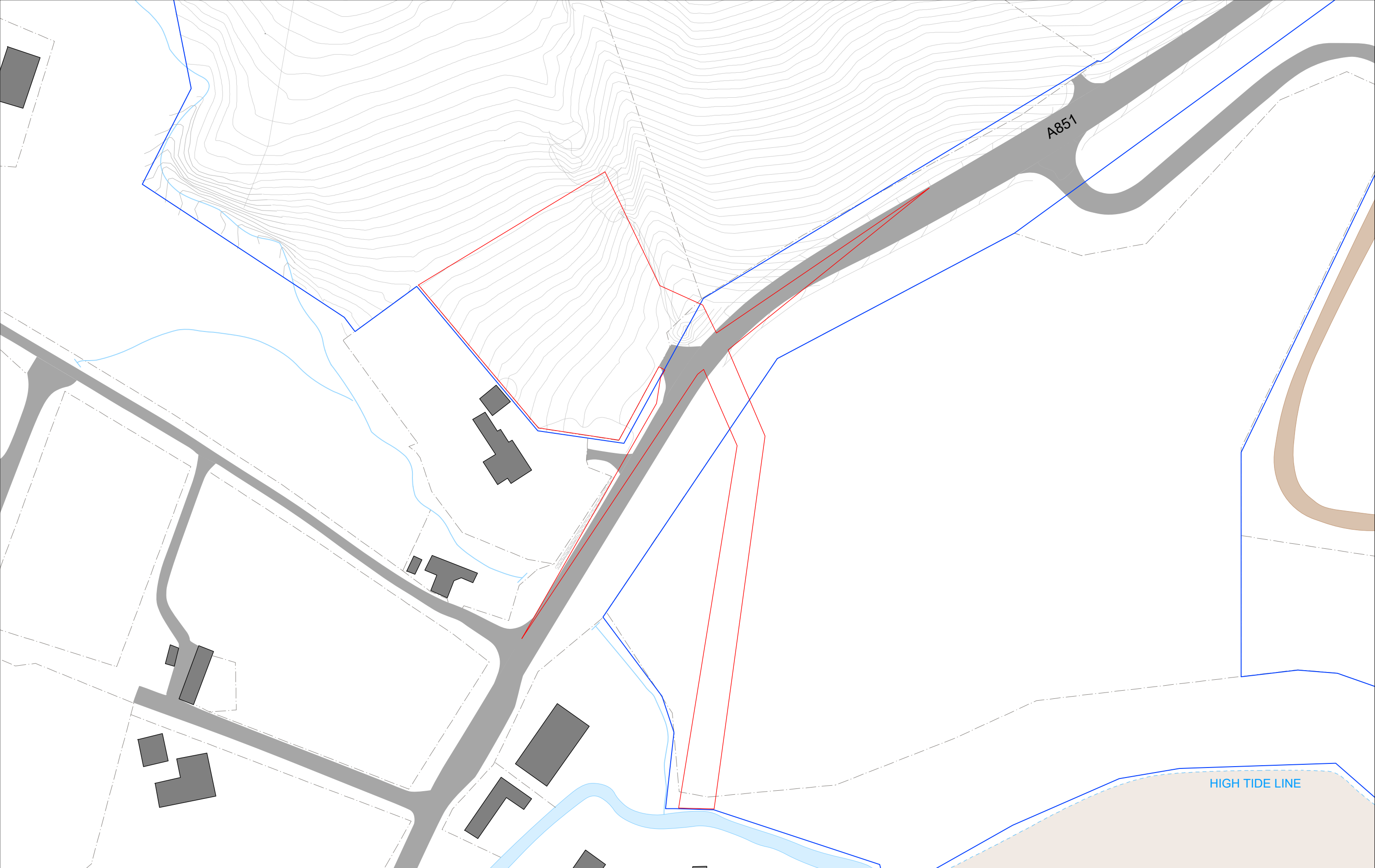
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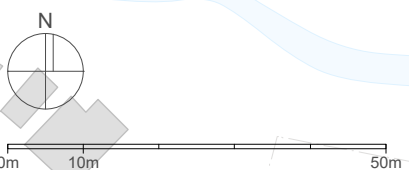
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HIGH TIDE LINE



Red line denotes land affected by proposal
Blue line denotes land owned by applicant

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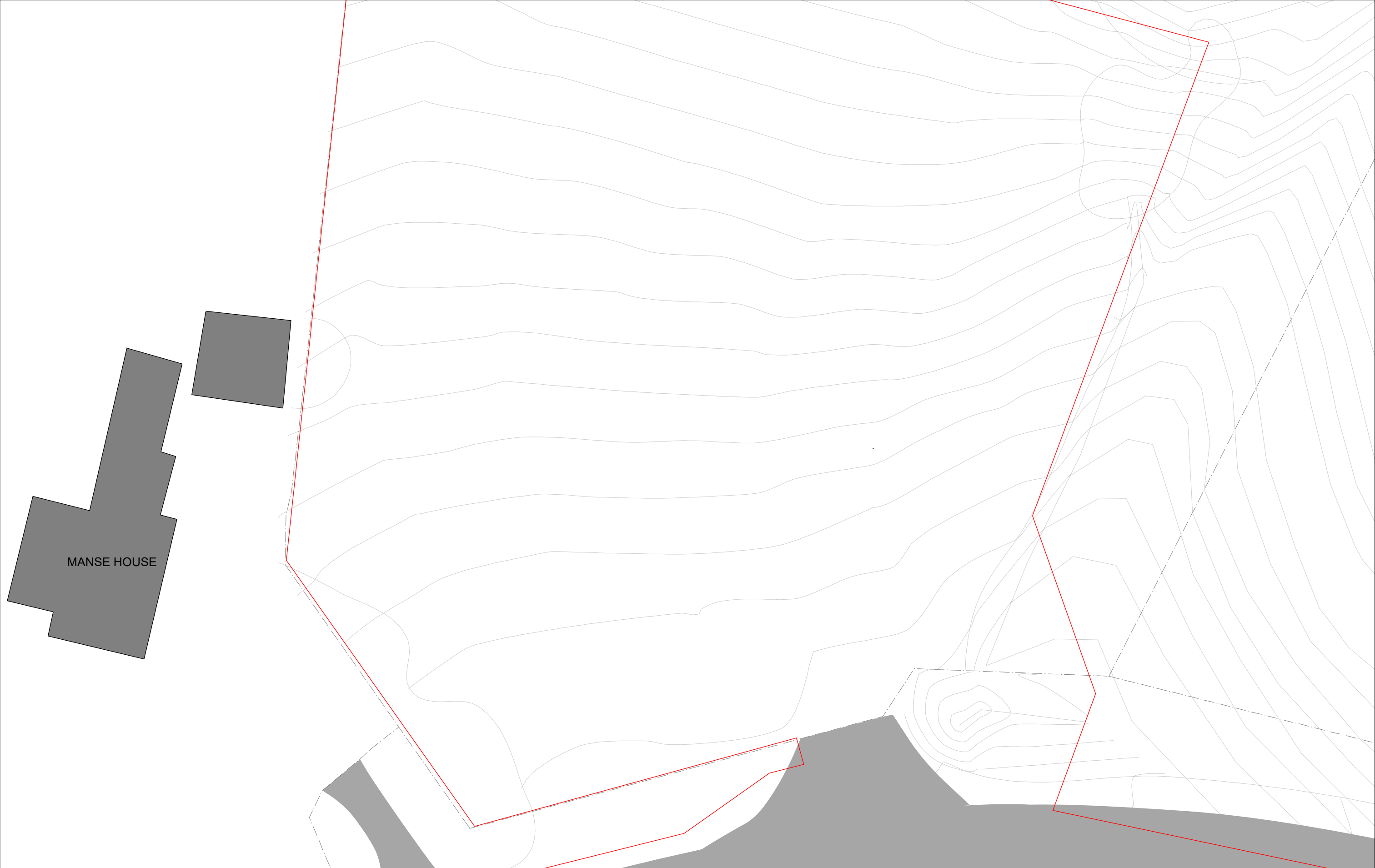
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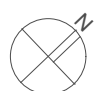
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MANSE HOUSE



0m 2m 10m

Red line denotes land affected by proposal
Blue line denotes land owned by applicant

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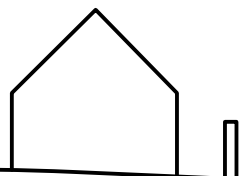
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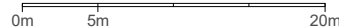
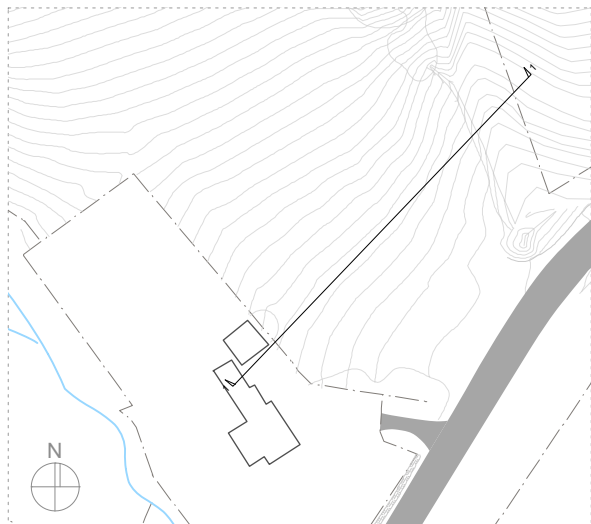
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Sea Level +0.0m



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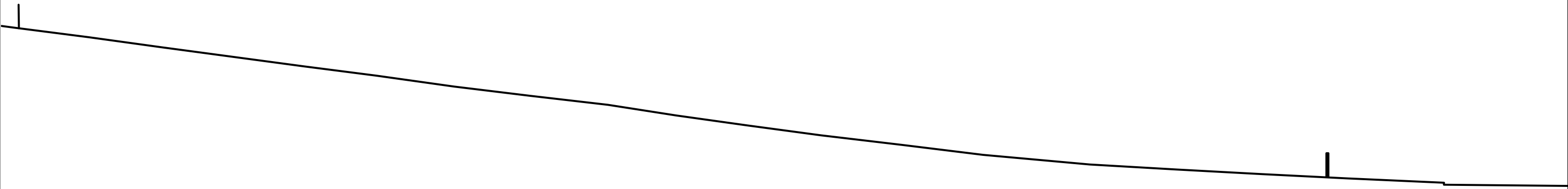
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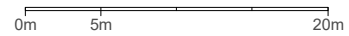
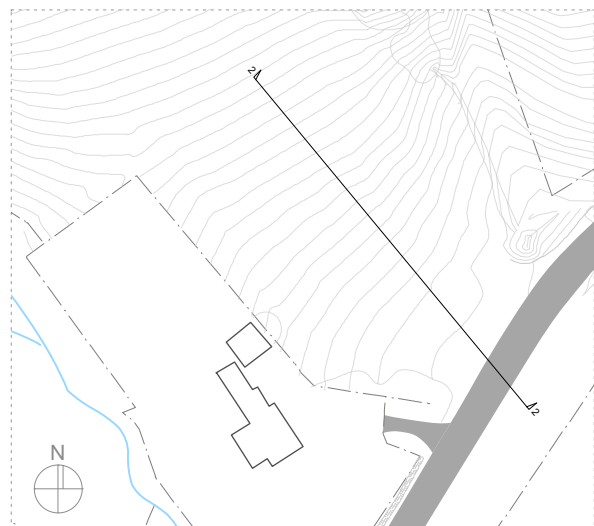
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Sea Level +0.0m ▾



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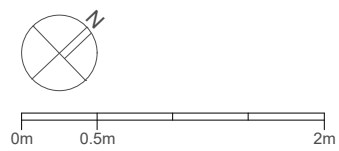
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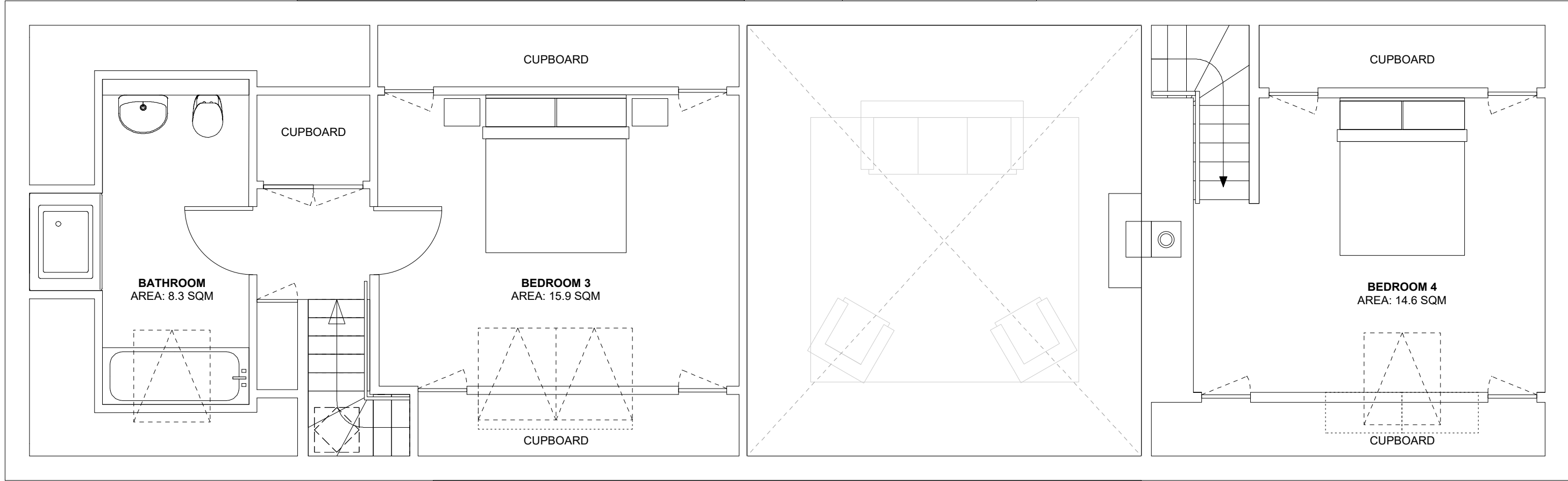
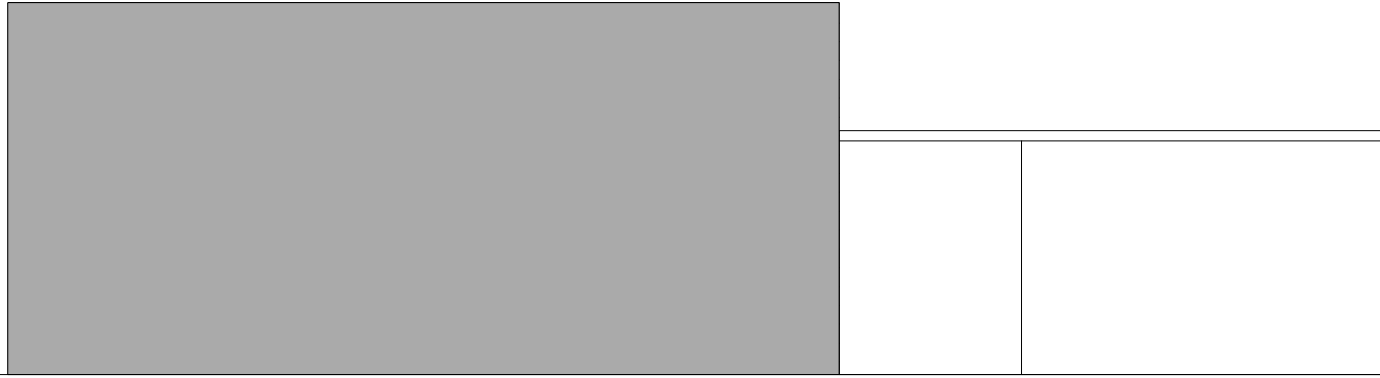
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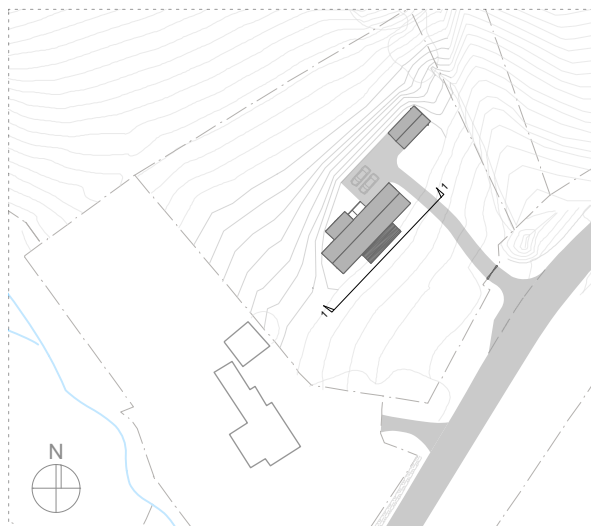
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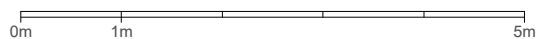
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DRAWING NUMBER 708_202	DRAWN BY FS	DATE 05/04/2016
CAD FILE NAME 708_PL_BASE_MANSE		SCALE 1:50 @ A3



Materials

- Walls:** Siberian larch stained black
- Roof:** Slate
- Windows:** Timber frame with black aluminium facings
- Gutters:** Exposed gutters and downpipes in black



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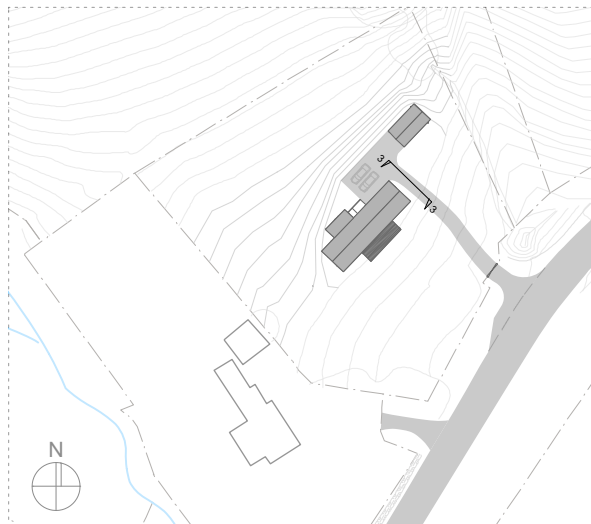
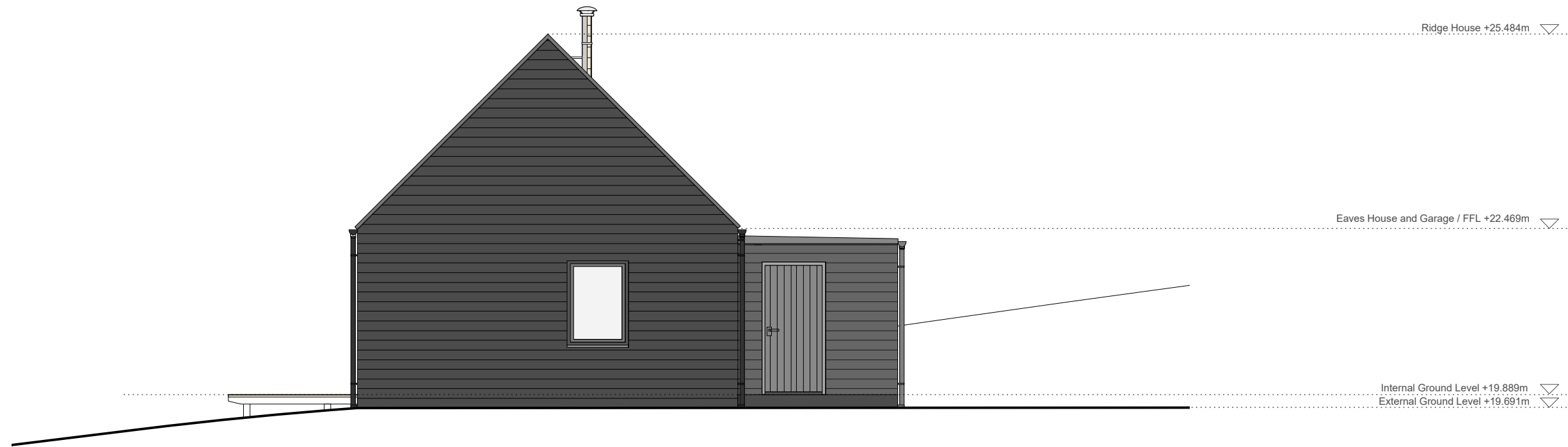
SKYE
 Dunsdale Beag, Sleat, Isle of Skye IV43 8QU T: 01471 833 300

GLASGOW
 Unit 4, Building 5, Templeton Business Centre, Glasgow G40 1DA T: 0141 550 1401

E: info@dualchas.com W: www.dualchas.com

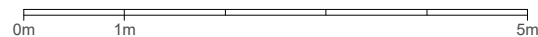
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DRAWING SET PLANNING		CLIENT 708_TEANGUE
DRAWING TITLE PROPOSED ELEVATIONS 1		
DRAWING NUMBER 708_401	DRAWN BY FS	DATE 05/04/2016
CAD FILE NAME 708_PL_BASE_MANSE		SCALE 1:75 @ A3



Materials

- Walls:** Siberian larch stained black
- Roof:** Slate
- Windows:** Timber frame with black aluminium facings
- Gutters:** Exposed gutters and downpipes in black



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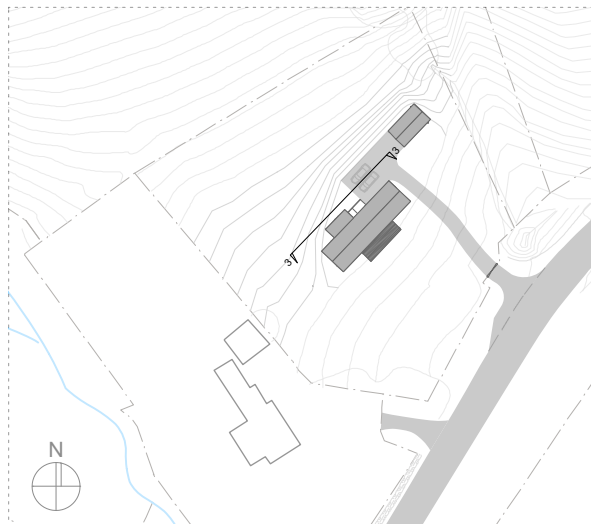
SKYE
 Dunsdale Beag, Sleat, Isle of Skye IV43 8QU T: 01471 833 300

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 Unit 4, Building 5, Templeton Business Centre, Glasgow G40 1DA T: 0141 550 1401

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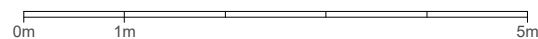
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DRAWING SET PLANNING		CLIENT 708_TEANGUE
DRAWING TITLE PROPOSED ELEVATIONS 2		
DRAWING NUMBER 708_402	DRAWN BY FS	DATE 05/04/2016
CAD FILE NAME 708_PL_BASE_MANSE		SCALE 1:75 @ A3



Materials

- Walls:** Siberian larch stained black
- Roof:** Slate
- Windows:** Timber frame with black aluminium facings
- Gutters:** Exposed gutters and downpipes in black



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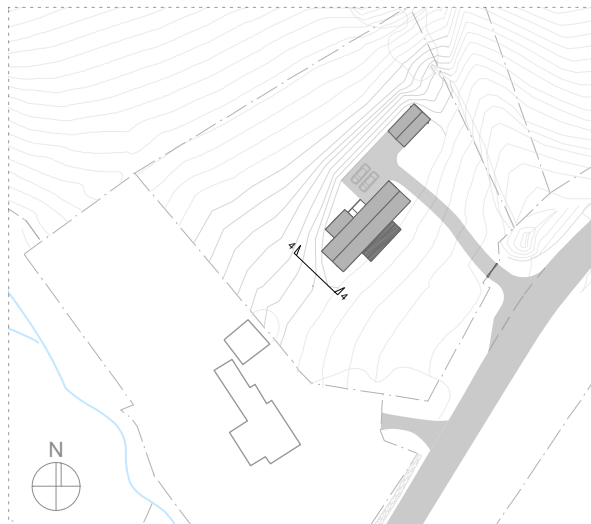
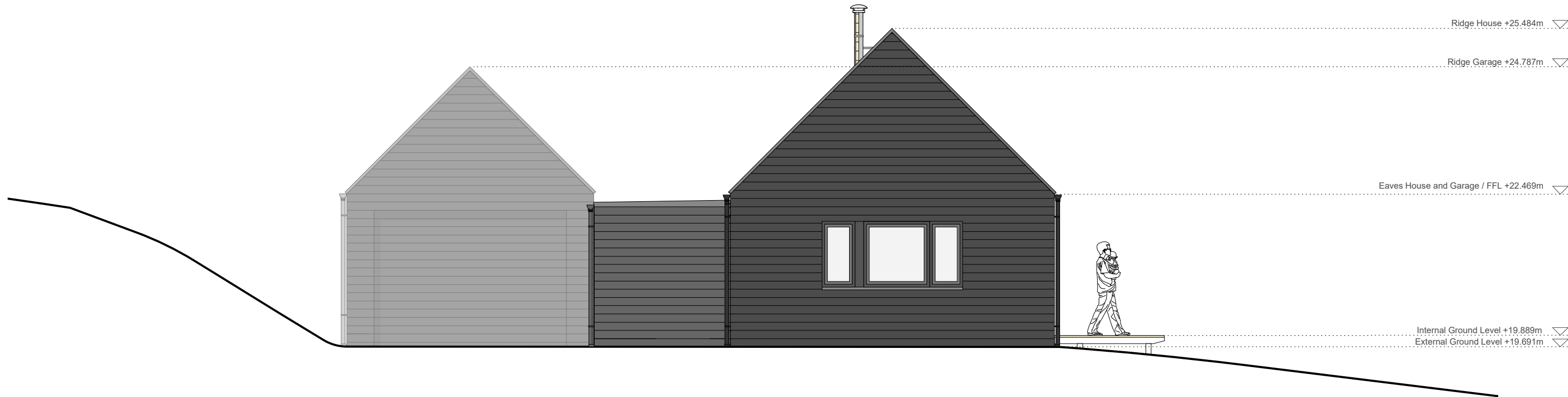
SKYE
 Duisdale Beag, Sleat, Isle of Skye IV43 8QU T: 01471 833 300

GLASGOW
 Unit 4, Building 5, Templeton Business Centre, Glasgow G40 1DA T: 0141 550 1401

E: info@dualchas.com W: www.dualchas.com

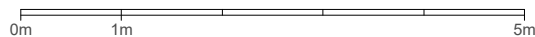
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DRAWING SET PLANNING		CLIENT 708_TEANGUE
DRAWING TITLE PROPOSED ELEVATIONS 3		
DRAWING NUMBER 708_403	DRAWN BY FS	DATE 05/04/2016
CAD FILE NAME 708_PL_BASE_MANSE		SCALE 1:75 @ A3



Materials

- Walls:** Siberian larch stained black
- Roof:** Slate
- Windows:** Timber frame with black aluminium facings
- Gutters:** Exposed gutters and downpipes in black



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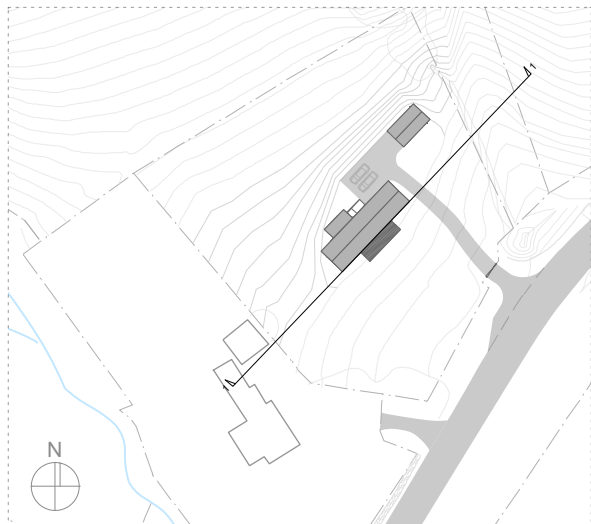
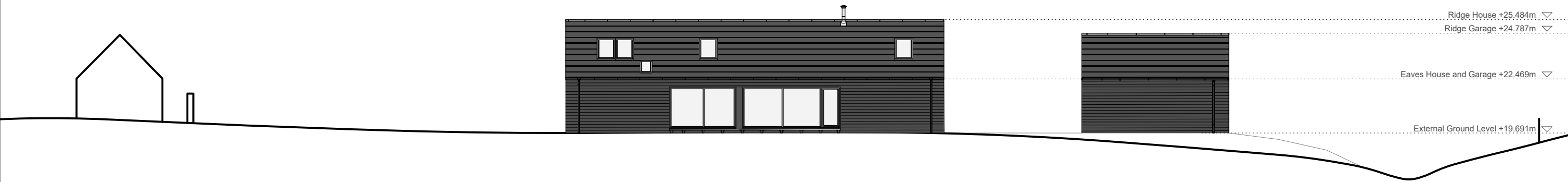
SKYE
 Duisdale Beag, Sleat, Isle of Skye IV43 8QU T: 01471 833 300

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DRAWING SET PLANNING		CLIENT 708_TEANGUE
DRAWING TITLE PROPOSED ELEVATIONS 4		
DRAWING NUMBER 708_404	DRAWN BY FS	DATE 05/04/2016
CAD FILE NAME 708_PL_BASE_MANSE		SCALE 1:75 @ A3



Materials

- Walls:** Siberian larch stained black
- Roof:** Slate
- Windows:** Timber frame with black aluminium facings
- Gutters:** Exposed gutters and downpipes in black



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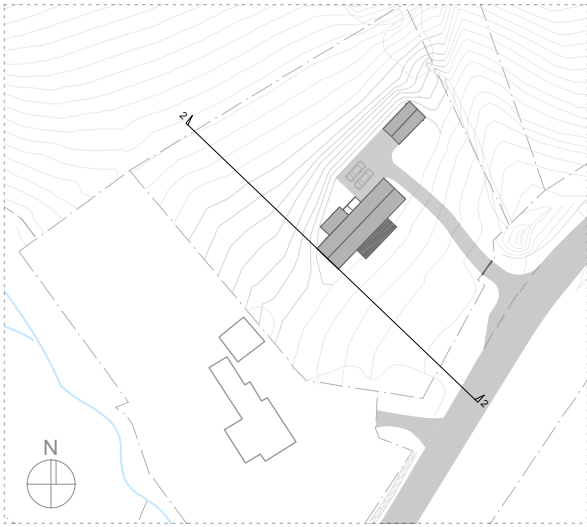
SKYE
 Duisdale Beag, Sleat, Isle of Skye IV43 8QU T: 01471 833 300

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DRAWING SET PLANNING		CLIENT 708_TEANGUE
DRAWING TITLE PROPOSED LONG ELEVATION 1		
DRAWING NUMBER 708_405	DRAWN BY FS	DATE 05/04/2016
CAD FILE NAME 708_PL_BASE_MANSE		SCALE 1:200 @ A3



Materials

Walls: Siberian larch stained black
Roof: Slate
Windows: Timber frame with black aluminium facings
Gutters: Exposed gutters and downpipes in black

0m 5m 20m

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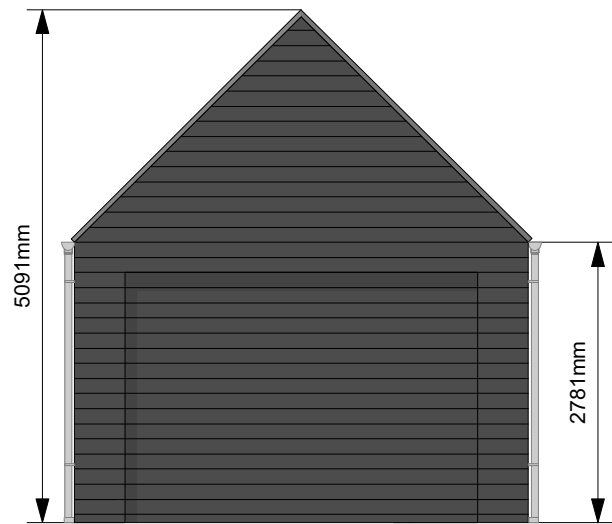
SKYE
 Dunsdale Beag, Sleat, Isle of Skye IV43 8QU T: 01471 833 300

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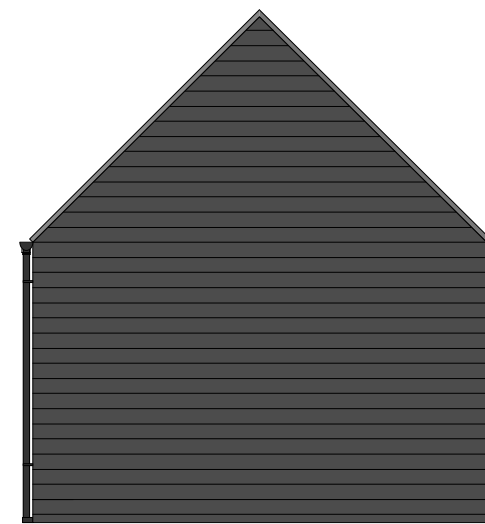
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DRAWING TITLE PROPOSED LONG ELEVATION 2		
DRAWING NUMBER 708_406	DRAWN BY FS	DATE 05/04/2016
CAD FILE NAME 708_PL_BASE_MANSE		SCALE 1:200 @ A3



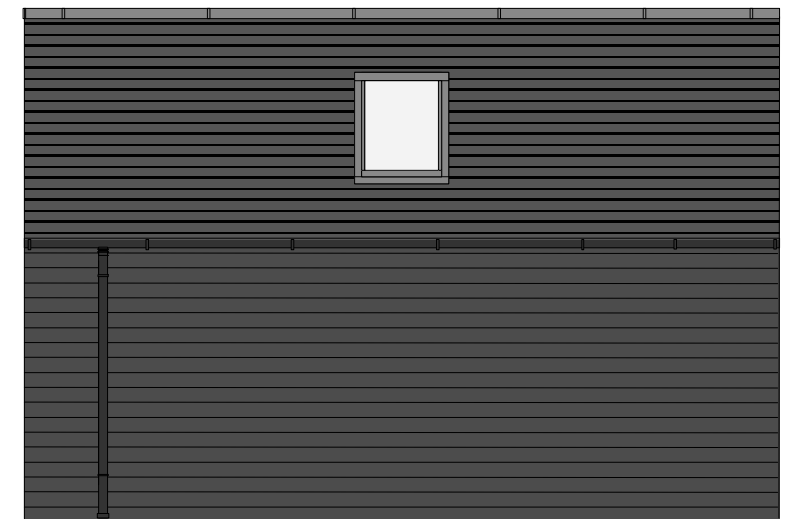
Elevation A



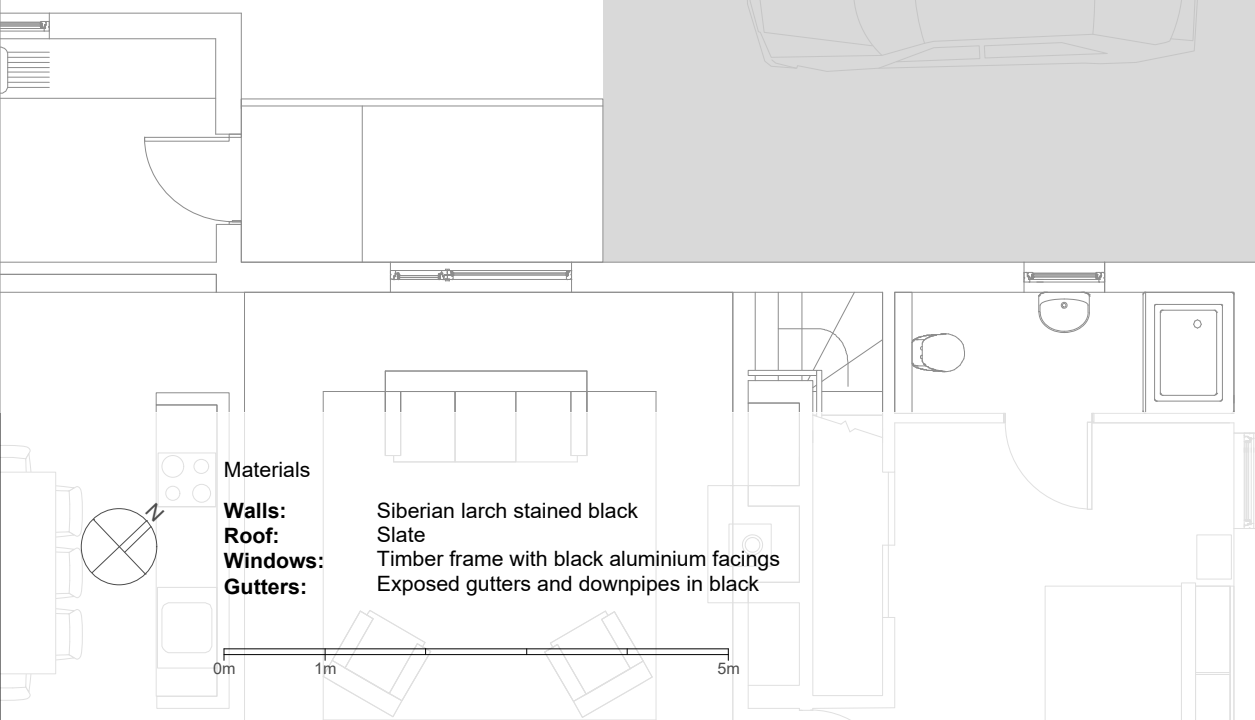
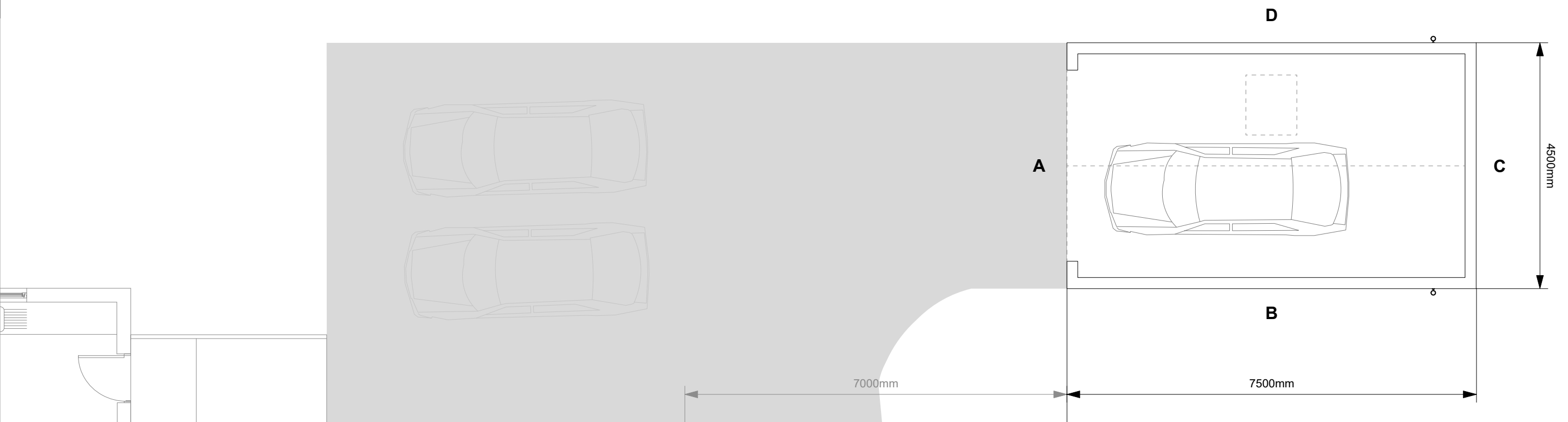
Elevation B



Elevation C



Elevation D



Materials
Walls: Siberian larch stained black
Roof: Slate
Windows: Timber frame with black aluminium facings
Gutters: Exposed gutters and downpipes in black

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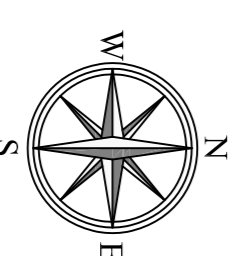
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DRAWING SET PLANNING		CLIENT 708_TEANGUE
DRAWING TITLE PROPOSED GARAGE		
DRAWING NUMBER 708_701	DRAWN BY FS	DATE 05/04/2016
CAD FILE NAME 708_PL_BASE_MANSE		SCALE 1:75 @ A3



Name	Easting	Northing	Height	Remark
S1	166834.234	809032.033	18.282	Nail in footpath.
S2	166830.181	809007.219	17.265	Nail in footpath.
S3	166794.172	808981.812	17.086	Nail in footpath.

LEGEND	
	Bottom of Bank
	Invert of Ditch
	External Boundary
	Electricity Wires
	Fence
	Foot Path
	Hedge
	Canopy Boundary
	Parking Area
	Road Lane
	Top of Bank
	Track Edge
	Wall
	Trail Pt
	Gate



BEFORE USING ANY OF THE SURVEY STATIONS FOR SETTING OUT OR LEVELING, APPROPRIATE CHECKS SHOULD BE CARRIED OUT RELATIVE TO OTHER STATIONS, CHECKING ITS HEIGHT AND ORIENTATION.

IPM Associates (Scotland) Ltd
 Tober Dhu
 Tighnabruich
 Argyll
 PA21 2EG
 Tel: 01700 811811
 e-mail: info@ipm-associates.com

- Notes:
- This survey was carried out by C. Moss for IPM Associates (Scotland) Ltd.
 - The weather during the survey was wet with heavy rain and strong winds.
 - All levels shown on this drawing are relative to Ordnance Survey datum.
 - Survey data is related to Ordnance Survey grid co-ordinates.
 - In general only the external corners of buildings are identified by the survey. Buildings are not surveyed internally.
 - Features shown without a survey mark are indicative.
 - Some levels may have been removed from this drawing for clarity.
 - There may be features out with the scope of this survey which could have an affect on any proposed construction works.
 - Whilst IPM Associates (Scotland) Ltd has made every endeavor to locate all major service covers (i.e. manhole positions) it should be noted that this may not be possible in all cases due to ground conditions and local obstructions.
 - Traces shown on this plan have been located at the base of the base of the bank. Due to the fact that trees do not always grow vertically, the extent of the tree may be out with what has been indicated on the survey.
 - The services on this plan have been derived by the visual ground site survey and are subject to confirmation by further investigation. Before commencement of any construction works, the location of all services must be verified on site by the relevant authorities.

Legend

BH	Benchmark	PB	Post Box
BOB	Bottom Of Bank	OSTP	OS Trig Point
BOL	Bollard	OSBM	OS Benchmark
RS	Road Sign	POST	Post
RE	Reading Eye	CTV	Cable TV Cover
SV	Scour Valve	CULV	Culvert Level
TBM	Temp Benchmark	ELEC	Electricity Cover
TEL	Telecom Cover	EP	Electricity Pole
TOB	Top Of Bank	ER	Earthing Rod
TR	Telegraph Pole	RH	The Hydrant
WH	Water Head Level	WM	Water Level
GU	Gas Cover	WM	Water Manhole
GAS	Gas Cover	STN	Survey Station
IC	Inspection Cover	LP	Invert Level
KO	Keyp Outlet Cover	LP	Lamp Post
MH	Manhole	MKR	Marker

THIS IS A TRUE COPY OF THE DRAWING REFERRED TO IN THE APPLICATION
 FOR
 BY
 Signed : _____ Date : _____

No.	Description	Date

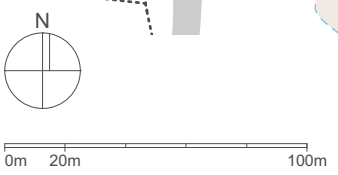
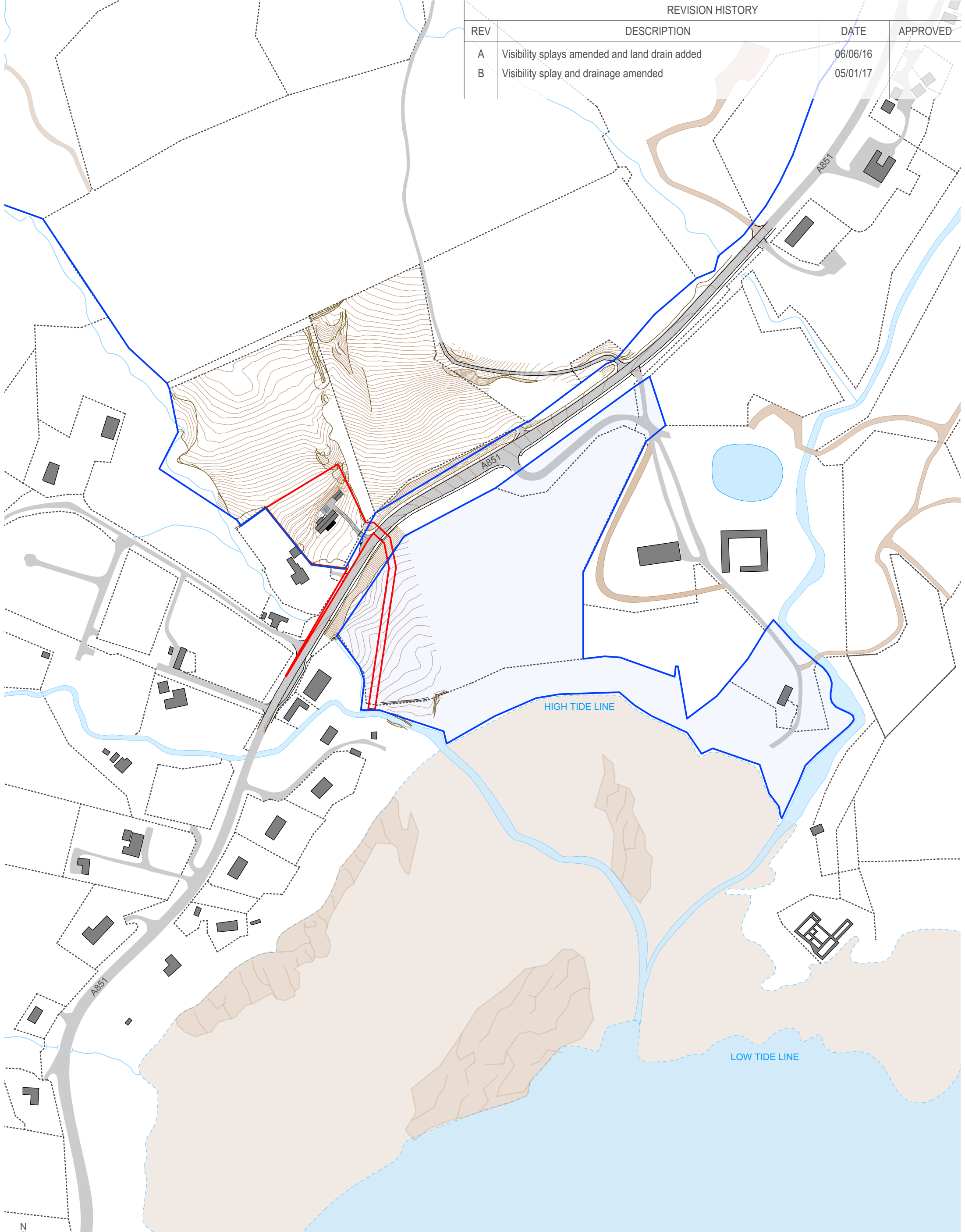
Proposed Residential Development
 Site at Teangue
 Sleaf
 Isle of Skye
 IV44 8RE

Topographic Survey

Project number	1568-15
Date	26-03-15
Drawn by	CDM
Checked by	CDM
	TOPOG01
Scale :	1:500

REVISION HISTORY

REV	DESCRIPTION	DATE	APPROVED
A	Visibility splays amended and land drain added	06/06/16	
B	Visibility splay and drainage amended	05/01/17	



Red line denotes land affected by proposal
 Blue line denotes land owned by applicant

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 Unit 4, Building 5, Templeton Business Centre, Glasgow G40 1DA T: 0141 550 1401

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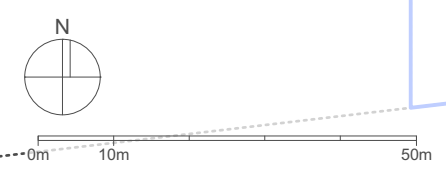
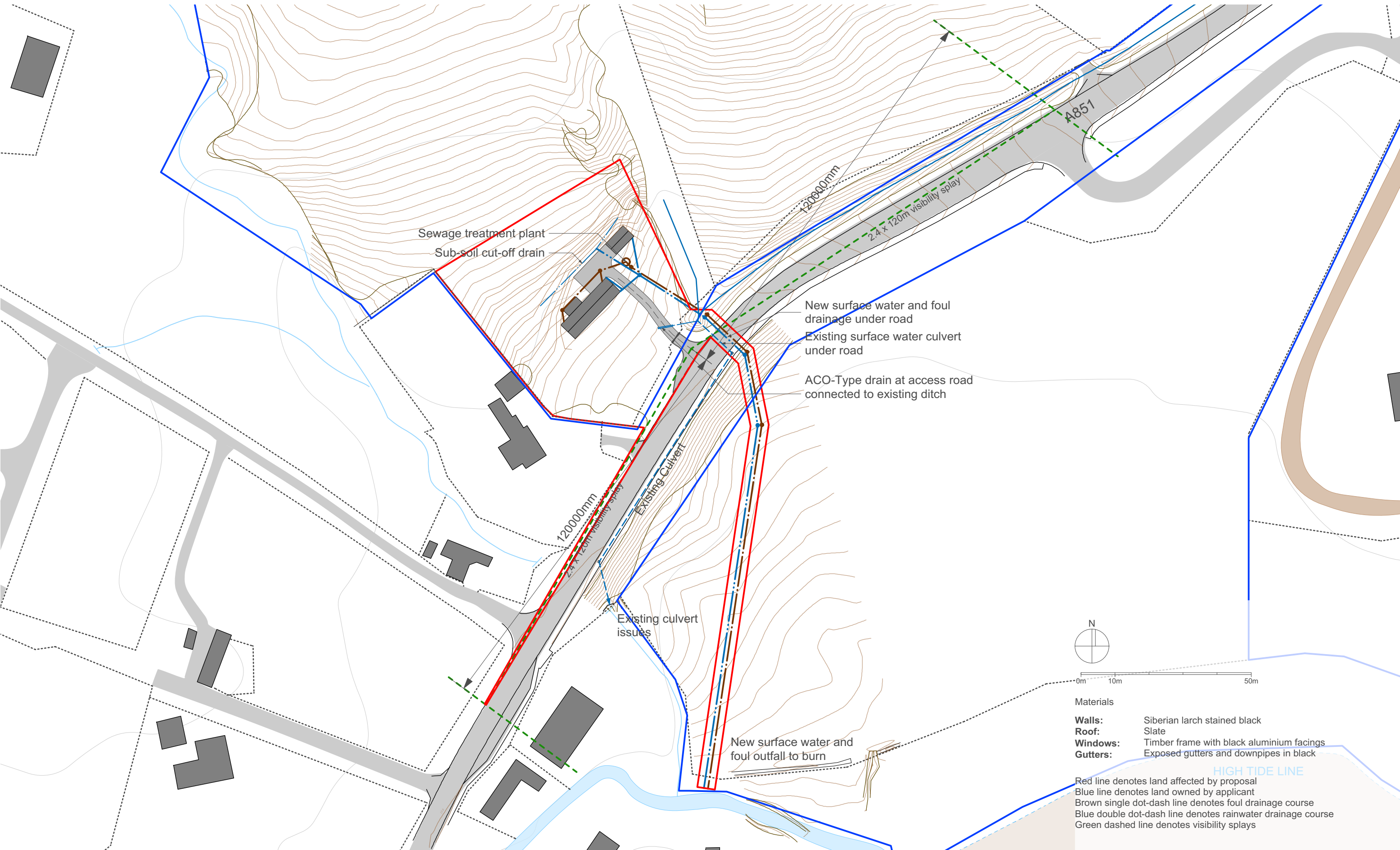
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DRAWING SET PLANNING	CLIENT 708_TEANGUE
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DRAWING TITLE PROPOSED LOCATION PLAN	
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DRAWING NUMBER 708_101_B	DRAWN BY IH	DATE 05/01/2017
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CAD FILE NAME 708_PL_BASE_MANSE	SCALE 1:2500 @ A3
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Materials

Walls: Siberian larch stained black
Roof: Slate
Windows: Timber frame with black aluminium facings
Gutters: Exposed gutters and downpipes in black

HIGH TIDE LINE

Red line denotes land affected by proposal
 Blue line denotes land owned by applicant
 Brown single dot-dash line denotes foul drainage course
 Blue double dot-dash line denotes rainwater drainage course
 Green dashed line denotes visibility splays

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REV	DESCRIPTION	DATE	APPROVED
B	Visibility splay and drainage amended	05/01/17	
A	Visibility splays amended and land drain added	06/06/16	

REVISION HISTORY

DRAWING SET PLANNING		CLIENT 708_TEANGUE	
DRAWING TITLE PROPOSED SITE PLAN			
DRAWING NUMBER 708_102_B	DRAWN BY IH	DATE 05/01/2017	
CAD FILE NAME 708_PL_BASE_MANSE		SCALE 1:1000 @ A3	

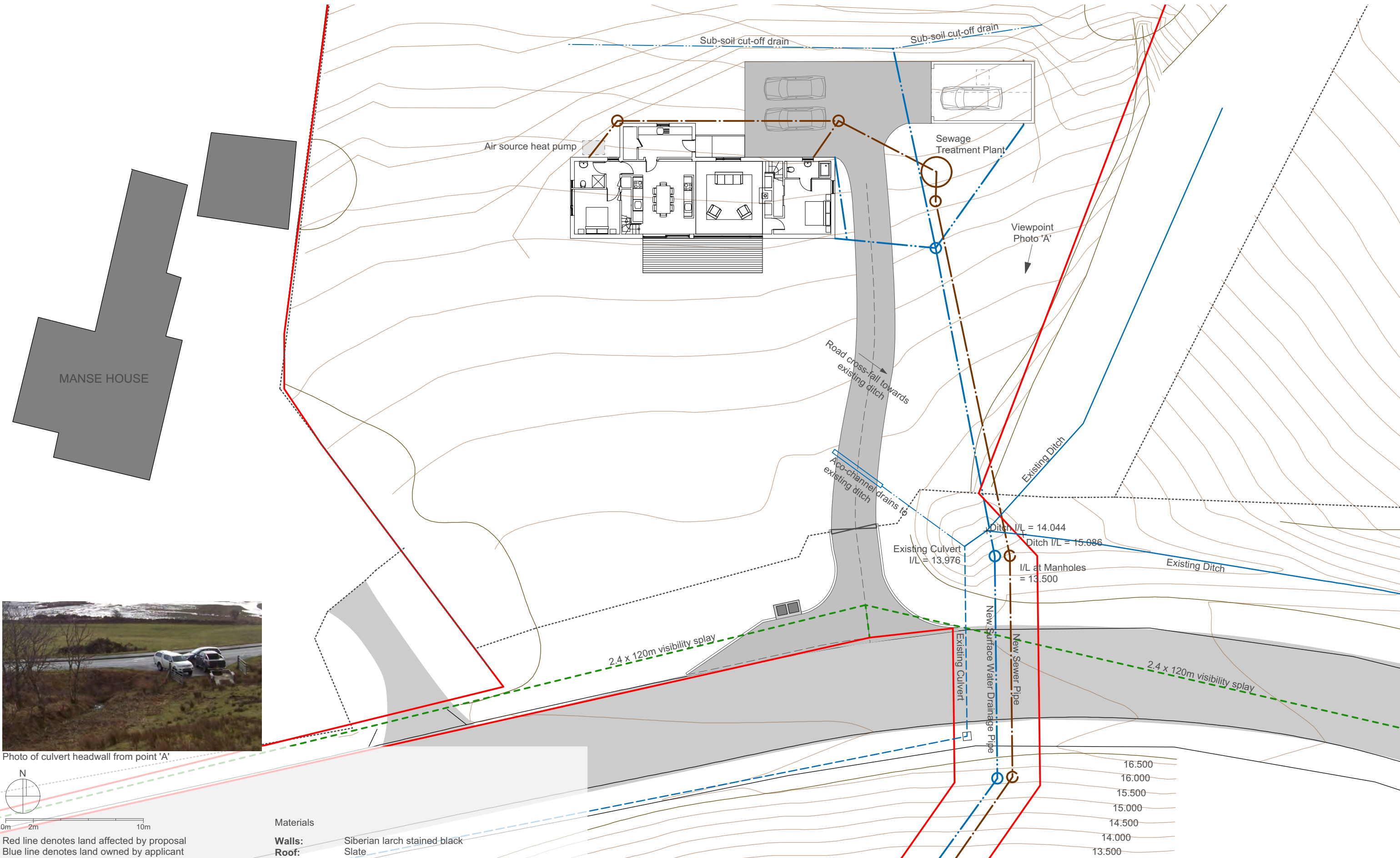
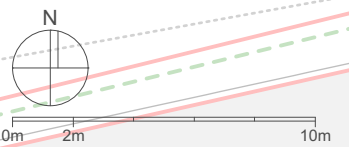
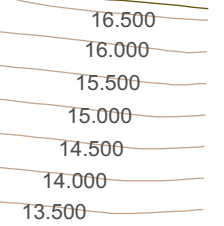


Photo of culvert headwall from point 'A'



Red line denotes land affected by proposal
 Blue line denotes land owned by applicant
 Brown single dot-dash line denotes foul drainage course
 Blue double dot-dash line denotes surface water drainage

Materials
Walls: Siberian larch stained black
Roof: Slate
Windows: Timber frame with black aluminium facings
Gutters: Exposed gutters and downpipes in black



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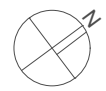
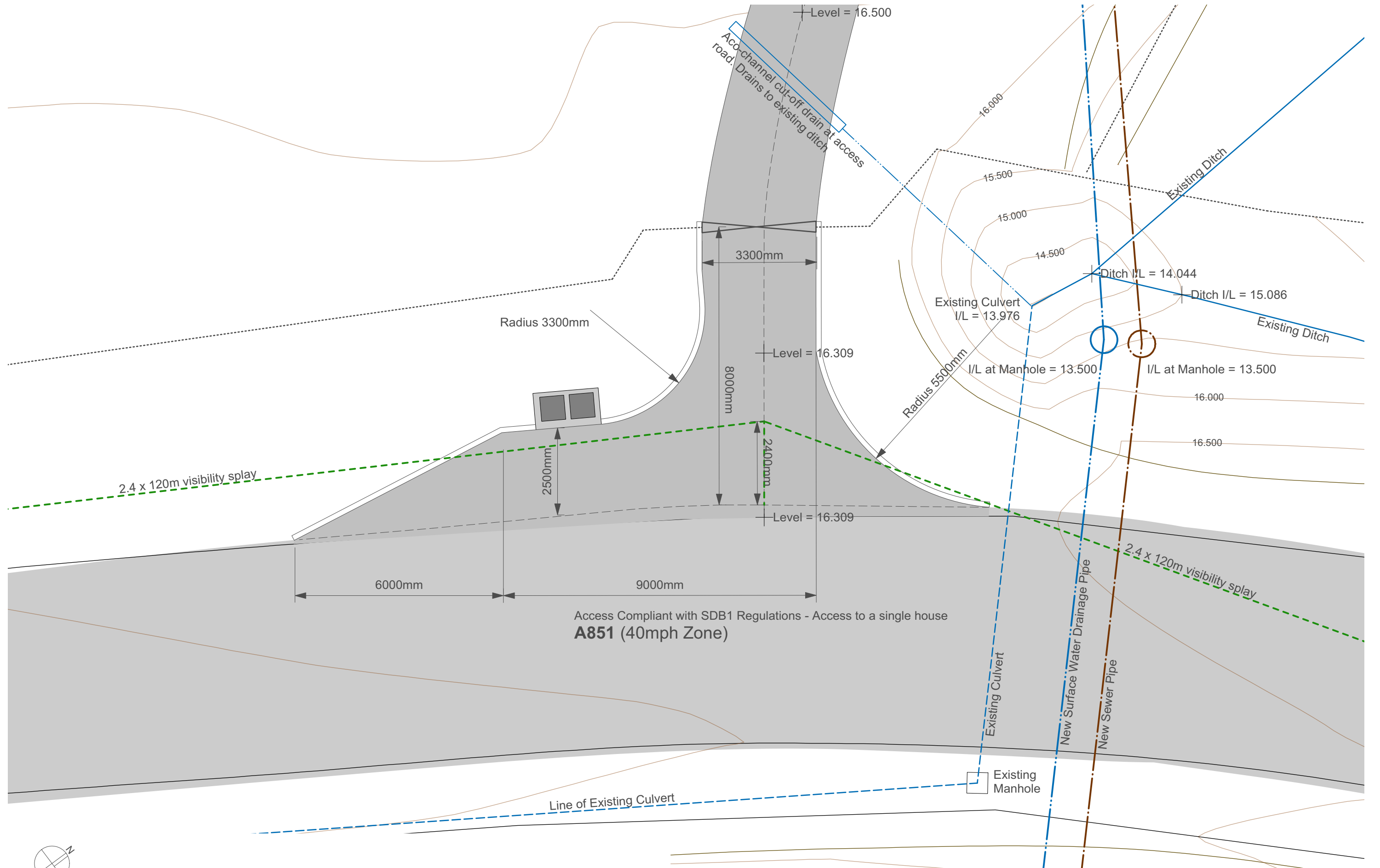
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DRAWING SET PLANNING		CLIENT 708_TEANGUE
DRAWING TITLE PROPOSED BLOCK PLAN		
DRAWING NUMBER 708_103	DRAWN BY IH	DATE 05/01/2017
CAD FILE NAME 708_PL_BASE_MANSE		SCALE 1:250 @ A3

REV	DESCRIPTION	DATE	APPROVED
B	Visibility splays and drainage amended	05/01/17	
A	Revision A	06/06/16	

REVISION HISTORY



REV	DESCRIPTION	DATE	APPROVED
B	Visibility splays and drainage amended	05/01/17	
A	Revision A	06/06/16	
REVISION HISTORY			

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DRAWING SET PLANNING		CLIENT 708_TEANGUE
DRAWING TITLE PROPOSED ACCESS		
DRAWING NUMBER 708_104	DRAWN BY IH	DATE 05/01/2017
CAD FILE NAME 708_PL_BASE_MANSE		SCALE 1:100 @ A3