

Agenda Item	5.4
Report No	PLN 005/18

THE HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 23 January 2018

Report Title: 17/04807/FUL: Mr Roger Mahabir
Triskele, 5A Upper Milovaig, Isle Of Skye

Report By: Area Planning Manager – North

Purpose/Executive Summary

Description: Erection of 3 letting units, 1 unit ancillary to house

Ward: 10 - Eilean A' Cheò

Development category: Local Development

Reason referred to Committee: Number of objections

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.

Recommendation

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

1. PROPOSED DEVELOPMENT

- 1.1 This application seeks detailed planning permission for a development consisting of three small buildings all of which share a design character of very small traditional twin gabled cottages with pitched roofs.

Unit 1 is located away from the other two buildings and immediately adjacent to the northern gable of the main house "Triskele", which is a modern 1½ storey building positioned some 50m from the settlement road and at a lower level. The proposed building is orientated to face seaward with its rear elevation towards the road. Unit 1 measures 6.66m x 3.71m with a ridge height of 4.7m and an internal floor area of 18m². Externally, its walls are to be white painted render under a natural slate roof and the roof design includes chimney stacks above either gable. There is a large window in the northern gable wall. Internally, it features a bed/sitting room with kitchenette and a bathroom. It is understood that this unit is to provide extra accommodation for a family member currently resident in the main house.

The other two units are for holiday letting use and are positioned on the higher ground about 20m back from the road frontage. Unit 3 is a more substantial building offering 40m² of living space split into two 20m² units (a & b). Again, orientation places the rear elevation towards the road with the building measuring 10.3m x 4.9m and a ridge height of 5.4m. External materials are natural slate over white render walls and twin chimneys are also a feature of this design. Internally, the accommodation consists of a similar bed-sit and bathroom arrangement to the above. Each unit benefits from a large patio window on the seaward elevation.

Unit 2 is positioned a small distance from the northern gable of Unit 3 and is similar in scale and orientation to Unit 1 with an internal floor area of 15m² and external dimensions of 6.11m x 3.99m x 4.6m ridge height. Like Unit 1 there is a large window in the northern gable end and the internal layout is almost identical. However, externally, the building has been given more of a 'converted byre' theme with vertical timber clad walls under corrugated metal profile roofing and no chimneys. As such Unit 2 is designed to appear as a subsidiary structure to the larger Unit 3 building.

Access is to be taken from the existing access serving the main house. A new septic tank and soakaway system is proposed to serve units 2 and 3a & b.

- 1.2 No formal pre-application advice was given for this proposal or the withdrawn design that preceded it. However, informal advice was provided to guide the applicants towards an amended scheme that more readily reflected the form of the nearby ruins seen as providing the most obvious visual guide for new buildings in this location.
- 1.3 The site currently benefits from a tarmacked access to the settlement road with the drive to "Triskele" passing to the south of Units 2 and 3.
- 1.4 **Variations:** The external appearance of Units 2 and 3 have been amended on the advice of officers to better reflect a hierarchy between the larger Unit 3 building and its much smaller neighbour and draw a comparison with the ruins to the south.

2. SITE DESCRIPTION

- 2.1 The site is an area of open grassland on land falling away from the road towards the existing house. In this part of Milovaig the general settlement pattern has been dictated by crofts/smallholdings running between the upper and lower roads. However, the actual distribution of built development this has created reads as a much more scattered pattern of houses with few agricultural buildings. In this

context, the ruins lying close the road and to the south of the proposal represent a particularly strong visual reference point and this is why they were suggested as a design guide for this proposal.

2.2 There is a further modern dwelling lying at a lower level and to the east of Triskele and is the nearest neighbour to the proposal.

3. PLANNING HISTORY

3.1 17/01544/FUL - Erection of four dwelling houses three for use as holiday letting units – Withdrawn 19 October 2017

4. PUBLIC PARTICIPATION

4.1 Advertised : Unknown Neighbour – expired 10 November 2017

Representation deadline : Deadline as above

Timeous representations : 12 from 12 addresses

Late representations : 0

4.2 Material considerations raised are summarised as follows:

- No objection to Unit 1 as accommodation for family member
- Site would be overcrowded, overdeveloped and visually detrimental
- Road capacity and condition, water supply and internet are already overstretched in the settlement
- Yet more croftland eaten up by development
- Proposed landscaping will not survive the local climate and would be visually incongruous anyway
- Ruined building used as model is not a good example as it is not on the skyline like these proposals
- Parking will be visually prominent
- The Upper Milovaig road has insufficient passing bays for the increased traffic
- Development as a whole is out of character with surroundings, settlement pattern and has little aesthetic value. Current pattern is of scattered housing with large open settings.
- Timber cladding is not prevalent in Milovaig
- No other property has this much development within its immediate curtilage
- Proposal does not meet the requirements of Policies 29, 34, 36 or 61
- Activity and noise from the site will unacceptable reduce neighbour amenity as will overlooking into 5a Upper Milovaig from the buildings and garden area
- The development could exacerbate flood risk for the neighbouring property

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 – further surface water drainage details required at building warrant stage. One unit should be fully accessible.

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 Quality and Place-Making
Policy 34	Settlement Development Areas
Policy 44	Tourist Accommodation
Policy 57	Natural, Built and Cultural Heritage
Policy 61	Landscape
Policy 65	Waste Water Treatment
Policy 66	Surface Water Drainage

6.2 West Highland and Islands Local Plan 2010 (as retained)

Policy 1	In respect of settlement development area boundaries
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7. OTHER MATERIAL CONSIDERATIONS

7.1 Proposed West Highland and Islands Local Development Plan

n/a

7.2 Highland Council Supplementary Planning Policy Guidance

n/a

7.3 Scottish Government Planning Policy and Guidance

n/a

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**

Policy 44 deals directly with tourist accommodation developments and states that they will be supported within settlement development areas so long as they are compatible with the requirements of sustainable design Policy 28.

Policy 28 identifies the following key considerations relevant to this proposal;

- compatibility with public service provision – water, drainage, roads etc.
- impact on residential amenity
- impact on landscape
- sensitive siting and high quality design and materials in keeping with local character
- contribution to economic and social development of the community

Policies 29 and 34 reiterate the need for proposals to make a positive contribution the visual quality of their location and to be compatible with the existing pattern of development and natural heritage features.

In respect of this last matter, the proposal falls within the North-west Skye Special Landscape Area in respect of which Policy 57 is supportive so long as there is not unacceptable impact on the identified features of this designation. Policy 61 reiterates this requirement.

Policies 65 and 66 require proposals to address the issues of foul and surface water drainage.

The proposal is considered to be generally compatible with these policy requirements for the reasons given below.

8.4 **Material Considerations**

Planning History – the applicants previously submitted a scheme (17/01544/FUL) consisting of a scattered layout of four identical units – all similar to Unit 1 in this scheme. Whilst the building adjacent to the main house was considered acceptable, the other three units were not seen to respond positively to surrounding patterns or forms of built development. In the face of officer and public criticism, the applicants decided to withdraw the application and resubmit a design drawing more explicitly on the visual character of the neighbouring ruins.

Design, Appearance and Landscape Impact – the ruins in question lie some 50m to the south of the proposed site. They appear to consist of a stone built croft house with a (now roofless) byre adjacent to its northern gable. The pair sit at an angle to the road frontage but are only some 10 – 15m from it. Consequently, when travelling along the road from either the north or south the buildings are quite prominent and represent the most obvious point of architectural and design reference for the proposal.

Units 2 and 3 of the proposal pick up the orientation and angle to the road of the ruins but also, more importantly, the scale and significance of the two buildings relative to each other. Unit 3 has a distinct 'dwelling' appearance whilst Unit 2 reads

as an ancillary building of subsidiary scale and materials. Although no one would confuse the two pairs of buildings as being contemporary with each other, it is considered that the proposal successfully places modern structures into the local landscape that can immediately be seen to be compatible with a form of existing development and this will help assimilate them within these surroundings. In fact, when travelling towards the development from the south the ruins will be superimposed against new buildings, making the visual and design connection between them all the more explicit.

A number of third party comments suggest that the proposal will result in an overdeveloped site which will be incompatible with the scattered pattern of the rest of the development. Whilst it is recognised that this proposal plus the ruins, the main house and its neighbour will create a small area of more dense built development than other parts of the settlement, it is not considered that this will result in a significantly detrimental impact upon the overall visual qualities of the settlement or wider landscape designation. Consequently, the proposal is not considered to be contrary with the requirements of Policies 28, 34, 57 or 61 in this regard.

Other comments criticises the choice of materials, but it is considered that the amended scheme successfully addresses this argument.

Unit 1 will read as a logical addition to the main house and will have very limited visual impact in its own right. Several third party objections state their support for this part of the proposal.

Parking is identified as being between the road and the rear of units 2 and 3. At least one third party comment suggests that this will have a poor visual impact and also that the prospects for survival of the landscaping proposed between the road and the parking are not good. It is recognised that there are very few natural trees and shrubs in the vicinity and that this is likely to be a result of the prevailing climatic conditions. Consequently, little weight is placed upon the screening effect of the proposed landscaping in the assessment. Nevertheless, the proposed landscape planting can be secured by condition in accordance with the details submitted on the site layout drawing. Overall however, whilst it is accepted that parked cars will add to the visual impact of the proposal, in the context of the proposed buildings, this is not considered to be significantly detrimental in visual terms.

A further objection has been made about the loss of croftland to the development. In specific policy terms the land of the Glendale estate is not croftland as such and so Policy 47 does not apply. Other objections point out the generally open and undeveloped nature of Milovaig. However it is considered that the loss of this site area to development has no significantly detrimental impact on the open character of the landscape, even when viewed cumulatively with other recent development.

Neighbour Amenity – the neighbour to the east – “Taigh na Mara” has expressed concern that the increase in general and vehicular activity that will inevitably result from such a development, could have a harmful impact upon the amenity of that property. Noise and overlooking are the main concerns and given the difference in levels between the upper site and the lower neighbour these concerns are understandable.

However, the distance between the new buildings and the existing neighbour is some 70m and this is considered, even in these circumstances, to be more than sufficient to mitigate loss of privacy in respect of the ground floor windows and first

floor rooflights that face in the general direction of the site. It is noted that the rear of Taigh na Mara is already overlooked to some degree by the front elevation of Triskele, which is the applicants property and so only a limited degree of existing privacy and amenity is in question here anyway.

Equally, whilst the development will generate activity and movement of people, this is likely to be largely confined to the immediate vicinity of units 2 and 3 and consequently at least 60-70m from the rear of the neighbouring property. Again, this distance should mitigate any impact to an acceptable level.

The site itself, is overlooked by properties situated on higher land to the west. However, these properties are all in excess of 100m from the proposal and these distances would suggest that the proposed and existing developments are unlikely to have any significantly detrimental impact upon each other in terms of overlooking and privacy or other amenity consideration.

Access and Parking – although the existing access to the main house is of a good surfaced design and quality for its existing purpose, it does not meet the Council's standard for a access in shared use. This has been recognised by the applicant and details of widening to the SDB2 standard have been submitted. Visibility of 90m can be achieved in either direction and this is considered adequate given the geometry of the road, coupled with the volume and speed of traffic. This can be secured by condition.

Concern has been raised about the capacity and condition of the local road network and a lack of passing places in the context of increased vehicle movements associated with the proposal. Undoubtedly, the three holiday units will generate extra car movements but these are not considered to be significant enough to justify more extensive road improvements. The new access design will effectively create a new passing bay on this side of the road anyway.

Drainage – details of the proposed foul and surface water soakaway provisions have been submitted. Building standards have commented that further details including percolation test results will be required for the building warrant stage and drainage of the access road will need to be addressed also. A condition is recommended to ensure that an acceptable design is agreed prior to commencement of the development. As such there is no clash with the requirements of Policies 65 and 66.

The neighbour at Taigh na Mara has suggested that an existing problem of surface water flooding already exists because of the land levels. However, an approved soakaway design for surface water at the warrant stage should not make this situation any worse.

Services Capacity – a number of third party objections have suggested that water supply are already at critically stretched levels for the settlement and any new development will make this worse. It is recommended that the applicant make a pre-development enquiry to Scottish Water (as they have recommended for other developments in the area) to establish whether capacity is available or, if not, the timescale for capacity improvements.

Use of the Units – given the layout and design of this proposal, the levels of amenity available to each unit and the main house are not considered acceptable for the units to be used as permanent residences. Consequently, a condition is recommended limiting the use of units 2, 3a and 3b to holiday letting only. Given its physical proximity to the main house and the indicated use by a family member, Unit

1 will be subject to a different condition allowing permanent use by a family member, use incidental to the enjoyment of the main house or as a further holiday letting unit if circumstances change.

8.5 Other Considerations – not material

A number of points were raised by third parties that are not material planning considerations;

- the fact that the proposal is a commercial development does not *per se* indicate its unacceptability
- although any approved development becomes a material consideration for future proposals in an area, it does not ‘set a precedent’ for the automatic approval of other similar proposals. In fact, just the opposite may be true.
- the proposal may create some competition with other accommodation providers but this is not a material planning consideration
- equally, it was suggested that demand for accommodation is fully satisfied in the area. It is not possible for the planning authority to make this judgement – planning permission lasts three years and circumstances change. Tourist demand appears to be rising.
- As stated above, this land is not croftland and so the croftland policy (47) in the development plan does not apply.
- Internet bandwidth are critically stretched and will be exacerbated.

8.6 Matters to be secured by Section 75 Agreement

n/a

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. IMPLICATIONS

10.1 Resource – Not applicable

10.2 Legal – Not applicable

10.3 Community (Equality, Poverty and Rural) – introduces new economic activity into the community

10.4 Climate Change/Carbon Clever – Not applicable

10.5 Risk – Not applicable

10.6 Gaelic – Not applicable

11. 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:

1. Units 2, 3a and 3b shall be used for holiday letting purposes only and shall not be used as a principal private residence or be occupied by any family, group or individual for more than three months (cumulative) in any one calendar year.

Reason : To ensure that the development does not become used for permanent residential occupation in recognition of the lack of private amenity space and in accordance with the use applied for.

2. Unit 1 shall not be used other than for;
purposes incidental to the enjoyment of the dwellinghouse known as "Triskele", and for no other purpose or use.

OR

a principal private residence by a family member of the occupants of the dwellinghouse known as "Triskele",

OR

holiday letting purposes only and shall not be used as a principal private residence or be occupied by any family, group or individual for more than three months (cumulative) in any one calendar year.

Reason : To ensure that the development does not become used for permanent residential occupation (other than as proscribed) in recognition of the lack of private amenity space and in accordance with the use applied for.

3. All landscaping works shall be carried out in accordance with the scheme and plans approved as part of this permission. All planting, seeding or turfing as may be comprised in the approved scheme and plans shall be carried out in the first planting and seeding seasons following the commencement of the 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 order to ensure that the approved landscaping works are properly undertaken on site.

4. No other development shall commence until the site access has been upgraded in accordance with The Highland Council's Access to Single Houses and Small Housing Developments guidelines and the attached Access Schedule (dated 7 January 2018) with the junction formed to comply drawing ref. SDB2.

Reason : To ensure that an adequate level of access is timeously provided for the

development; in the interests of road safety and amenity.

5. No development shall commence until full details of all foul drainage infrastructure (including treatment plant and soakaway locations) have been submitted, to, and approved in writing by, the Planning Authority. Thereafter, development shall progress in accordance with the approved details.

Reason : In order to ensure that private foul drainage infrastructure is suitably catered for, in the interests of public health and environmental protection.

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

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 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

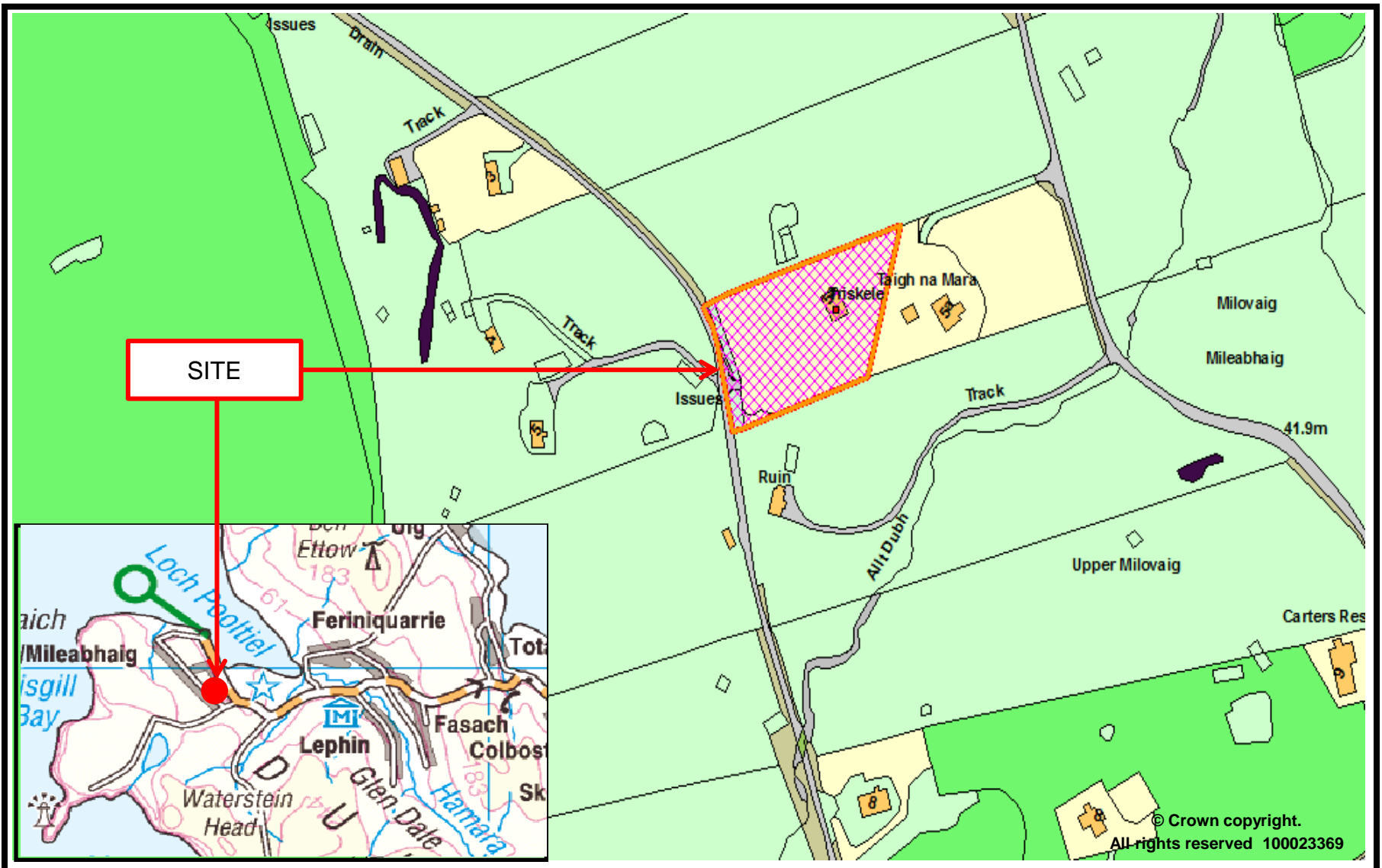
Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on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

maintain this until development is complete.

Damage to the Public Road

Please note that the Council, under Section 96 of the Roads (Scotland) Act 1984, reserves the right to recover all costs for repairing any damage to the public road (and/or pavement) which can be attributed to construction works for this development.

Designation: Area Planning Manager - North
Author: Mark Harvey
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – Location Plan - AMD 1230 01
Plan 2 – Existing Site Layout – AMD 1230 02
Plan 3 – Proposed Site Layout – AMD 1230 03 A
Plan 4 – Floor/Elevation Plan – AMD 1230 10
Plan 5 – Floor/Elevation Plan – AMD 1230 11
Plan 6 – Floor/Elevation Plan – AMD 1230 12



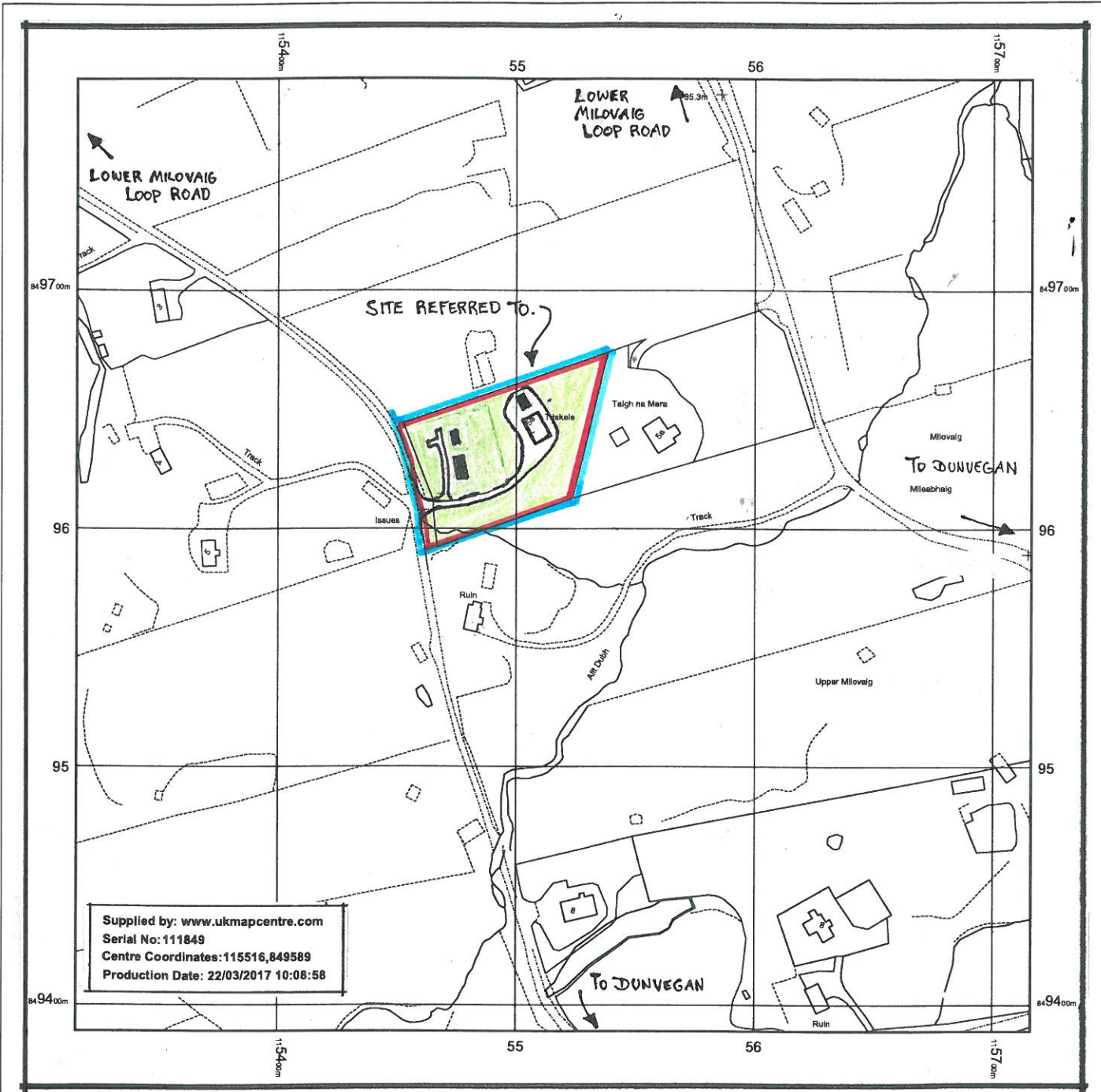
The Highland Council
Comhairle na Gàidhealtachd

Planning and Development Service

Location Plan
17/04807/FUL

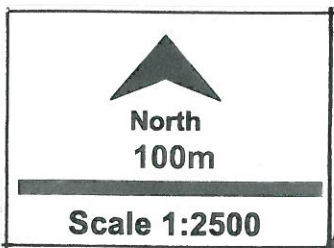
Erection of 3 letting units, 1 unit ancillary to house
January 2018

Scale:



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Proposed Holiday Accommodation
 at No. 5A Upper Milovaig, Glendale
 for Roger and Heidi Mahabir

LOCATION PLAN

Drg No. AMD 1230 01

Scale 1:2500 (A4)

Date: 17/03/2017

Drawn: Ben Wear / AMD

Proposed Siteplan (1:200)

LEGEND :-

- svp - Soil Vent Pipe
- wc - Water Closet
- whb - Wash Hand Basin
- bth - Bath
- rwdp - Rain Water Down Pipe
- t.g - Trapped Gully
- ic - Inspection chamber (450mm ϕ)
- r.e - Rodding Eye
- mb - Meter Box
- st - Strainer
- b - Boiler
- Proposed areas of planting (trees and shrubs)
- Bin storage

Conventional Soakaway: 48.0m²

For soakaway specification refer to detail M3.6[b].

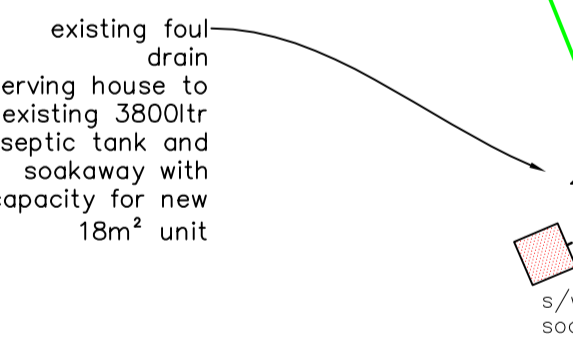
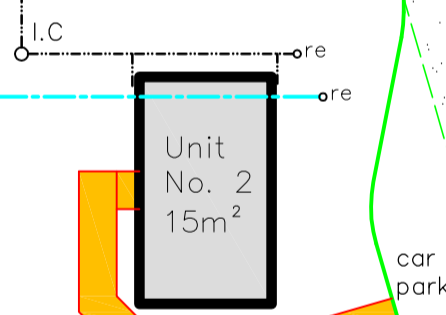
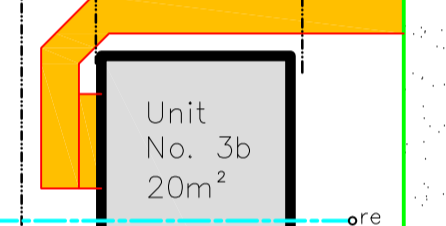
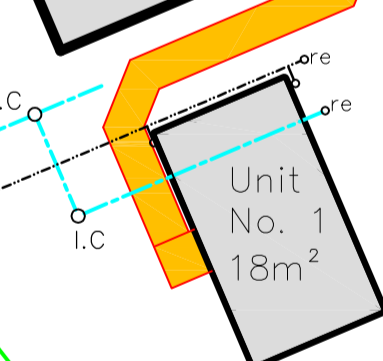
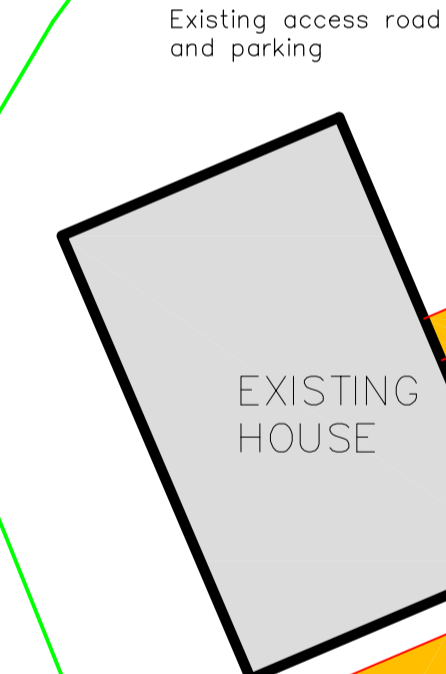
Max. 30m from hard standing (for desludging vehicle) to septic tank.

100mm rigid perforated slotted pipes with smooth internal surface.

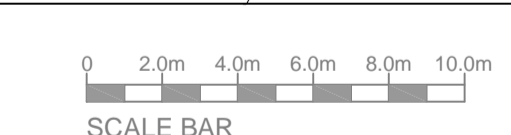
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12.0m

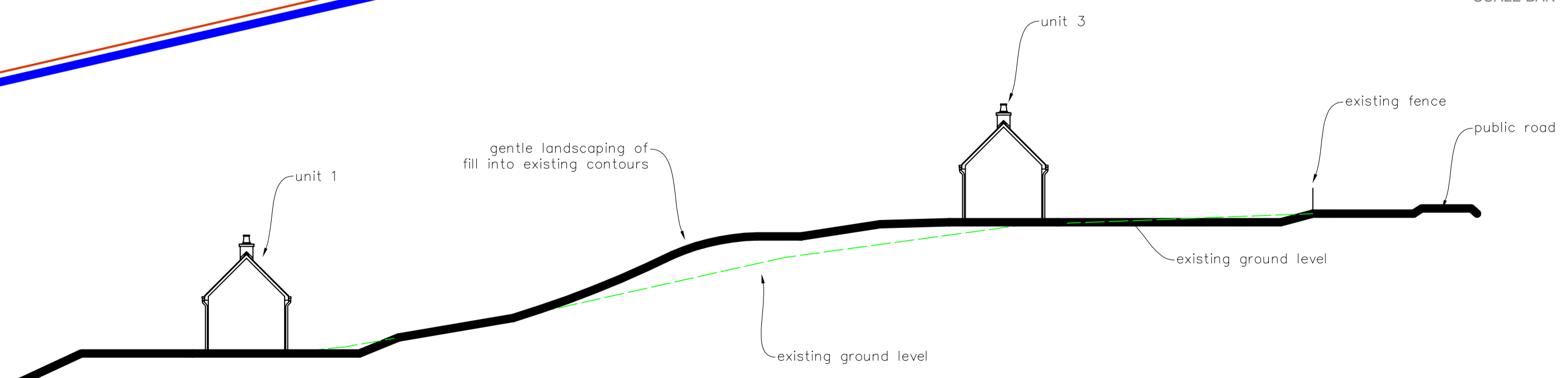
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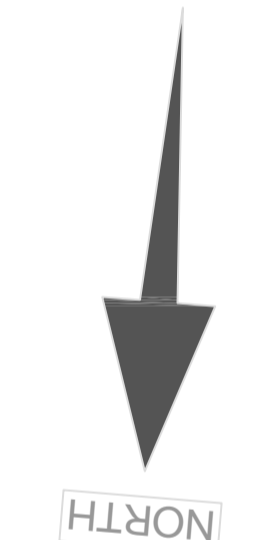
UNIT 1 - Ancillary accommodation for family member to live permanently
 UNITS 2,3 & 4 - Ancillary accommodation for holiday letting



Section A-A (1:200)



NOTE:
 PLANTING SCHEDULE
 Trees - equal mix of:
 Birch - Betula Pendula
 Rowan - Sorbus Aucuparia
 Scotspine - Pinus Sylvestris
 Willow - Salix Alba
 Oak - Quercus Ilex
 Shrubs - equal mix of:
 Ecollonia Macrantha
 Fushsia
 Leylandii
 All trees and shrubs to be planted between September & March during or immediately after house construction.
 All trees to be 300mm to 600mm high and planted without stakes.
 Tree spacing to be 2 metres in a staggered pattern.
 Every year for the first 5 years, any trees which die off, break, or get eaten by animals are to be replaced the following planting season.
 All sites where trees and shrubs are planted to be fenced off to protect from livestock.
 All trees to have appropriate fertilizer mixed with planting soil.



REVISION A - SITE PLAN AMENDED

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Proposed Holiday Accommodation at No. 5A Upper Milovaig, Glendale for Roger and Heidi Mahabir

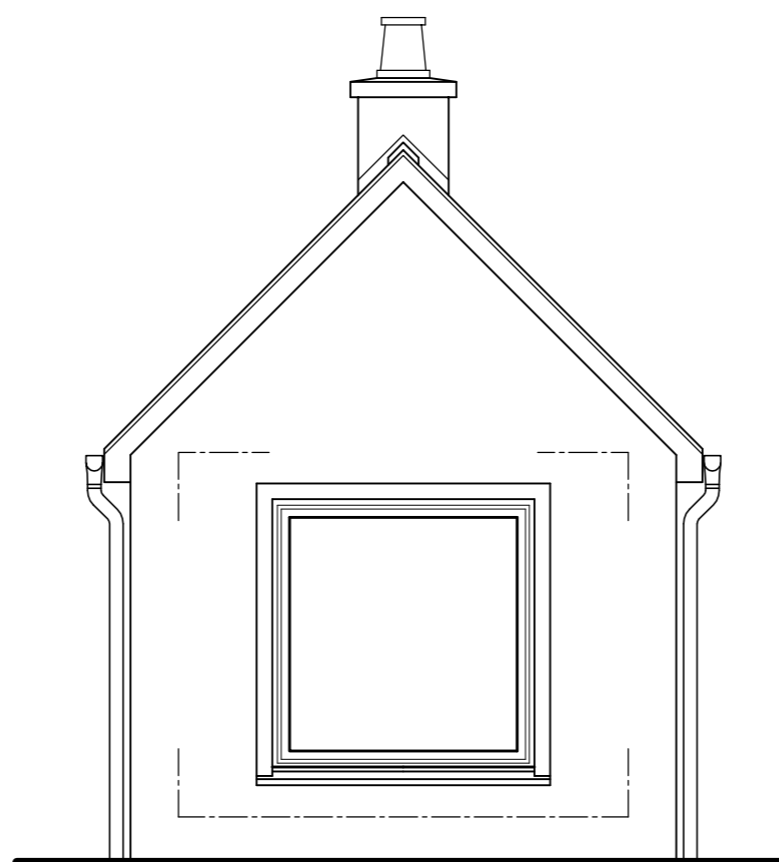
PROPOSED SITE PLANS

Drg No. AMD 1230 03 A Scale 1:200 (A1)

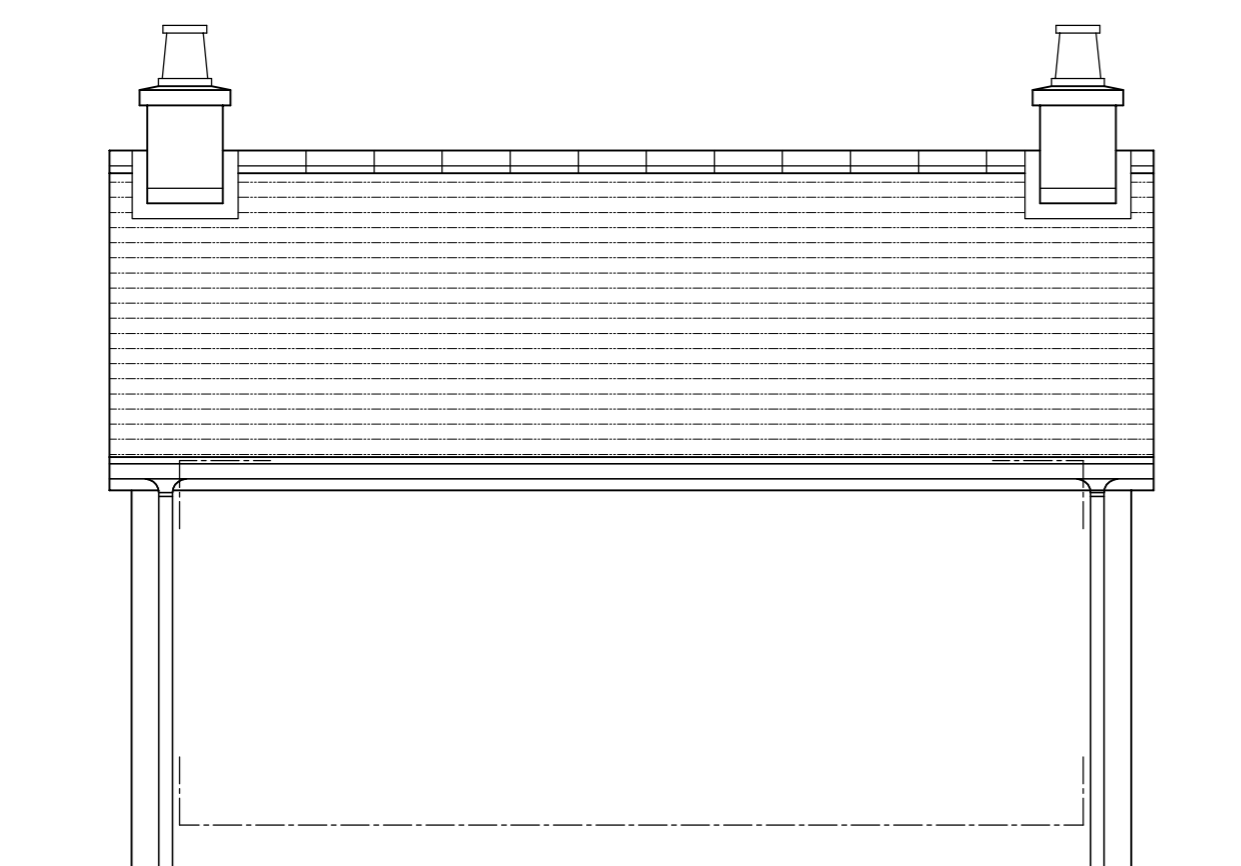
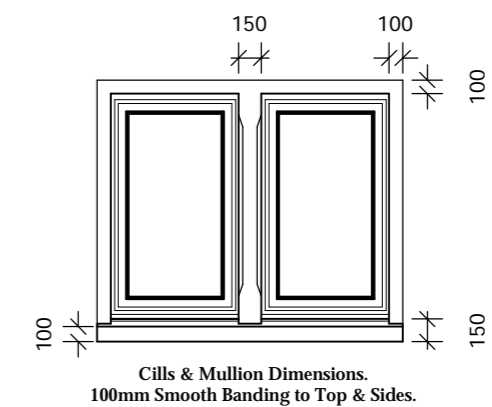
Date: 17/03/2017 Drawn: Ben Wear /AMD



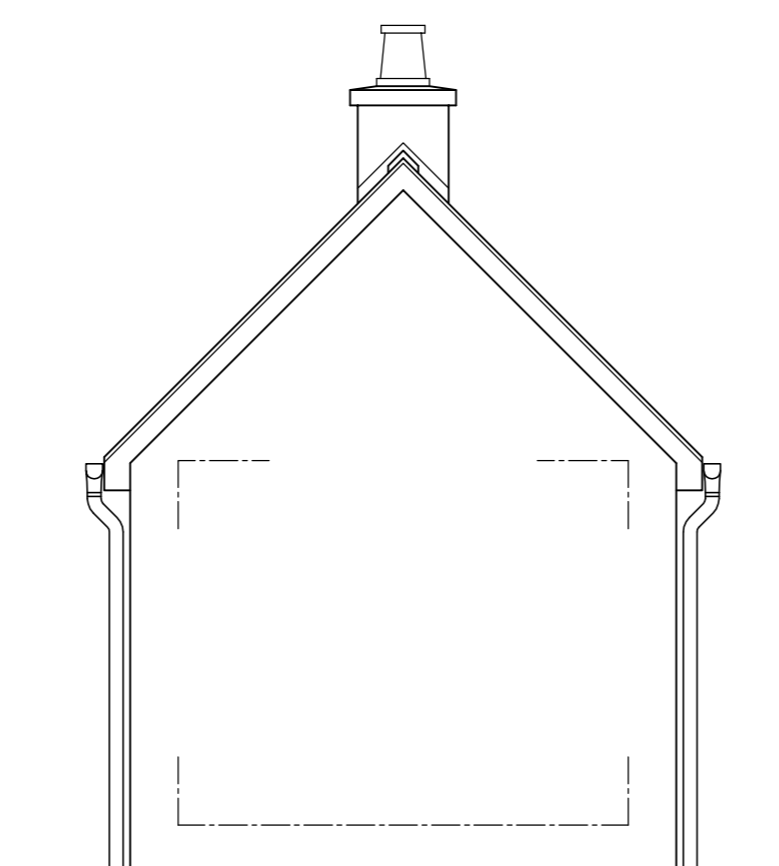
FRONT ELEVATION



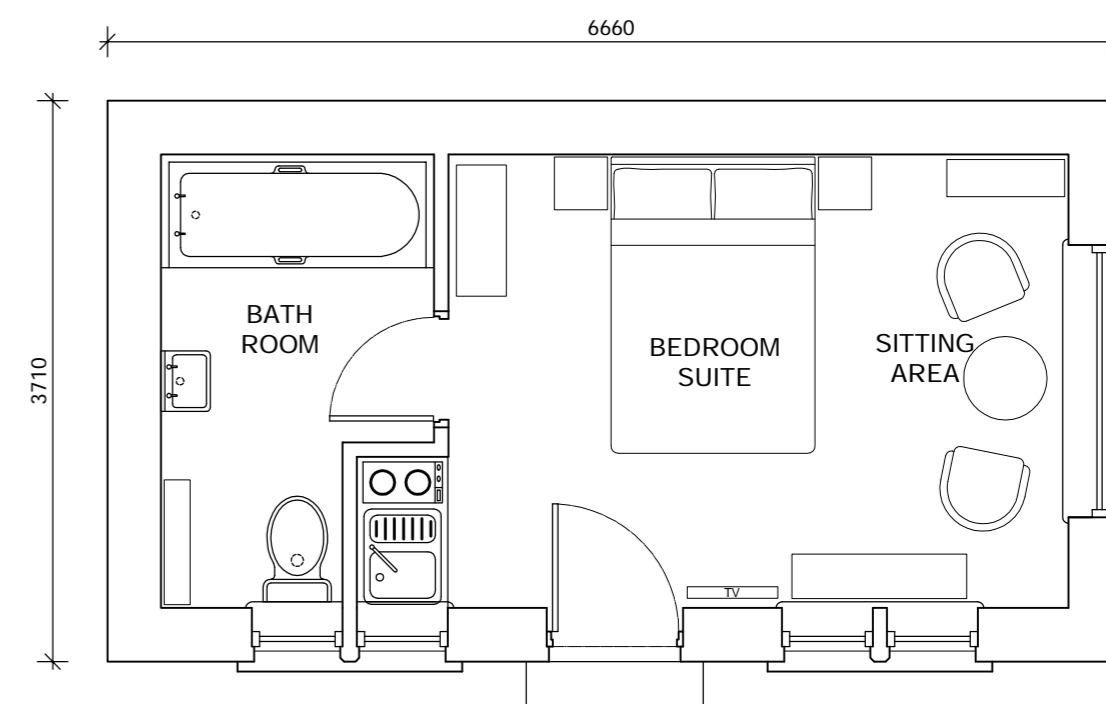
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

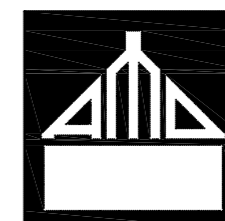


UNIT 1

PLANNING SPECIFICATION

- | | |
|--|--|
| <ul style="list-style-type: none"> WALLS ABOVE AND BELOW DPC ROOF WINDOWS AND EXTERNAL DOORS FASCIAS, SOFFITS AND VERGES CILLS AND COPELS SMOOTH BANDING TO WINDOWS CHIMNEYS POTS RAINWATER GOODS | <ul style="list-style-type: none"> - WET DASH HARLING PAINTED WHITE - NATURAL SPANISH SLATE CUPA H3 OR SIMILAR - BLACK CONCRETE RIDGE TILES, DRY VERGE SYSTEM - HIGH PERFORMANCE MAHOGANY STAINED TIMBER - MAHOGANY STAINED TIMBER - PRECAST CONCRETE, PAINTED WHITE - PAINTED TO MATCH WALLS - 300mm HIGH POTS - BLACK PVC |
|--|--|

DRAWINGS ARE NOT FOR CONSTRUCTION. CONSTRUCTION SHOULD ONLY COMMENCE WHEN BUILDING WARRANT HAS BEEN APPROVED, STAMPED & DATED BY BUILDING STANDARDS.



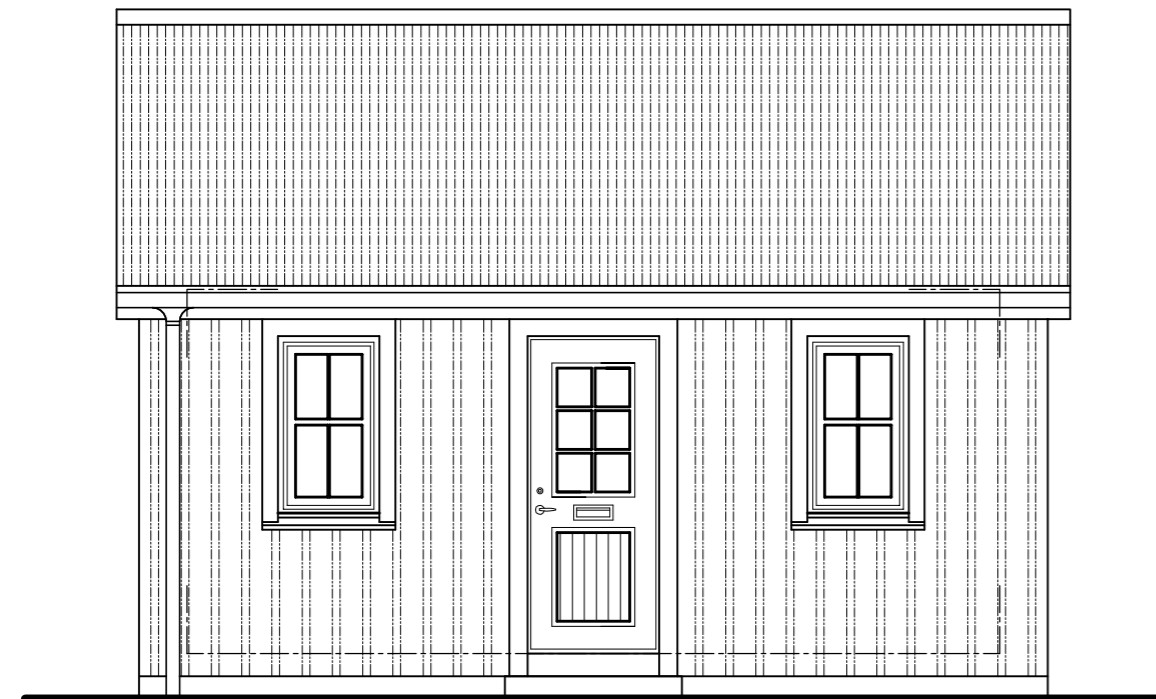
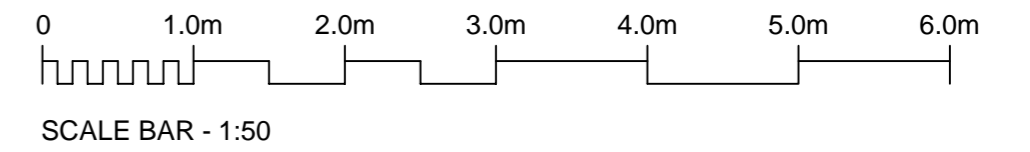
ARCHIE MACDONALD
DESIGN & DRAWING SERVICES
Strathayre, Carbost,
Skeabost Bridge, Isle of Skye
Tel: 01470 532 735
archiemacdesign@aol.com

PROPOSED ANCILLARY ACCOMMODATION TO EXISTING DWELLING HOUSE "TRISKELE" AT No5A UPPER MILOVAIG, GLENDALE, FOR ROGER AND HEIDI MAHABIR

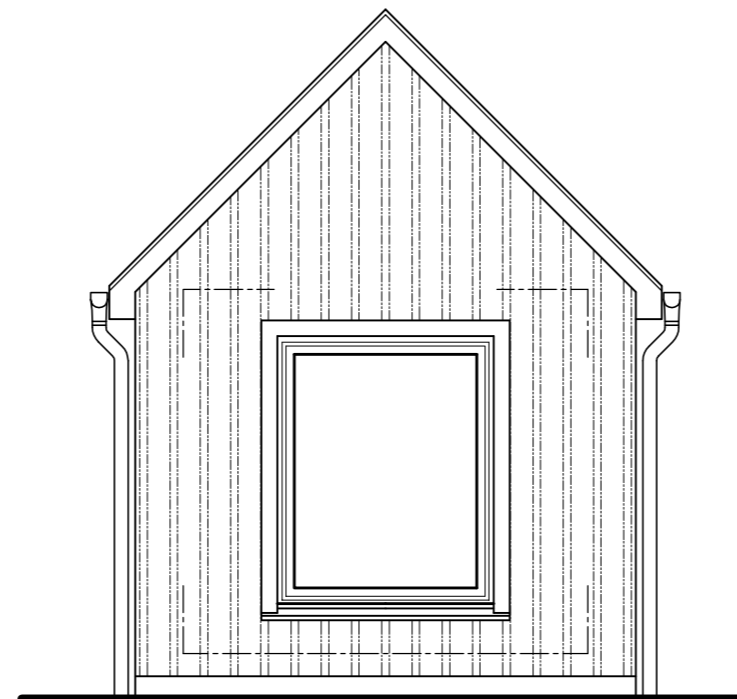
PLANS

DRG No: AMD 1230 10 SCALE: 1:50 (A2)

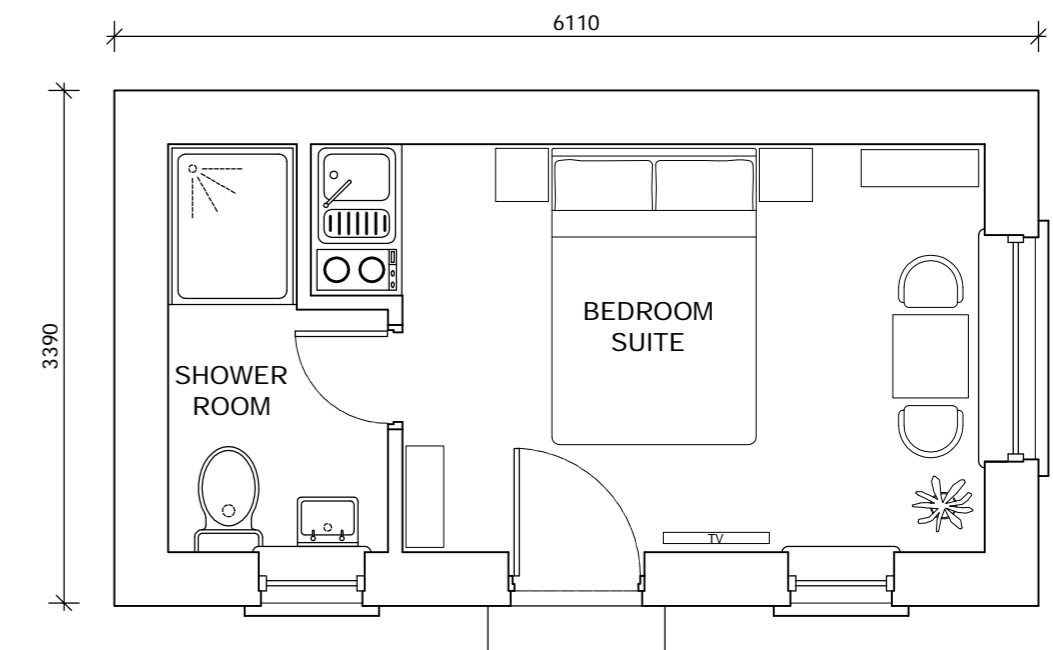
DATE: 22/02/2017 DRAWN BY: AMD



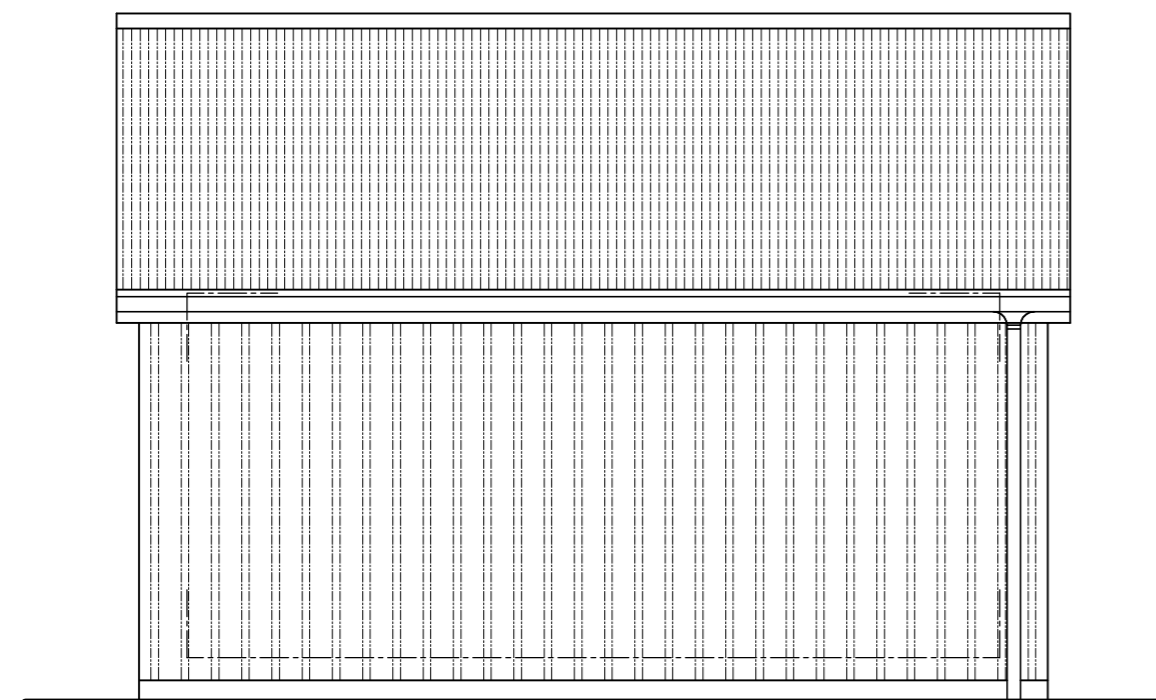
FRONT ELEVATION



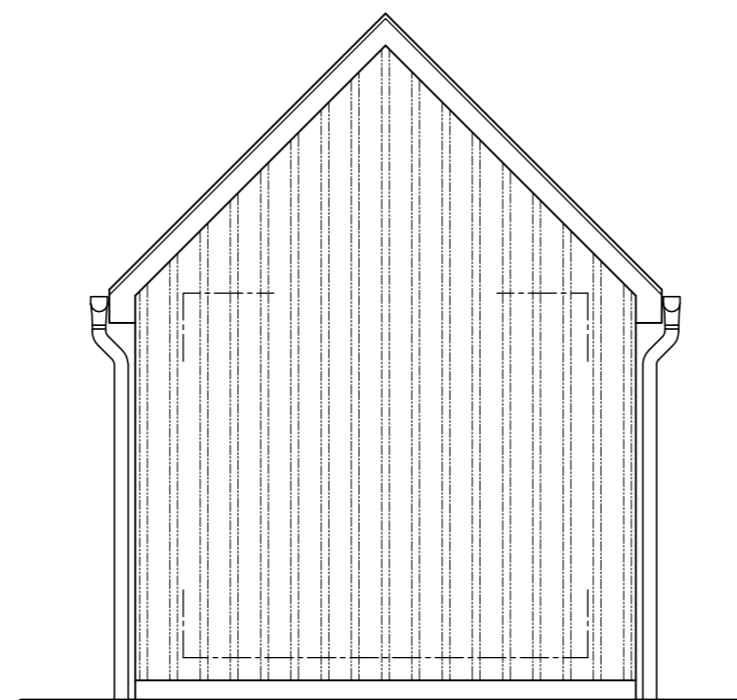
SIDE ELEVATION



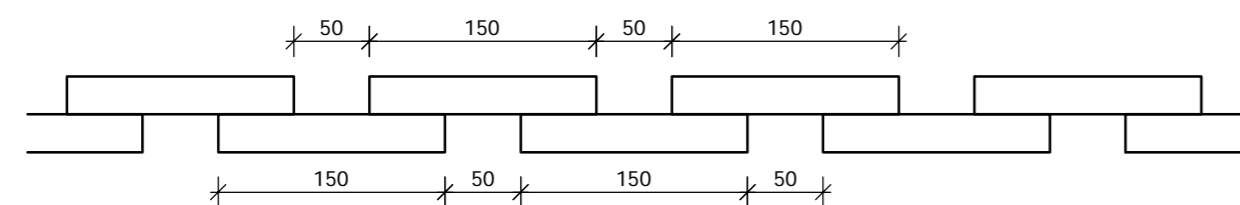
UNIT 2



REAR ELEVATION



SIDE ELEVATION

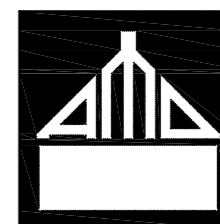


CLADDING OVERLAP DIMENSIONS

PLANNING SPECIFICATION

- WALLS - VERTICAL TIMBER CLADDING
- ROOF - CORRUGATED METAL PROFILE ROOFING
- WINDOWS AND EXTERNAL DOORS - HIGH PERFORMANCE TIMBER
- FASCIAS, SOFFITS AND VERGES - STAINED TIMBER
- RAINWATER GOODS - BLACK PVC

DRAWINGS ARE NOT FOR CONSTRUCTION. CONSTRUCTION SHOULD ONLY COMMENCE WHEN BUILDING WARRANT HAS BEEN APPROVED, STAMPED & DATED BY BUILDING STANDARDS.



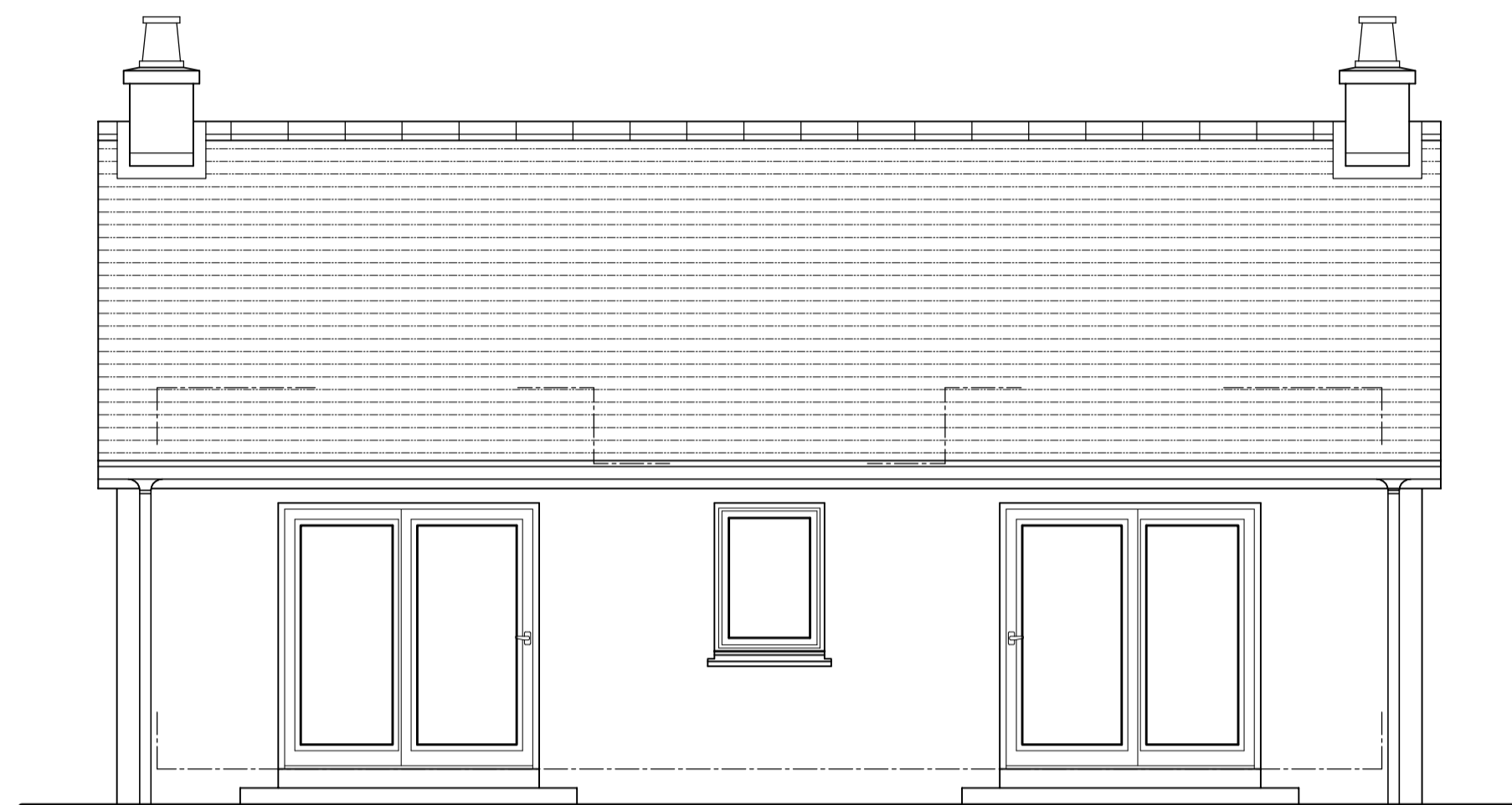
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 Tel: 01470 532 735
 archiemacdesign@aol.com

PROPOSED HOLIDAY ACCOMMODATION AT
 No5A UPPER MILOVAIG, GLENDALE, FOR
 ROGER AND HEIDI MAHABIR

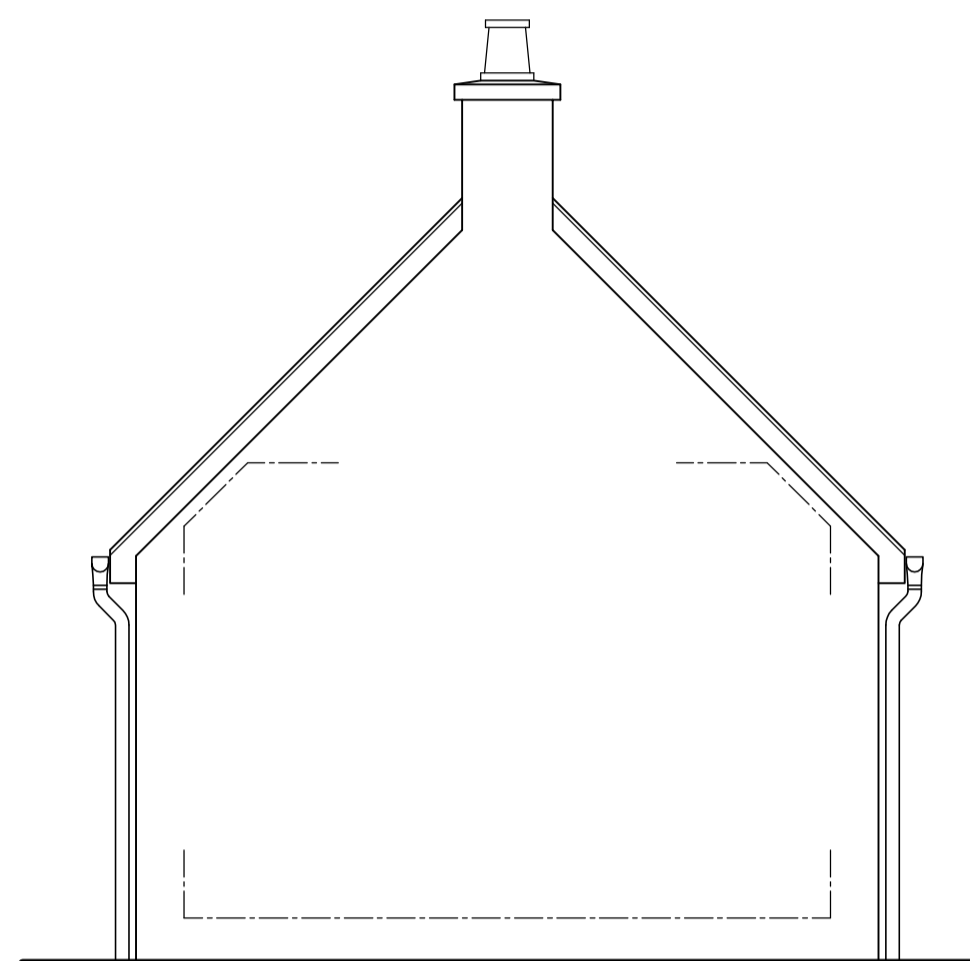
PLANS

DRG No: AMD 1230 11 SCALE: 1:50 (A2)

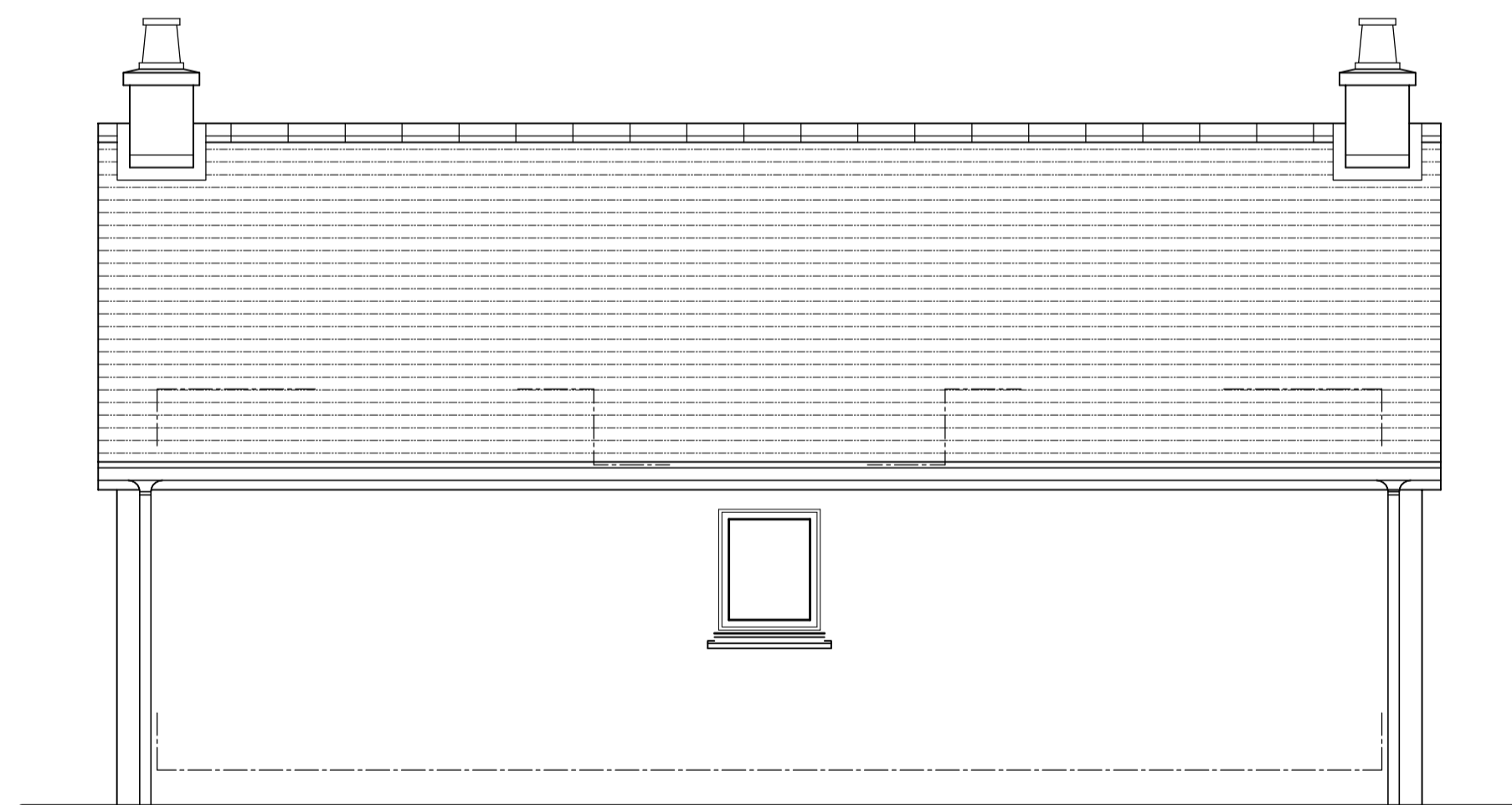
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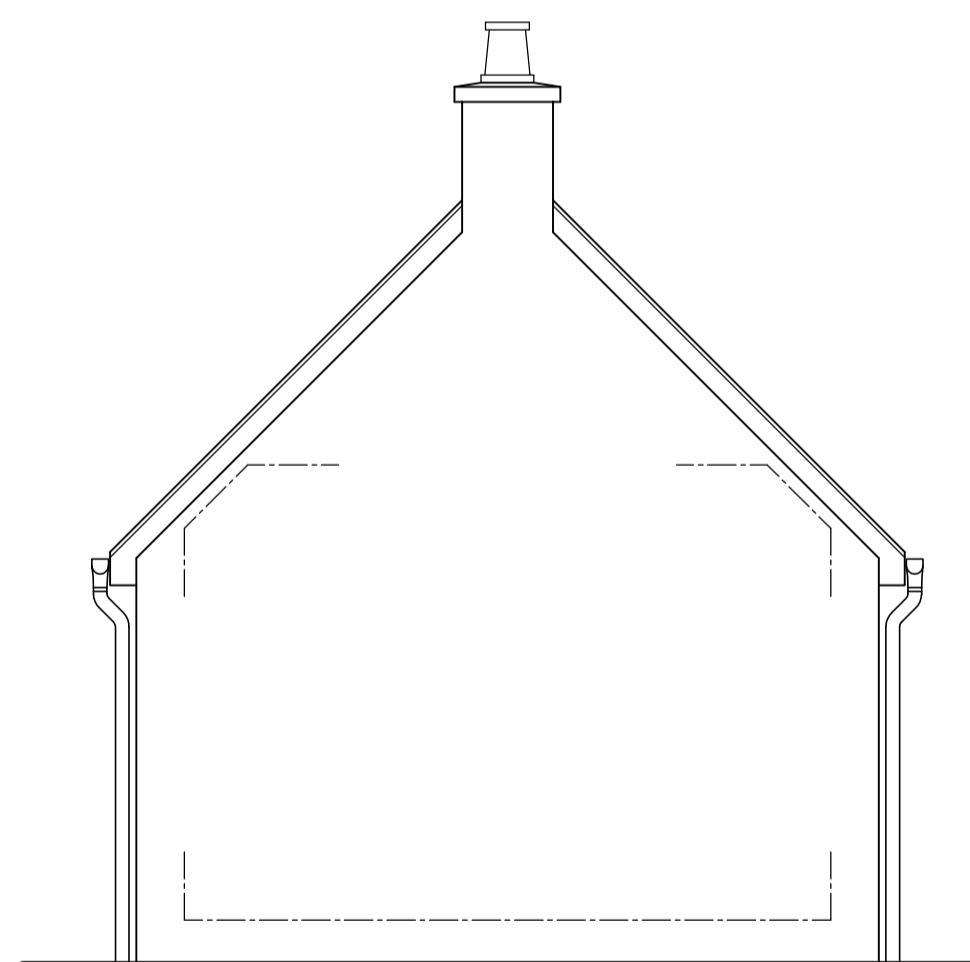
FRONT ELEVATION



SIDE ELEVATION



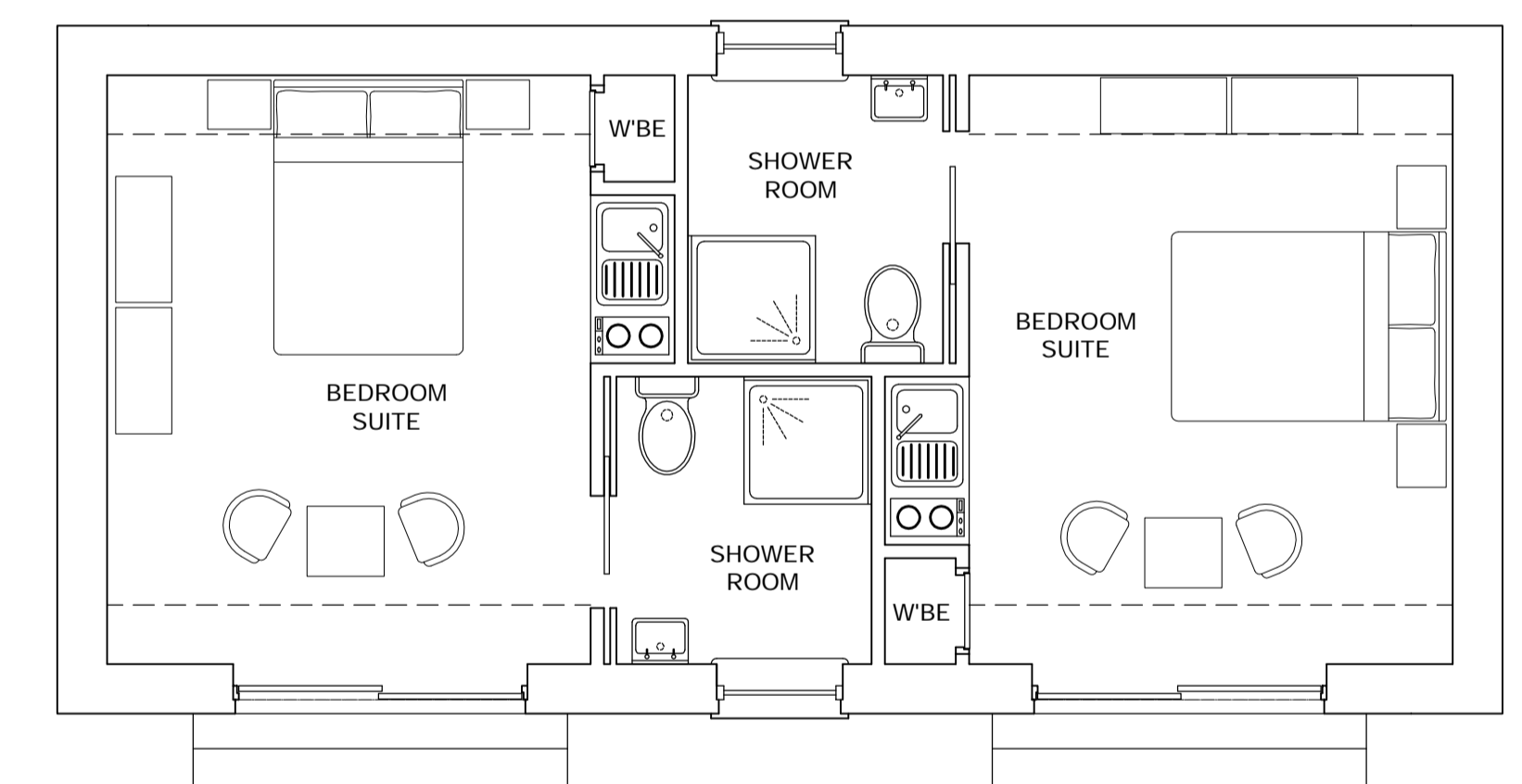
REAR ELEVATION



SIDE ELEVATION

PLANNING SPECIFICATION

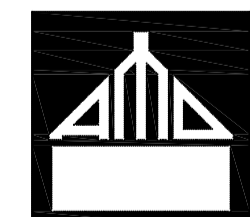
- | | | |
|-----------------------------|---|--|
| WALLS ABOVE AND BELOW DPC | - | WET DASH HARLING PAINTED WHITE |
| ROOF | - | NATURAL SPANISH SLATE CUPA H3 OR SIMILAR |
| | - | BLACK CONCRETE RIDGE TILES, DRY VERGE SYSTEM |
| WINDOWS AND EXTERNAL DOORS | - | PVC |
| FASCIAS, SOFFITS AND VERGES | - | STAINED TIMBER |
| CHIMNEYS POTS | - | 600mm HIGH POTS |
| RAINWATER GOODS | - | BLACK PVC |



UNIT 3B

UNIT 3A

DRAWINGS ARE NOT FOR CONSTRUCTION.
CONSTRUCTION SHOULD ONLY COMMENCE WHEN BUILDING
WARRANT HAS BEEN APPROVED, STAMPED & DATED BY
BUILDING STANDARDS.



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PROPOSED HOLIDAY ACCOMMODATION AT
No5A UPPER MILOVAIG, GLENDALE, FOR
ROGER AND HEIDI MAHABIR

PLANS

DRG No: AMD 1230 12	SCALE: 1:50 (A1)
DATE: 22/02/2017	DRAWN BY: AMD

