

Agenda item	5.3
Report no	PLN/013/18

THE HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 6 March 2018

Report Title: 17/04356/FUL - Land 30NW Of Sgurr Alasdair, 10 Torrin, Broadford

Report By: Area Planning Manager – North

1. Purpose/Executive Summary

1.1 Applicant: Mr Peter Williamson

Description: Erection of house and shed

Recommendation: **GRANT**

Ward: 10 - Eilean A' Cheò

Category: Local development

Referred to Committee due to 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.

2. Recommendation

2.2 Members are asked to agree the recommendation to grant as set out in section 13 of the report.

3. PROPOSED DEVELOPMENT

- 3.1 This application seeks full planning permission for the erection of a single storey, two bedroom dwelling house with a small shed on the western outskirts of Torrin village.
- 3.2 No pre-application discussions or consultation took place.
- 3.3 The site is accessed from the B8083 public road which runs through Torrin via an existing track which serves existing houses.
- 3.4 The application is supported by a Drainage Report and a Design Statement, as well as site plans and sectional drawings which compare the dimensions and footprint of the proposed building with that approved by a previous application in close proximity to the subject site.
- 3.5 **Variations:** The site layout plan, elevations and site sections have been amended to move the shed slightly further away from the house (drawing nos.775_104A, 102A, 201A, 301A, 303A, 402A, 403A and 404A, received 22.02.2018)

4. SITE DESCRIPTION

- 4.1 The site comprises an area of open land which slopes uphill in a south easterly direction and lies some 200m south of the B8089 Broadford to Elgol public road. Existing houses lie to the south east, north east and north west. The shore of Loch Slapin is some 260m from the western boundary of the site.

5. PLANNING HISTORY

- 5.1 15/03233/FUL - Erection of dwelling house. Application permitted 23.12.2015. This is a permission for a single storey, three bedroom house some 10m to the south of the current proposal. This permission remains extant. Whilst the footprints of that building and that of the shed and decking proposed under the current development overlap, the majority of the footprint of the house with the extant consent lies outwith the current application site. Accordingly it is considered prudent to revoke that consent if Members are minded to agree the recommendation to avoid any potential future situation whereby a case could be argued for a further house in very close proximity.
- 5.2 07/00014/FULSL - Erection of house. Application permitted 22.06.2007. This house has been built and is the dwelling known as "Sgurr Alasdair", which lies some 30m to the southeast of the proposed house.

6. PUBLIC PARTICIPATION

- 6.1 Advertised : Unknown Neighbour 14 Days
Representation deadline : 24.11.2017
- Timeous representations : 20 objections and one neutral comment from 17 households
- Late representations : None

6.2 Material considerations raised are summarised as follows:

Objections:

- Inappropriate design on a prominent site beside the Cuillin Hills National Scenic Area
- Adverse effect on neighbouring houses
- Possible pollution of watercourse by sewage effluent to detriment of otters and users of adjacent Outdoor Centre
- Need to ensure existing track is upgraded if development proceeds
- Adverse effect on limestone pavement SSSI
- Effect of noise, lights and vibration on health
- Query lack of neighbour notification
- Adverse effect on ground nesting birds and other wildlife
- Lack of an Environmental Impact Survey
- Siting not consistent with existing spacing between houses
- Adverse impact on locally important heritage feature, important public viewpoint/vista or open space
- Possible loss of croft land
- Inaccurate photomontages
- Large windows could be a distraction to drivers

Neutral Comment:

- Existing track has been improved, but as it is owned communally and others also need to contribute

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 **Flood Management** : No objection

7.2 **Crofting Commission** : No comment received

7.3 **SNH** : No objection

8. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

8.1 **Highland Wide Local Development Plan 2012**

28 Sustainable Design

29 Design Quality and Place-making

34	Settlement Development Areas
47	Safeguarding Inbye/Appportioned Croftland
57	Natural, Built and Cultural Heritage
61	Landscape
64	Flood Risk
65	Waste Water Treatment
66	Surface Water Drainage

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

Torrin Settlement Development Area

9. **OTHER MATERIAL CONSIDERATIONS**

9.1 **West Highlands and Islands Local Development Proposed Plan 2017**

No relevant policies

9.2 **Highland Council Supplementary Planning Policy Guidance**

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

Special Landscape Area Citations (June 2011)

Sustainable Design Guide (Jan 2013)

9.3 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy (The Scottish Government, June 2014)

Paras 204 and 212

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 Policy Assessment**

Relevant Policy

10.3.1 In this case the Development Plan is comprised solely of the Highland-wide Local Development Plan, the relevant policies of which are considered below.

- 10.3.2 The application site falls within the Torrin Settlement Development Area (SDA), so Policy 34 applies. This policy supports development proposals within SDA's if they meet the Design for Sustainability requirements of Policy 28 which seeks 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 repeats this emphasis on good design in terms of compatibility with the local settlement pattern.
- 10.3.3 Policy 47 states that the Council expects development proposals to minimise the loss of in bye/apportioned croft land. For housing proposals these should be for single houses (with consideration given to the history of development on the croft). All proposals should where possible avoid siting on the better agricultural part of the croft and impeding use of the remainder of the croft.
- 10.3.4 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 an area of protected views over open land in respect of which Policy 57.1 states that developments are suitable where they can be demonstrated not to have an unacceptable impact on the protected amenity resource. The site borders the Cuillin Hills National Scenic Area and the Strath Site of Special Scientific Interest and Special Area of Conservation. In respect of these features of National Importance (the NSA and the SSSI), Policy 57.2 states the Council will support developments that can be shown not to compromise the natural environment, amenity and heritage resources involved. In respect of the SAC, which is a feature of international importance, Policy 57.3 states that if the Council are unable to ascertain that a proposal will not adversely affect the integrity of a site, the application will not be in accordance with the development plan.
- 10.3.5 Policy 61 states that new developments should be designed to reflect the landscape characteristics and special qualities of the area in which they are proposed. Consideration should be given to scale, form, pattern and construction materials.
- 10.3.6 The site lies within an area of low to medium pluvial (high rainfall) flood risk. Policy requires an assessment of this risk to proposed new development.
- 10.3.7 Finally, Policies 65 and 66 state that the Council's preference for private foul drainage – where a connection to the public sewer is not available - is for discharge to land rather than to water, and that surface water drainage should follow sustainable principles.

10.4 **Policy and Material Considerations**

Siting, Design and Landscape Impact

- 10.4.1 A dwelling house on this site would accord with the dispersed pattern of development within the Torrin Settlement Development Area. While the design is contemporary in nature it is considered that the scale and massing of the proposal would be consistent with the local pattern of development. As can be seen from information submitted by the agent, the proportions of the building are similar to

that of the house approved by extant permission 15/03233/FUL, as listed above. The thrust of the objections on the issue of design refer to the flat roofed and timber clad 'box-like' appearance of the building forms. However, these forms and cladding are considered to break up the mass of the structure and help it to integrate well with the sloping site and the wider context. Other buildings of similar design have been approved elsewhere on Skye, and it is not considered that the contemporary nature of the design justifies a recommendation to refuse this application. A condition which removes permitted development rights is considered appropriate, to ensure that any future outbuildings are consistent with the contemporary design approach chosen, and given the location adjacent to the NSA.

- 10.4.2 The impact on public views over open water would be fleeting, and the proposed development would be seen against the limited view of Loch Slapin from the B8083 in the context of other housing along the western part of the Torrin Settlement Development Area. Similarly, the impact of the development on the nearby National Scenic Area would be seen in the context of the other nearby houses.
- 10.4.3 The photomontages which have been submitted have been taken to provide an illustration of how the proposal might look in relation to its context, but have not been a critical factor in the assessment of the application.

Neighbour Amenity

- 10.4.5 The effects of construction noise and disruption would be short term, and it is noted that no objections were made on that basis in respect of the application for extant permission 15/03233/FUL. In respect of the comment on light from the building affecting the eyesight and health of an objector it is noted that existing houses lie in closer proximity to this objector's home. The separation distance of some 30m to the nearest existing dwelling house is consistent with other separation distances in the locality, and comfortably exceeds the Council's yardstick of a minimum 18m window to window distance. The distance from objectors' houses to the north is in excess of 100m. It is therefore considered that existing residential amenity would not be adversely affected by the proposal. Neighbour notifications are required for any recognised postal address within a 20m buffer around the application site boundary. All such addresses were issued with a neighbour notification in respect of this application. In addition the application was advertised in the West Highland Free Press to enable any parties not notified to make comment.

Access and Parking

- 10.4.6 A condition was applied to the previous extant consent 15/03233/FUL requiring upgrading of the existing junction with the B8083 and the provision of an additional passing place. These improvements were deemed to be commensurate with the single house which was proposed by that application. The agent has submitted a drawing which shows that these improvements, plus tarring of a much longer section of the existing track, to be implemented as part of the current proposal. A condition to ensure the provision of these improvements can be applied.

10.4.7 Some of the submitted objections refer to the “4 house rule” which required private tracks to be brought up to adoptable standards if the track would serve 4 or more houses. However, that policy was part of the Highland Structure Plan – which was replaced by the Highland wide Local Development Plan in 2012. The “4 house rule” was not carried over into the policies of this new Plan. Some of the objections also state that a pavement should be provided along the access track. It is not considered that such an improvement would be commensurate with the scale of development or appropriate in this setting. It is also noted that no such objection was made in relation to extant permission 15/03233/FUL. The full height glazing which is proposed on the north west elevation is not considered to present a possible distraction to drivers, given that the public road is some 200m distant from the elevation in question.

10.4.8 The submitted site layout plan shows that the necessary car parking and turning spaces can be accommodated within the boundaries of the plot, and a condition which controls their provision can therefore be applied.

Croft Land

10.4.9 As the site comprises Common Grazings, rather than in-bye or apportioned croft land, HwLDP Policy 47 does not apply. Accordingly, development of this site for a dwelling house would not conflict with Council Policy on the development of Croft Land. The Crofting Commission was consulted but no response has been received at the time of writing. A verbal response may be available at Committee.

Drainage

10.4.10 The submitted Drainage Assessment states that the foul drainage effluent would be treated so that the discharge to the Allt Slapin watercourse 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 before development could proceed. 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.

Ecology

10.4.11 The scale of development falls below the thresholds which would require an Environmental Assessment to be submitted. In respect of otters, it is noted that there are six existing houses and an outdoor centre in close proximity to the Allt Slapin, whereas the proposed house is over 100m away from this watercourse. The potential for disturbance to any otters using this watercourse arising from increased human activity attributable to the proposed development is therefore considered negligible. SNH have advised that as the site is outwith the Strath SAC an appropriate assessment of the proposal's impacts is not required, but that the applicant should ensure that all material, including spoil is kept within the site boundary. A condition to this effect can be applied. In respect of the Strath SSSI SNH note that the site lies outside this designation, and therefore advise that natural heritage interests will not be affected by the proposal.

Flood Risk

10.4.12 The Flood Risk Management Team has no objections on grounds of either flooding or drainage.

10.5 Other Considerations – not material

- Precedent
- Compatibility of planning decisions with Building Standards regulations
- Exposure to wind
- The John Muir Trust as landowner should not be allowing urbanization of natural, historic heritage
- NSA boundary should be reviewed
- Broadband, roads and other services should be upgraded before more housing is permitted
- Application is for a second home, should be for affordable housing
- Amount of objections
- Effect on viability of crofting in the area

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 issued Y Revocation of extant planning permission 15/03233/FUL

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

1. No other development shall commence until the site access has been upgraded in accordance with the arrangements as detailed on approved plan ref. 775-102 REV A.

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. 775-104 Rev A 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: In order to ensure that the level of off-street parking is adequate.

3. Notwithstanding the provisions of Classes 1a-b, 1d, 2b, 3a-e of Schedule 1 to the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 as amended, or any Order revoking and re-enacting that Order, with or without modification, no development of a type identified in the aforementioned classes, shall take place within the curtilage of the house hereby approved without planning permission being granted on an application made to the Planning Authority.

Reason: In order to allow the Planning Authority to retain effective control over the development of the site.

4. No construction materials or waste/spoil shall be stored outwith the development site boundaries.

Reason: To prevent any possible contamination arising from the construction phase of the development of nearby natural heritage features.

5. No development or work shall commence until a detailed specification for any proposed external paint or stain finishes (including trade names and samples where necessary) has been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details.

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

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.

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.

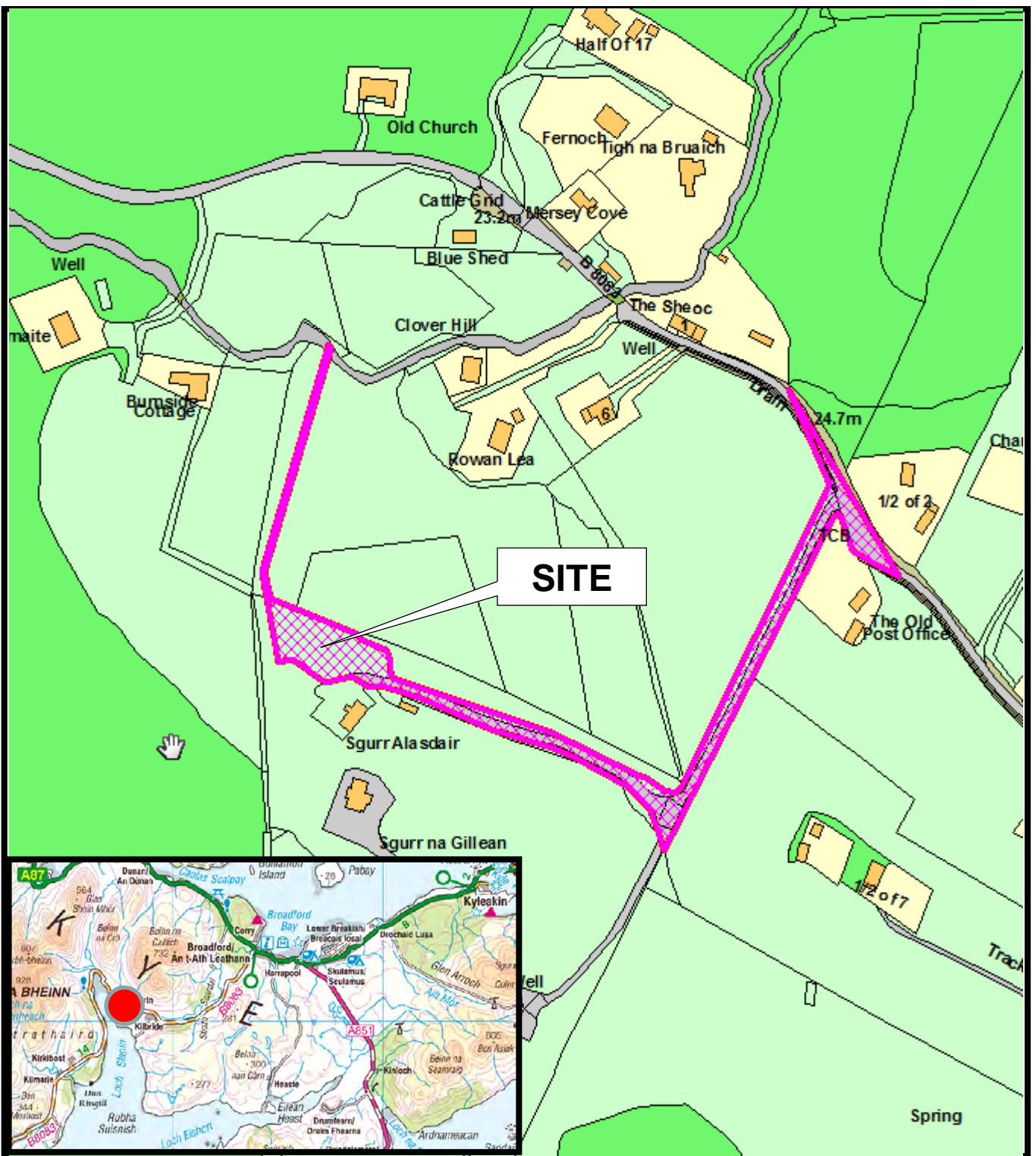
Protected Species - Halting of Work

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

Storage and Handling of Construction Materials and Waste

Due to the site's proximity to a Special Area of Conservation, care must be taken to ensure that no construction materials or spoil are stored outwith the development site boundaries.

Signature: Mark Harvey
Designation: Team Leader
Author: Graham Sharp
Background Papers: Documents referred to in report and in case file.
Relevant Plans:
Plan 1 – Committee Location Plan
Plan 2 – Location Plan 775-101
Plan 3 – Proposed Site Layout Plan 775-104A
Plan 4 – Floor Plan 775-201A
Plan 5 – Site Section AA 775-301A
Plan 6 – Site Section BB 775-302
Plan 7 – Site Section CC 775-303A
Plan 8 – Site Section DD 775-304
Plan 9 – Site Section EE 775-305
Plan 10 – North East Elevation 775-401
Plan 11 – South West Elevation 775-402A
Plan 12 – South East Elevation 775-403A
Plan 13 – North West Elevation 775-404A
Plan 14 – Photomontage 775-801
Plan 15 – Road Improvement Plan 775-102 REV B
Plan 16 – Footprint Comparison Plan 775-105
Plan 17 – Site Section Comparison Plan 775-106



The Highland Council
Comhairle na Gàidhealtachd

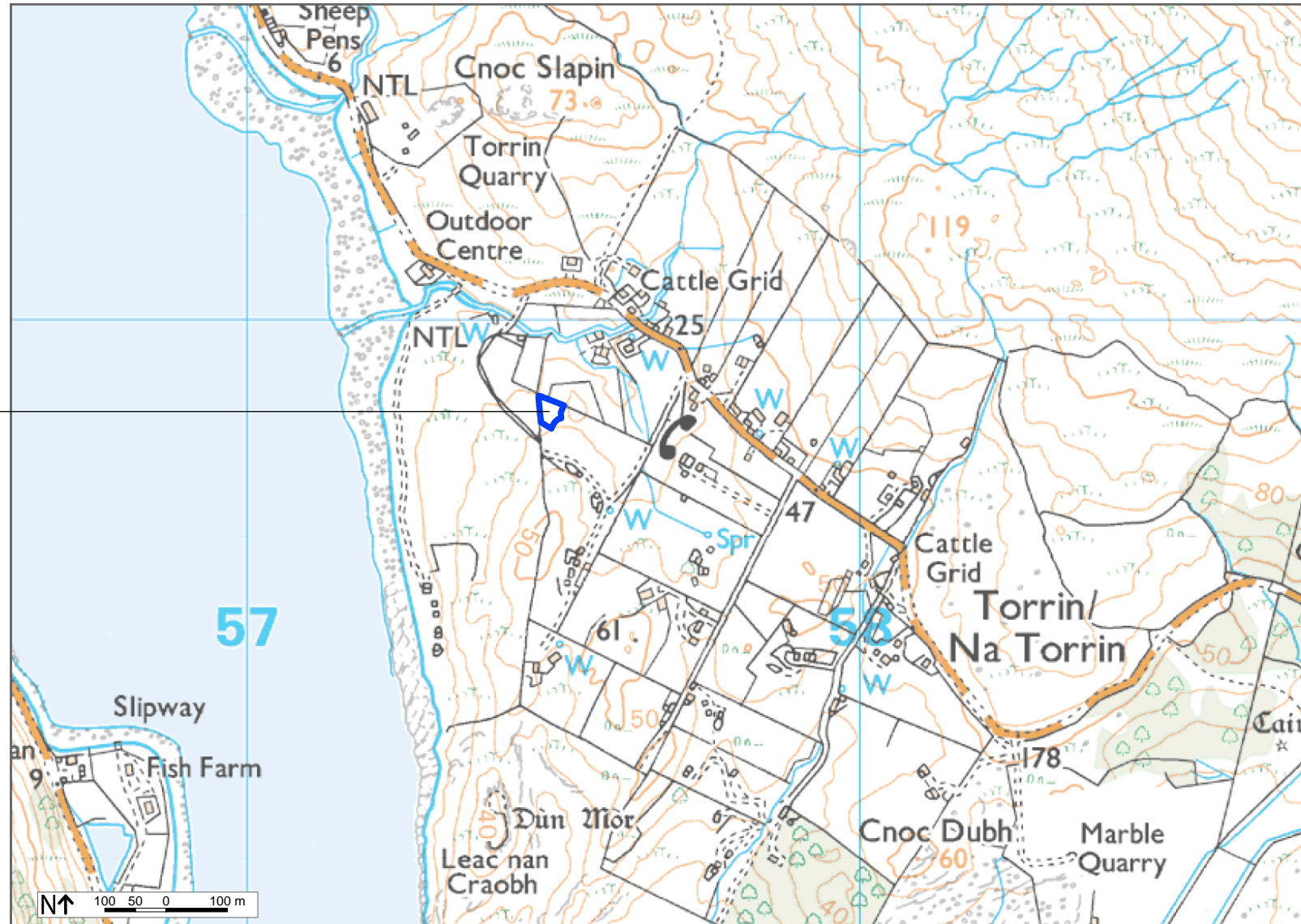
Planning & Development Service

17/04356/FUL

Erection of house and shed at Land at 10 Torrìn, Broadford



SITE



North:



DUALCHAS

ARCHITECTS

SKYE
Fàs Building, Sabhal Mòr Ostaig, Sleat, Isle of Skye IV44 8RQ T: 01471 833 300

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

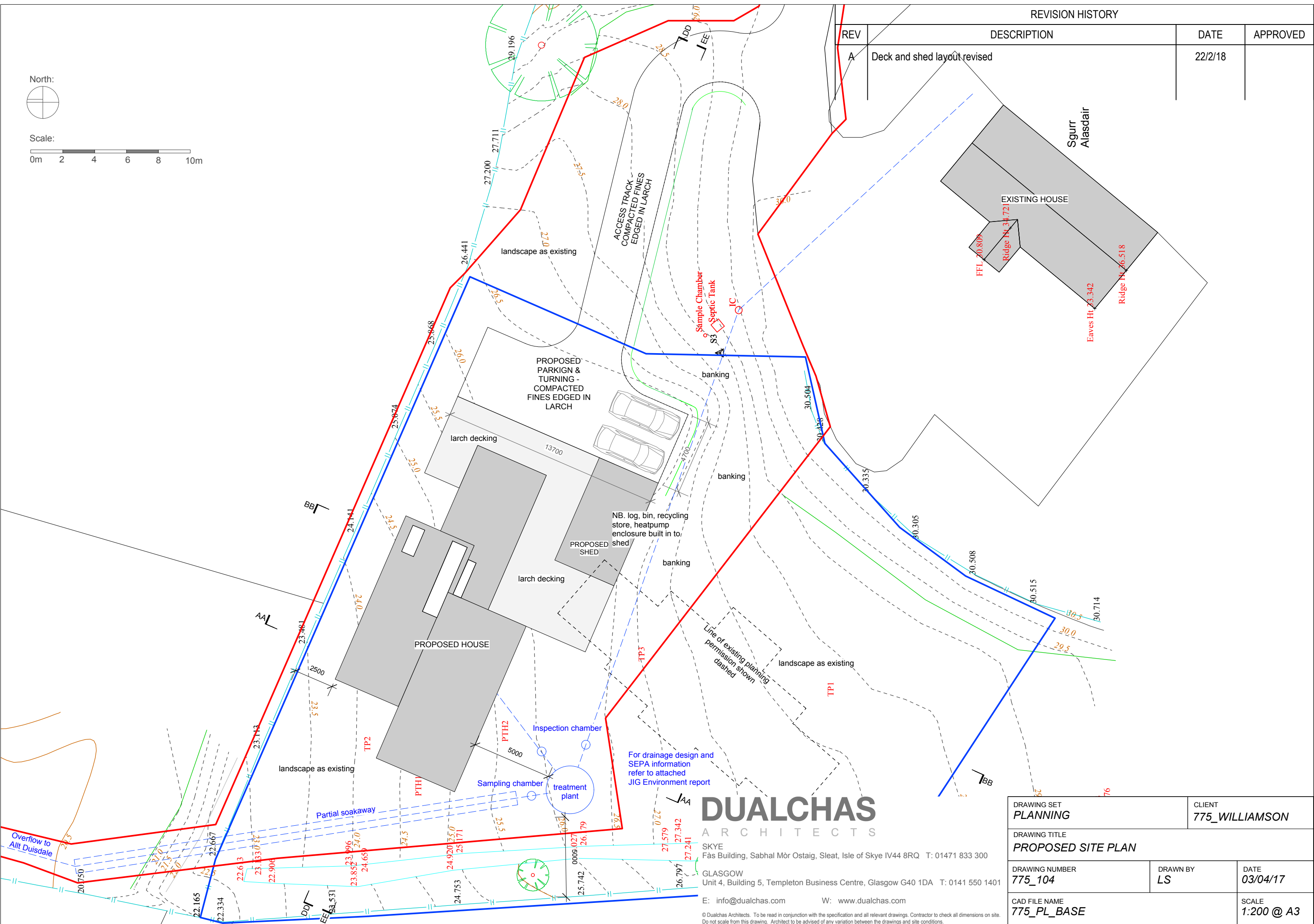
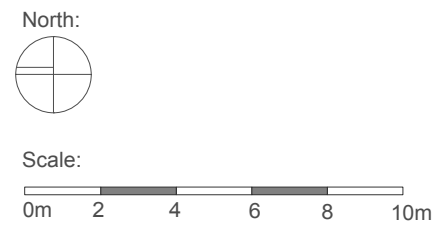
E: info@dualchas.com W: www.dualchas.com

© Dualchas Architects. To be read in conjunction with the specification and all relevant drawings. Contractor to check all dimensions on site. Do not scale from this drawing. Architect to be advised of any variation between the drawings and site conditions.

DRAWING SET PLANNING		CLIENT 775_WILLIAMSON
DRAWING TITLE LOCATION PLAN		
DRAWING NUMBER 775_101	DRAWN BY JMk	DATE
CAD FILE NAME 775_PL_BASE		SCALE 1:10000

REVISION HISTORY

REV	DESCRIPTION	DATE	APPROVED
A	Deck and shed layout revised	22/2/18	

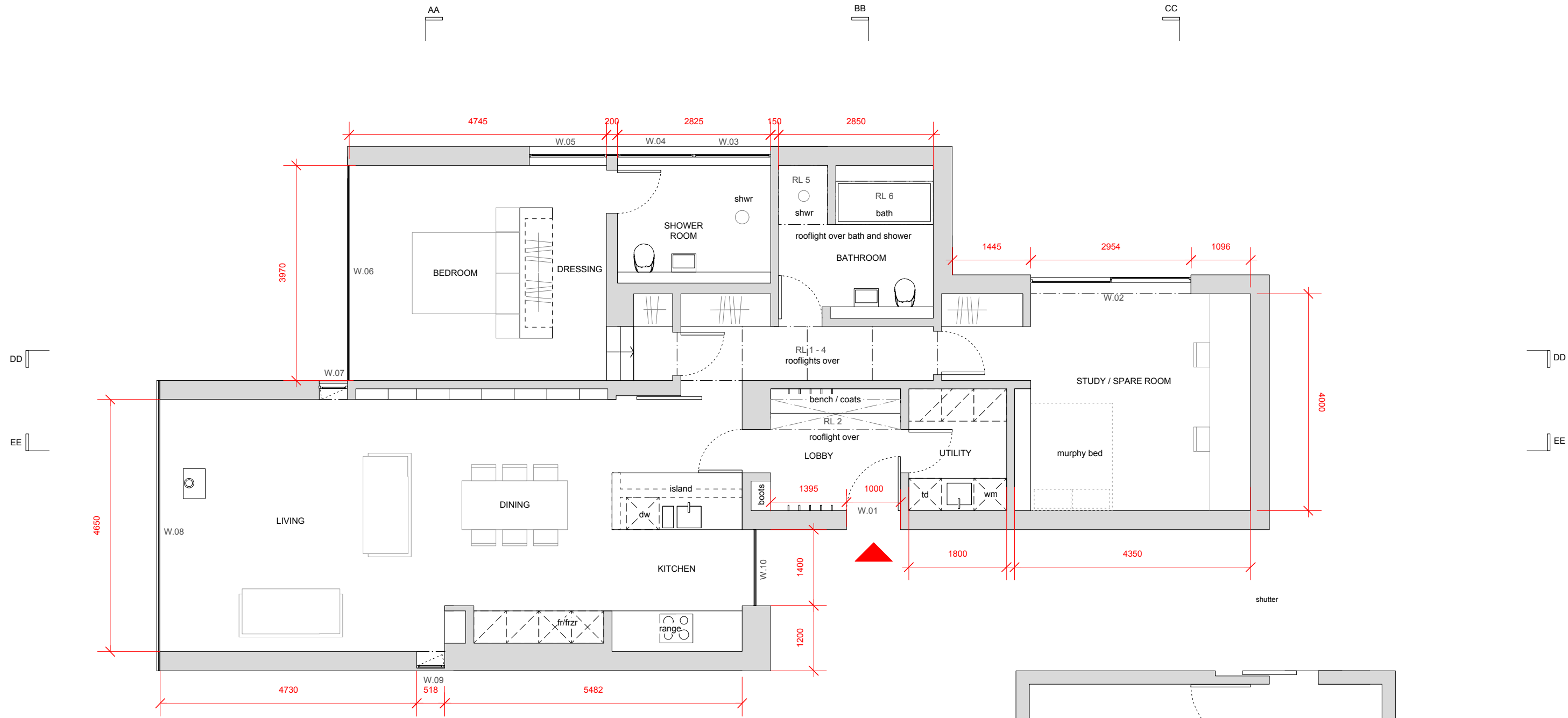


DUALCHAS
ARCHITECTS

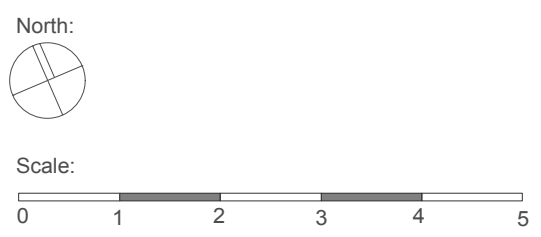
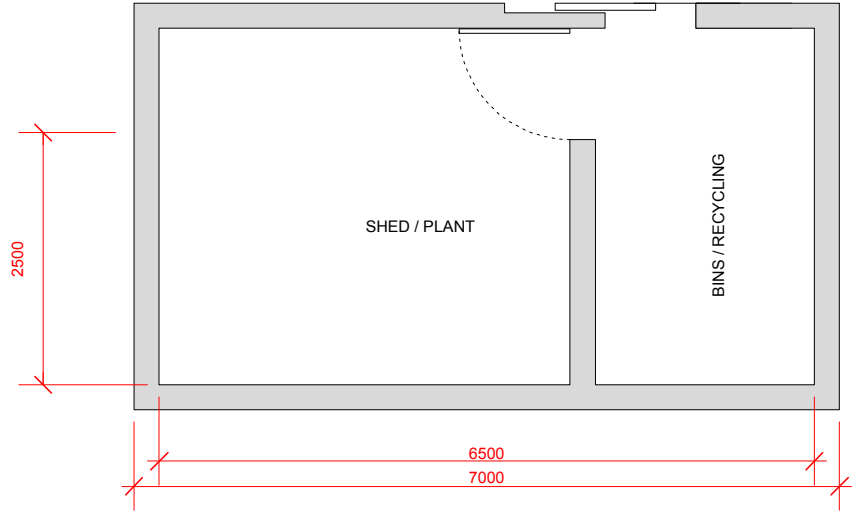
SKYE
Fàs Building, Sabhal Mòr Ostaig, Sleat, Isle of Skye IV44 8RQ T: 01471 833 300
GLASGOW
Unit 4, Building 5, Templeton Business Centre, Glasgow G40 1DA T: 0141 550 1401
E: info@dualchas.com W: www.dualchas.com

© Dualchas Architects. To be read in conjunction with the specification and all relevant drawings. Contractor to check all dimensions on site. Do not scale from this drawing. Architect to be advised of any variation between the drawings and site conditions.

DRAWING SET PLANNING		CLIENT 775_WILLIAMSON
DRAWING TITLE PROPOSED SITE PLAN		
DRAWING NUMBER 775_104	DRAWN BY LS	DATE 03/04/17
CAD FILE NAME 775_PL_BASE		SCALE 1:200 @ A3



GF AREA HOUSE: 127 SQ.M
GF AREA SHED: 13.5 SQ.M

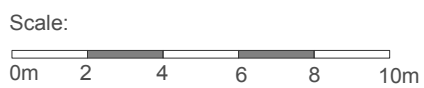
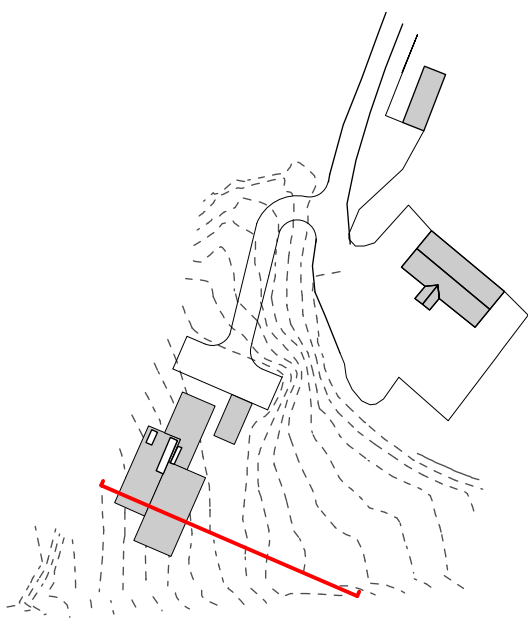
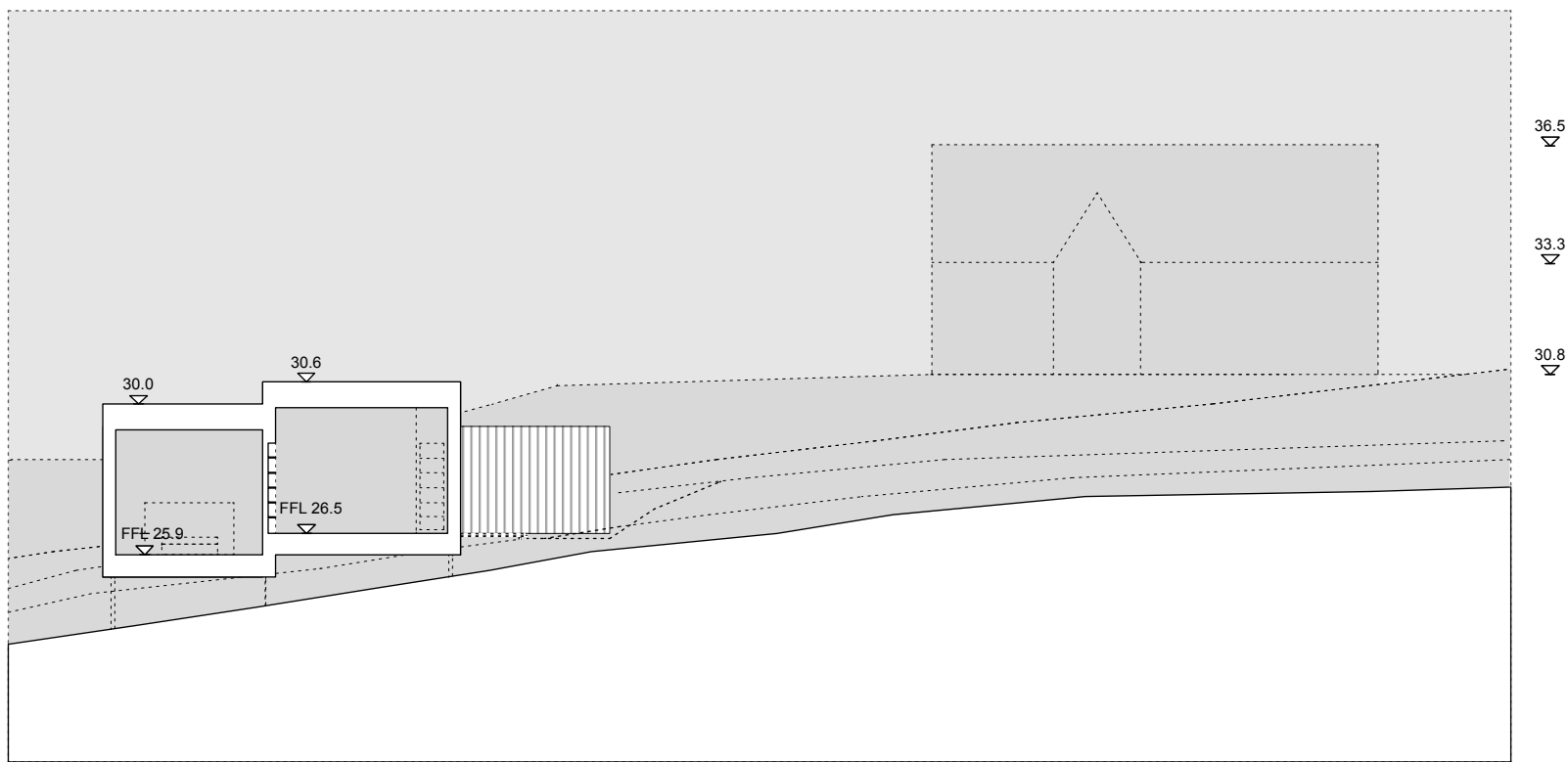


DUALCHAS
ARCHITECTS
SKYE
Fàs Building, Sabhal Mòr Ostaig, Sleat, Isle of Skye IV44 8RQ T: 01471 833 300
GLASGOW
Unit 4, Building 5, Templeton Business Centre, Glasgow G40 1DA T: 0141 550 1401
E: info@dualchas.com W: www.dualchas.com

DRAWING SET PLANNING		CLIENT 775_WILLIAMSON
DRAWING TITLE GF PLAN		
DRAWING NUMBER 775_201	DRAWN BY LS	DATE 12/09/17
CAD FILE NAME 775_PL_BASE		SCALE 1:75 @ A3

© Dualchas Architects. To be read in conjunction with the specification and all relevant drawings. Contractor to check all dimensions on site. Do not scale from this drawing. Architect to be advised of any variation between the drawings and site conditions.

REVISION HISTORY			
REV	DESCRIPTION	DATE	APPROVED
A	Shed and deck layout revised	22/2/18	



DUALCHAS

ARCHITECTS

SKYE

Fàs Building, Sabhal Mòr Ostaig, Sleat, Isle of Skye IV44 8RQ T: 01471 833 300

GLASGOW

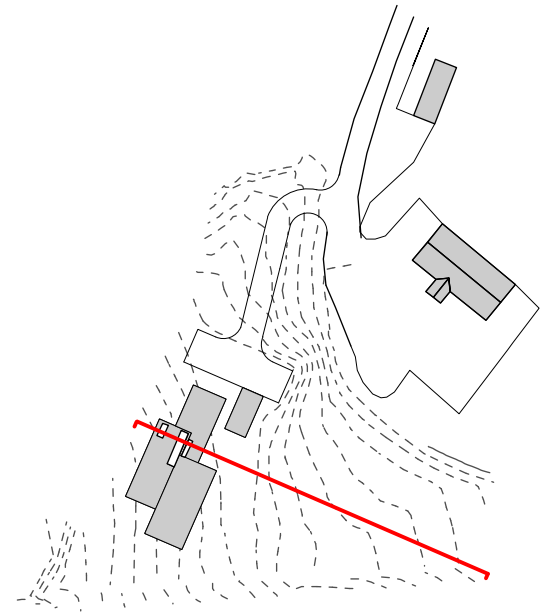
Unit 4, Building 5, Templeton Business Centre, Glasgow G40 1DA T: 0141 550 1401

E: info@dualchas.com

W: www.dualchas.com

© Dualchas Architects. To be read in conjunction with the specification and all relevant drawings. Contractor to check all dimensions on site. Do not scale from this drawing. Architect to be advised of any variation between the drawings and site conditions.

DRAWING SET PLANNING		CLIENT 775_WILLIAMSON	
DRAWING TITLE SITE SECTIONS AA			
DRAWING NUMBER 775_301		DRAWN BY LS	DATE 12/09/17
CAD FILE NAME 775_PL_BASE			SCALE 1:200 @ A3



DUALCHAS
ARCHITECTS

SKYE
Fàs Building, Sabhal Mòr Ostaig, Sleat, Isle of Skye IV44 8RQ T: 01471 833 300

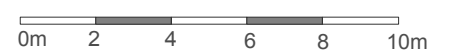
GLASGOW
Unit 4, Building 5, Templeton Business Centre, Glasgow G40 1DA T: 0141 550 1401

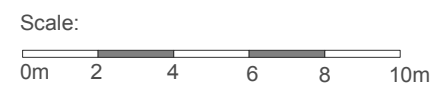
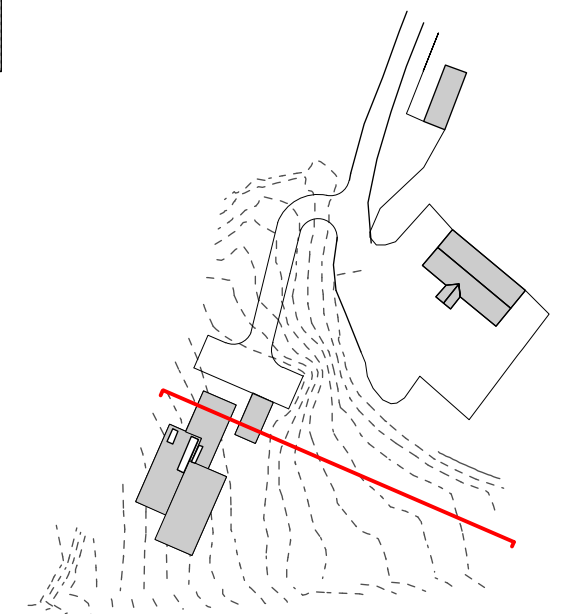
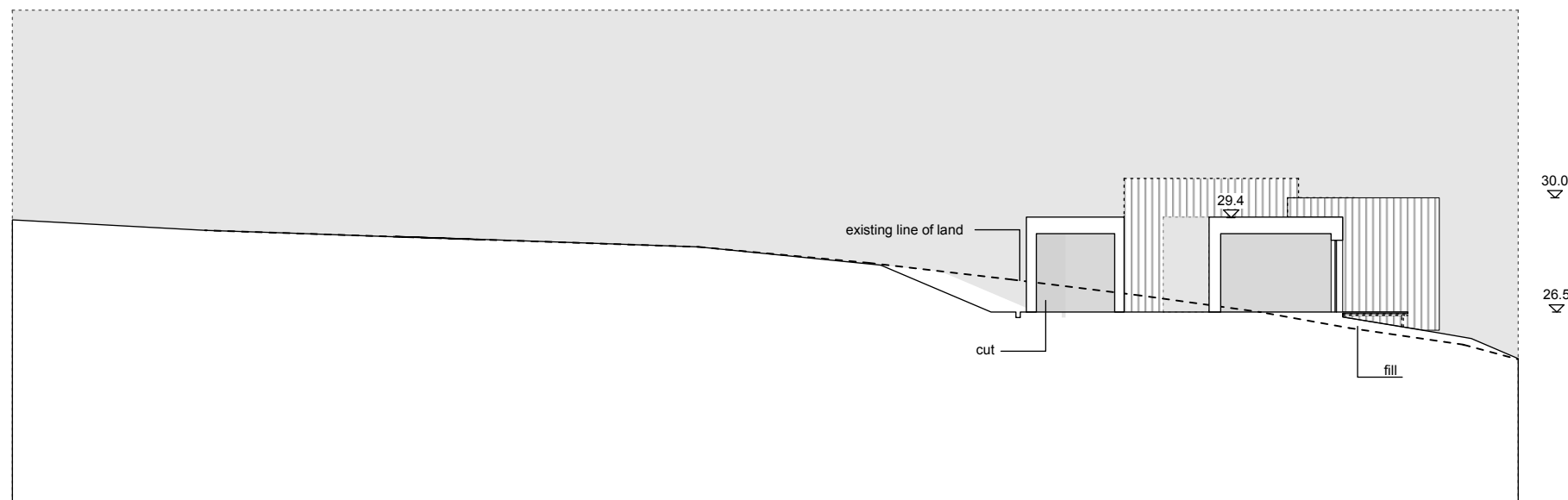
E: info@dualchas.com W: www.dualchas.com

© Dualchas Architects. To be read in conjunction with the specification and all relevant drawings. Contractor to check all dimensions on site. Do not scale from this drawing. Architect to be advised of any variation between the drawings and site conditions.

DRAWING SET PLANNING		CLIENT 775_WILLIAMSON
DRAWING TITLE SITE SECTIONS BB		
DRAWING NUMBER 775_302	DRAWN BY LS	DATE 12/09/17
CAD FILE NAME 775_PL_BASE		SCALE 1:200 @ A3

Scale:





DUALCHAS

ARCHITECTS

SKYE
Fàs Building, Sabhal Mòr Ostaig, Sleat, Isle of Skye IV44 8RQ T: 01471 833 300

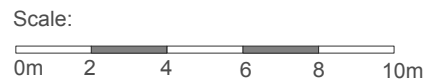
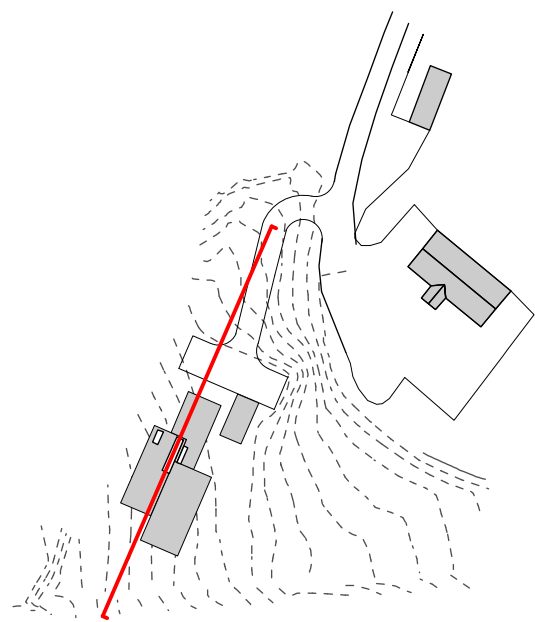
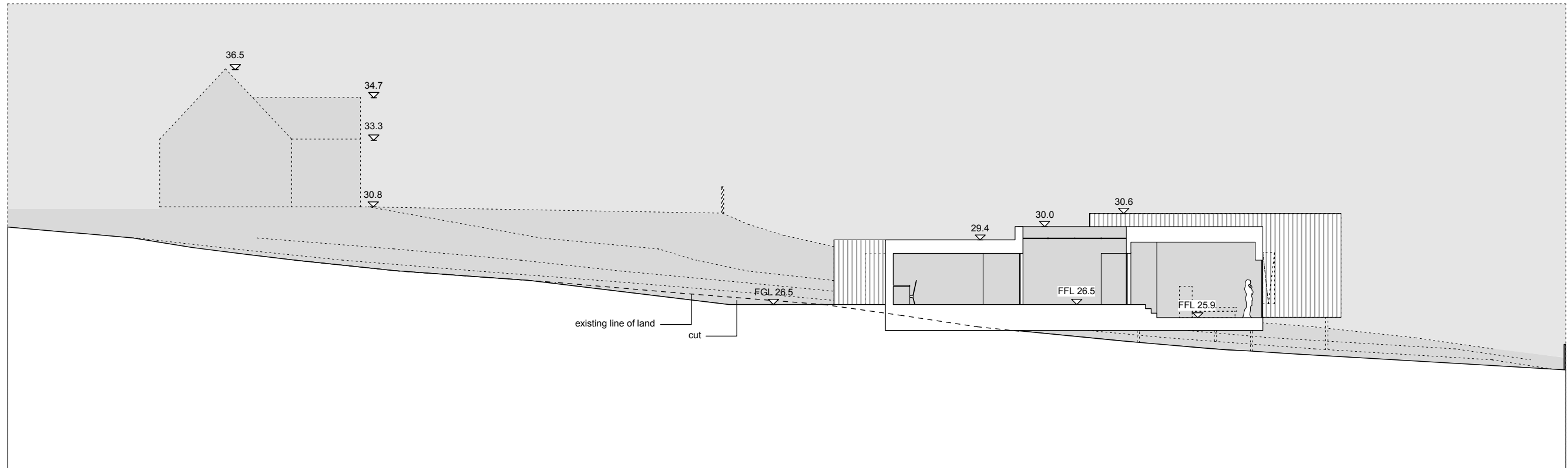
GLASGOW
Unit 4, Building 5, Templeton Business Centre, Glasgow G40 1DA T: 0141 550 1401

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

© Dualchas Architects. To be read in conjunction with the specification and all relevant drawings. Contractor to check all dimensions on site. Do not scale from this drawing. Architect to be advised of any variation between the drawings and site conditions.

DRAWING SET PLANNING		CLIENT 775_WILLIAMSON
DRAWING TITLE SITE SECTIONS CC		
DRAWING NUMBER 775_303	DRAWN BY LS	DATE 12/09/17
CAD FILE NAME 775_PL_BASE		SCALE 1:200 @ A3

REV	DESCRIPTION	DATE	APPROVED
A	Deck and shed layout revised	22/2/18	
REVISION HISTORY			



DUALCHAS

ARCHITECTS

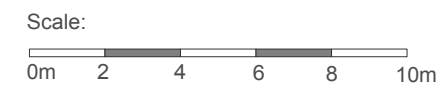
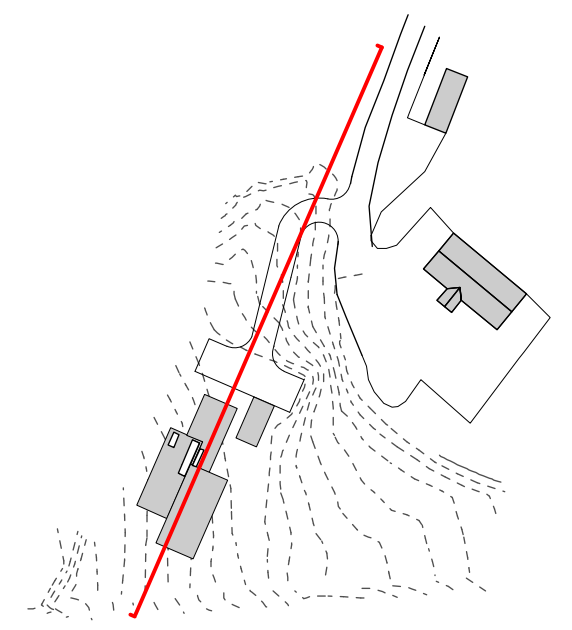
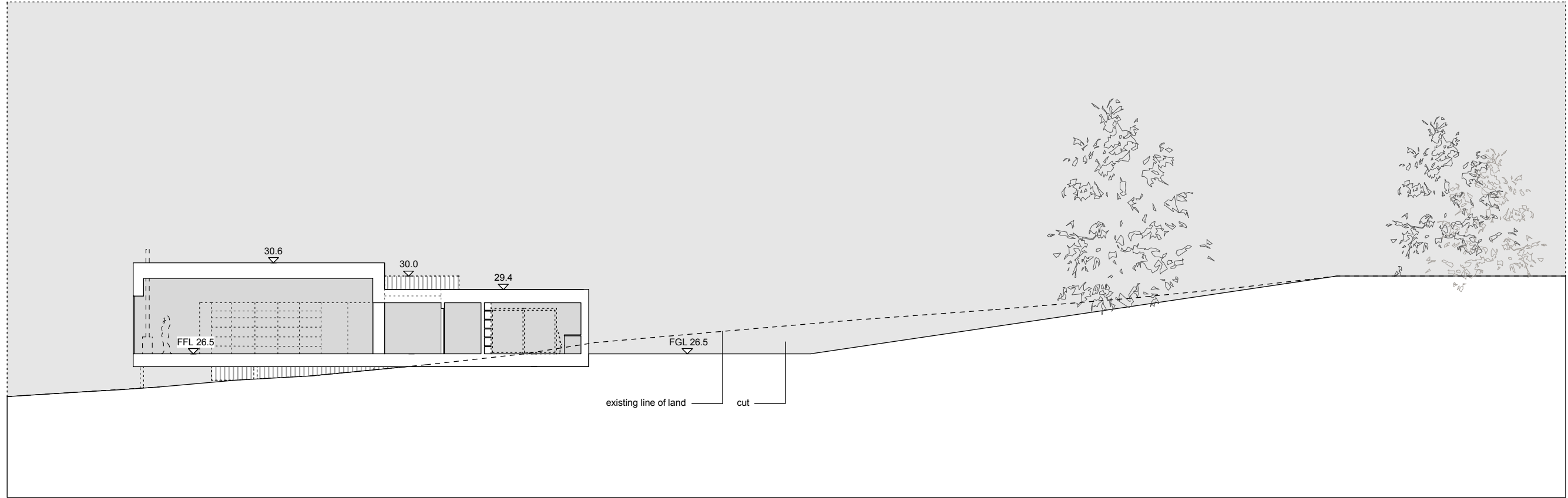
SKYE
Fàs Building, Sabhal Mòr Ostaig, Sleat, Isle of Skye IV44 8RQ T: 01471 833 300

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

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

© Dualchas Architects. To be read in conjunction with the specification and all relevant drawings. Contractor to check all dimensions on site. Do not scale from this drawing. Architect to be advised of any variation between the drawings and site conditions.

DRAWING SET PLANNING		CLIENT 775_WILLIAMSON
DRAWING TITLE SITE SECTION DD		
DRAWING NUMBER 775_304	DRAWN BY LS	DATE 12/09/17
CAD FILE NAME 775_PL_BASE		SCALE 1:200 @ A3



DUALCHAS
ARCHITECTS

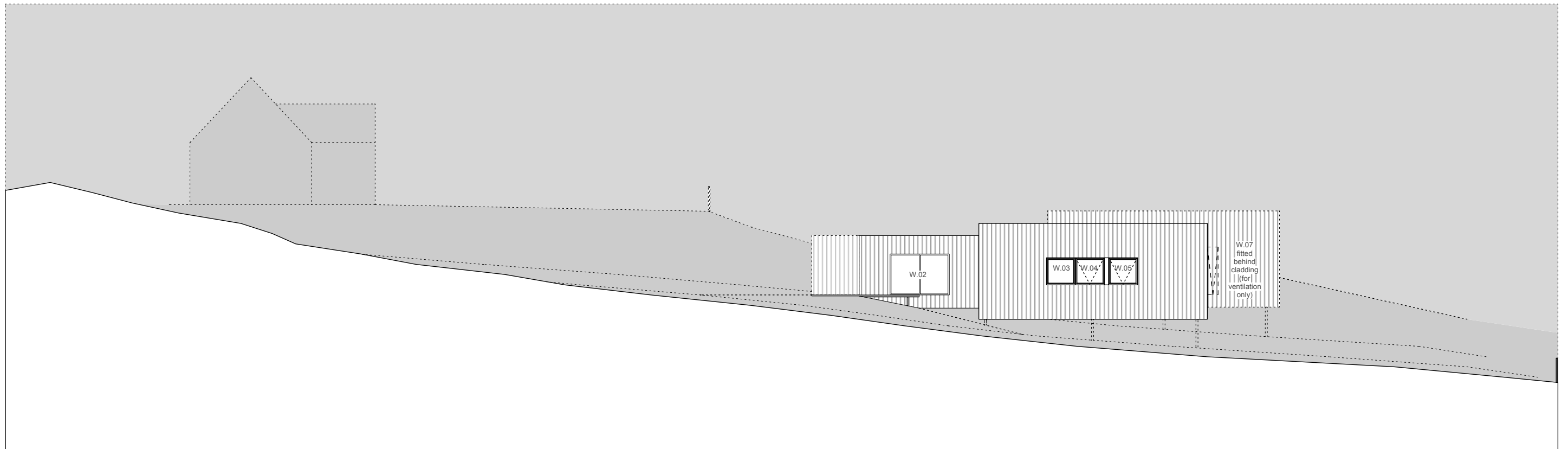
SKYE
Fàs Building, Sabhal Mòr Ostaig, Sleat, Isle of Skye IV44 8RQ T: 01471 833 300

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

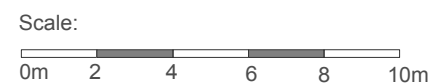
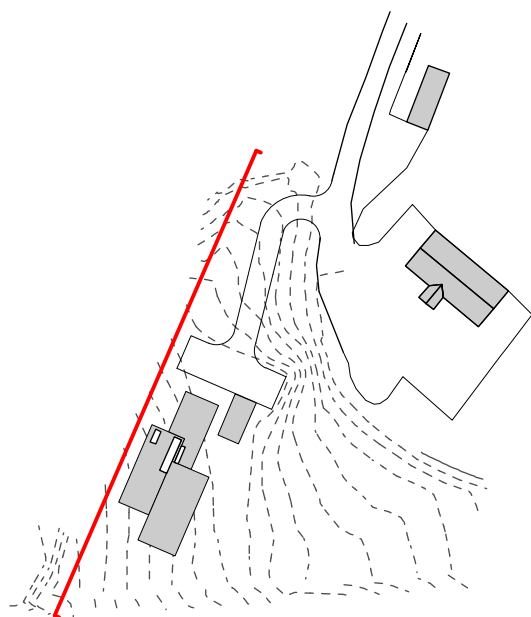
E: info@dualchas.com W: www.dualchas.com

© Dualchas Architects. To be read in conjunction with the specification and all relevant drawings. Contractor to check all dimensions on site. Do not scale from this drawing. Architect to be advised of any variation between the drawings and site conditions.

DRAWING SET PLANNING		CLIENT 775_WILLIAMSON
DRAWING TITLE SITE SECTION EE		
DRAWING NUMBER 775_305	DRAWN BY LS	DATE 12/09/17
CAD FILE NAME 775_PL_BASE		SCALE 1:200 @ A3



MATERIALS:
WALLS & ROOF: UNTREATED LARCH RAINSCREEN CLADDING



DUALCHAS

ARCHITECTS

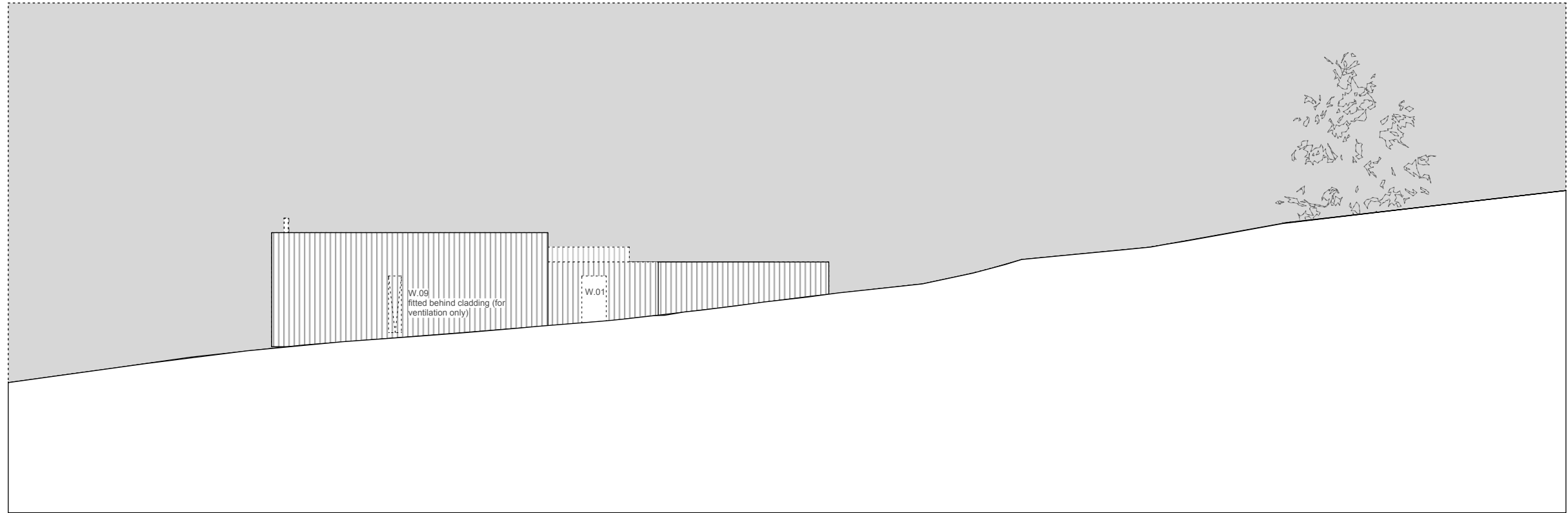
SKYE
Fàs Building, Sabhal Mòr Ostaig, Sleat, Isle of Skye IV44 8RQ T: 01471 833 300

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

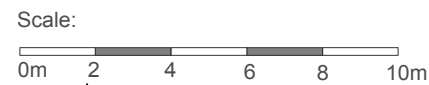
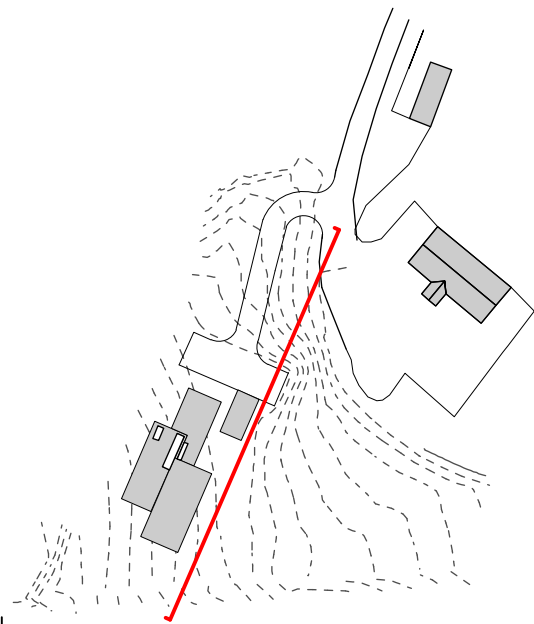
E: info@dualchas.com W: www.dualchas.com

© Dualchas Architects. To be read in conjunction with the specification and all relevant drawings. Contractor to check all dimensions on site. Do not scale from this drawing. Architect to be advised of any variation between the drawings and site conditions.

DRAWING SET PLANNING		CLIENT 775_WILLIAMSON
DRAWING TITLE NORTH EAST ELEVATION		
DRAWING NUMBER 775_401	DRAWN BY LS	DATE 12/09/17
CAD FILE NAME 775_PL_BASE		SCALE 1:200 @ A3



MATERIALS:
WALLS & ROOF: UNTREATED LARCH RAINSCREEN CLADDING



DUALCHAS

ARCHITECTS

SKYE
Fàs Building, Sabhal Mòr Ostaig, Sleat, Isle of Skye IV44 8RQ T: 01471 833 300

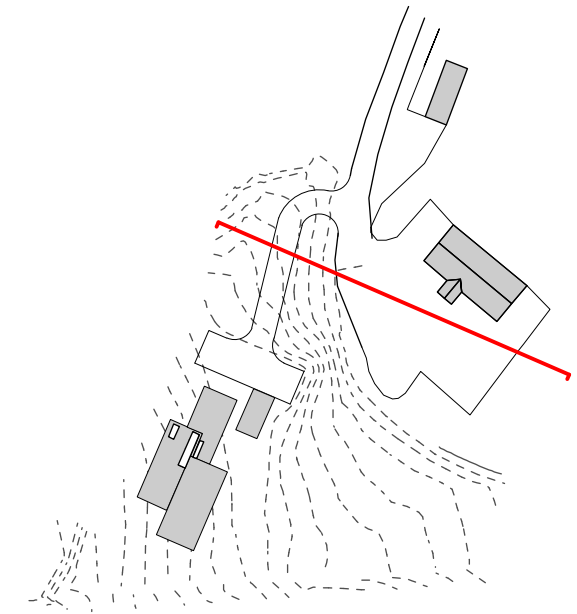
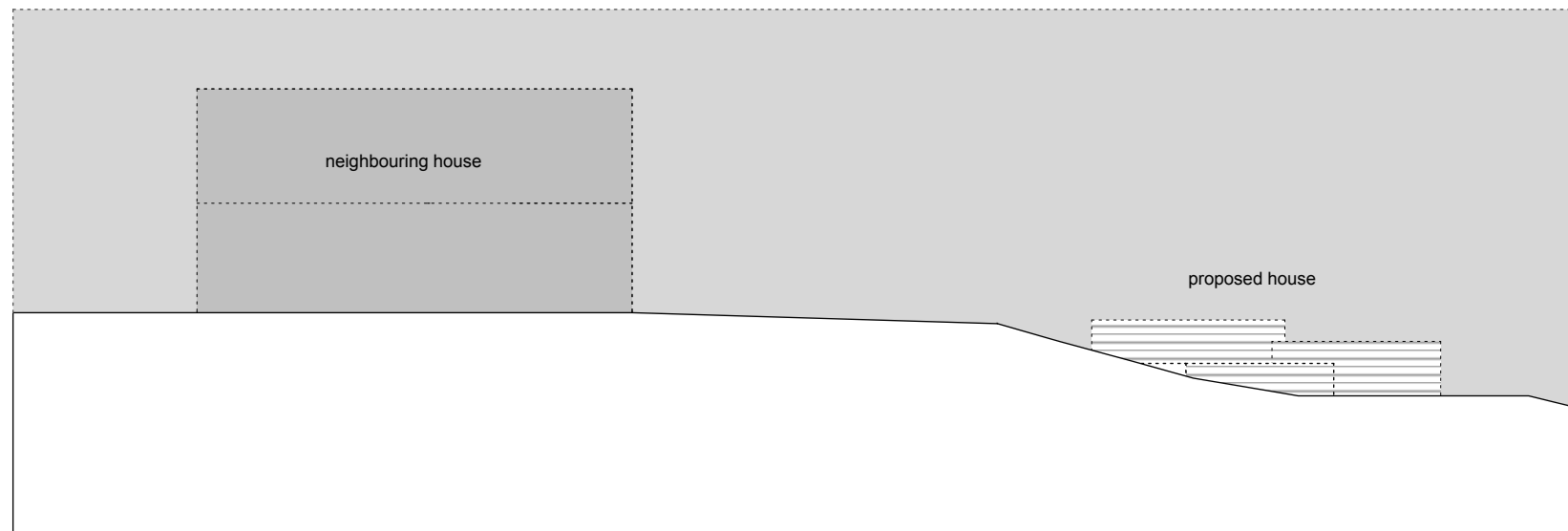
GLASGOW
Unit 4, Building 5, Templeton Business Centre, Glasgow G40 1DA T: 0141 550 1401

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

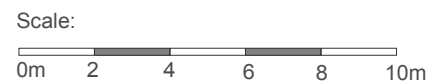
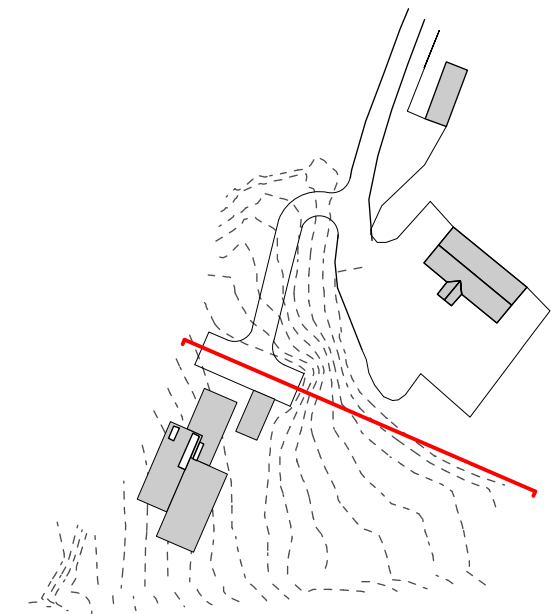
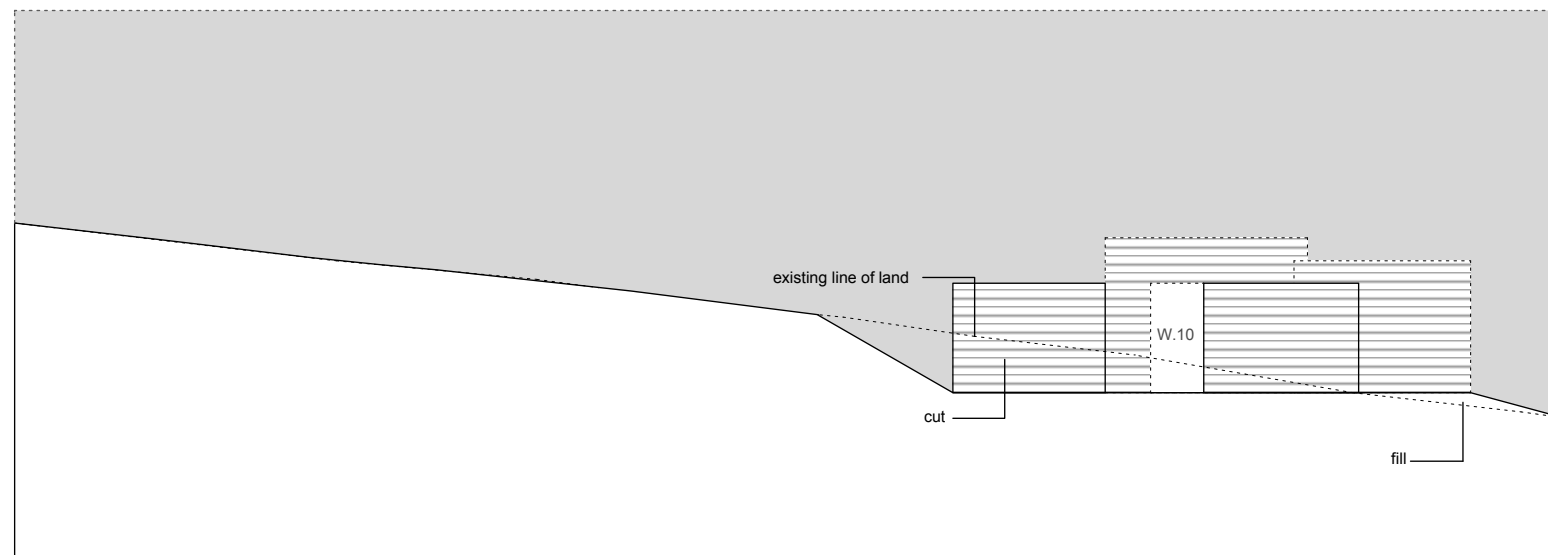
© Dualchas Architects. To be read in conjunction with the specification and all relevant drawings. Contractor to check all dimensions on site. Do not scale from this drawing. Architect to be advised of any variation between the drawings and site conditions.

DRAWING SET PLANNING		CLIENT 775_WILLIAMSON
DRAWING TITLE SOUTH WEST ELEVATIONS		
DRAWING NUMBER 775_402	DRAWN BY LS	DATE 14/09/17
CAD FILE NAME 775_PL_BASE		SCALE 1:200 @ A3

REV	DESCRIPTION	DATE	APPROVED
A	Shed and deck layout revised	22/2/18	
REVISION HISTORY			



MATERIALS:
WALLS & ROOF: UNTREATED LARCH RAINSCREEN CLADDING



DUALCHAS

ARCHITECTS

SKYE
Fàs Building, Sabhal Mòr Ostaig, Sleat, Isle of Skye IV44 8RQ T: 01471 833 300

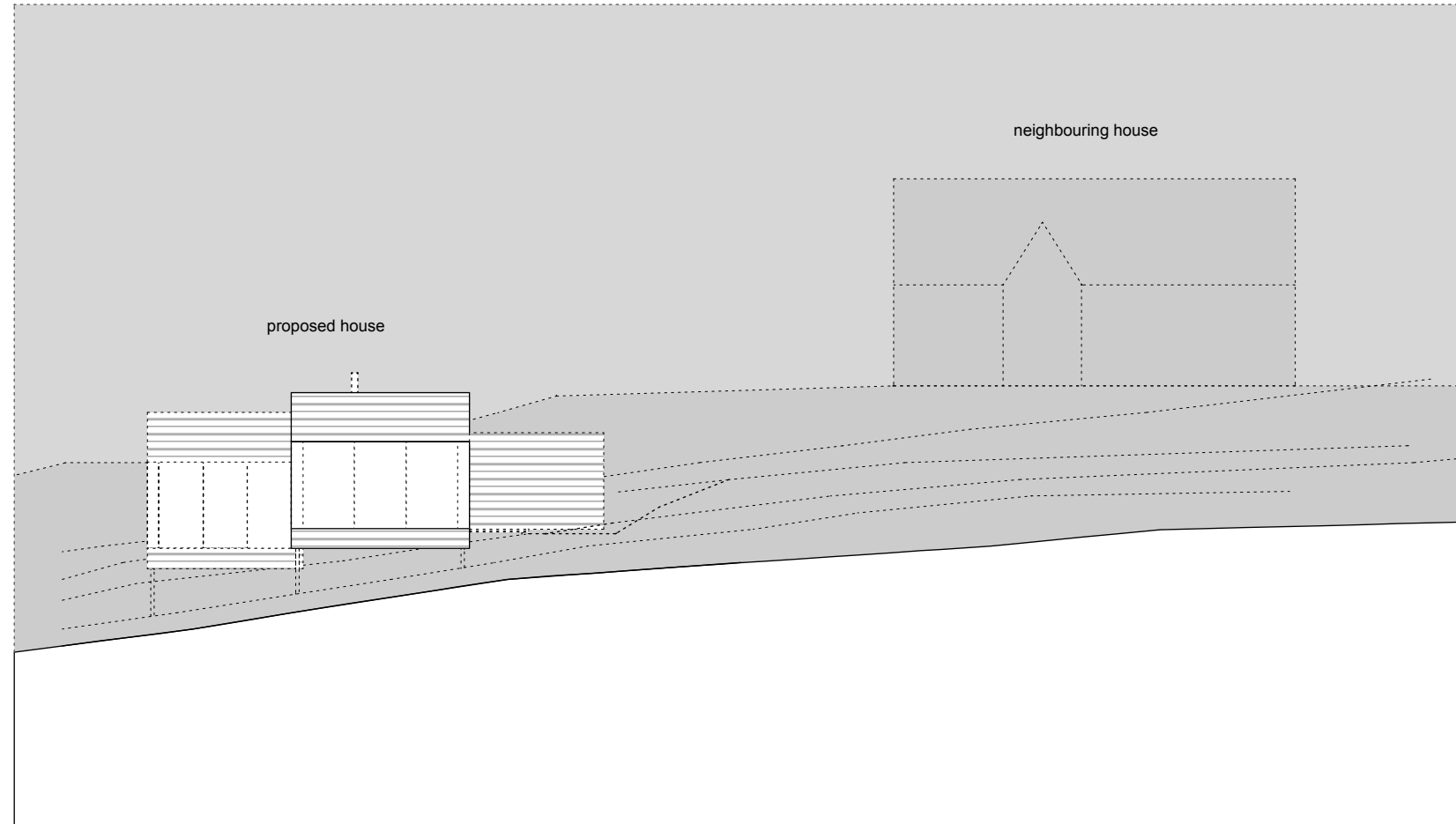
GLASGOW
Unit 4, Building 5, Templeton Business Centre, Glasgow G40 1DA T: 0141 550 1401

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

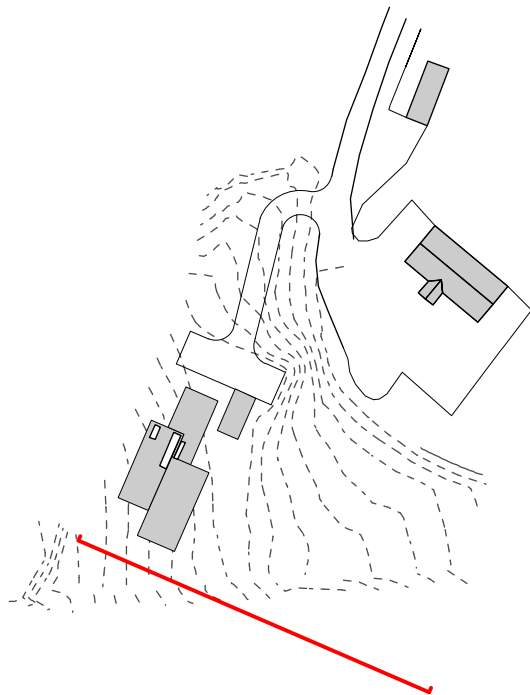
© Dualchas Architects. To be read in conjunction with the specification and all relevant drawings. Contractor to check all dimensions on site. Do not scale from this drawing. Architect to be advised of any variation between the drawings and site conditions.

DRAWING SET PLANNING		CLIENT 775_WILLIAMSON
DRAWING TITLE SOUTH EAST ELEVATION		
DRAWING NUMBER 775_403	DRAWN BY LS	DATE 14/09/17
CAD FILE NAME 775_PL_BASE		SCALE 1:200 @ A3

REV	DESCRIPTION	DATE	APPROVED
A	Shed and deck layout revised	22/2/18	
REVISION HISTORY			



MATERIALS:
WALLS & ROOF: UNTREATED LARCH RAINSCREEN CLADDING



DUALCHAS

ARCHITECTS

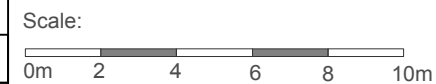
SKYE
Fàs Building, Sabhal Mòr Ostaig, Sleat, Isle of Skye IV44 8RQ T: 01471 833 300

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

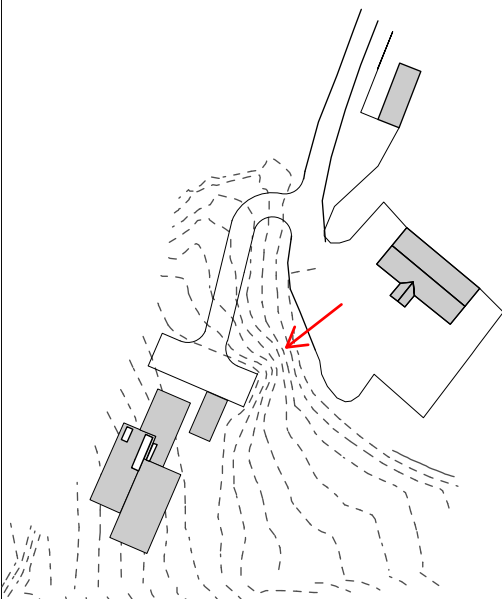
E: info@dualchas.com W: www.dualchas.com

© Dualchas Architects. To be read in conjunction with the specification and all relevant drawings. Contractor to check all dimensions on site. Do not scale from this drawing. Architect to be advised of any variation between the drawings and site conditions.

DRAWING SET PLANNING		CLIENT 775_WILLIAMSON
DRAWING TITLE NORTH WEST ELEVATIONS		
DRAWING NUMBER 775_404	DRAWN BY LS	DATE 14/09/17
CAD FILE NAME 775_PL_BASE		SCALE 1:200 @ A3



REV	DESCRIPTION	DATE	APPROVED
A	Shed and deck layout revised	22/2/18	
REVISION HISTORY			



DUALCHAS

ARCHITECTS

SKYE
Fàs Building, Sabhal Mòr Ostaig, Sleat, Isle of Skye IV44 8RQ T: 01471 833 300

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

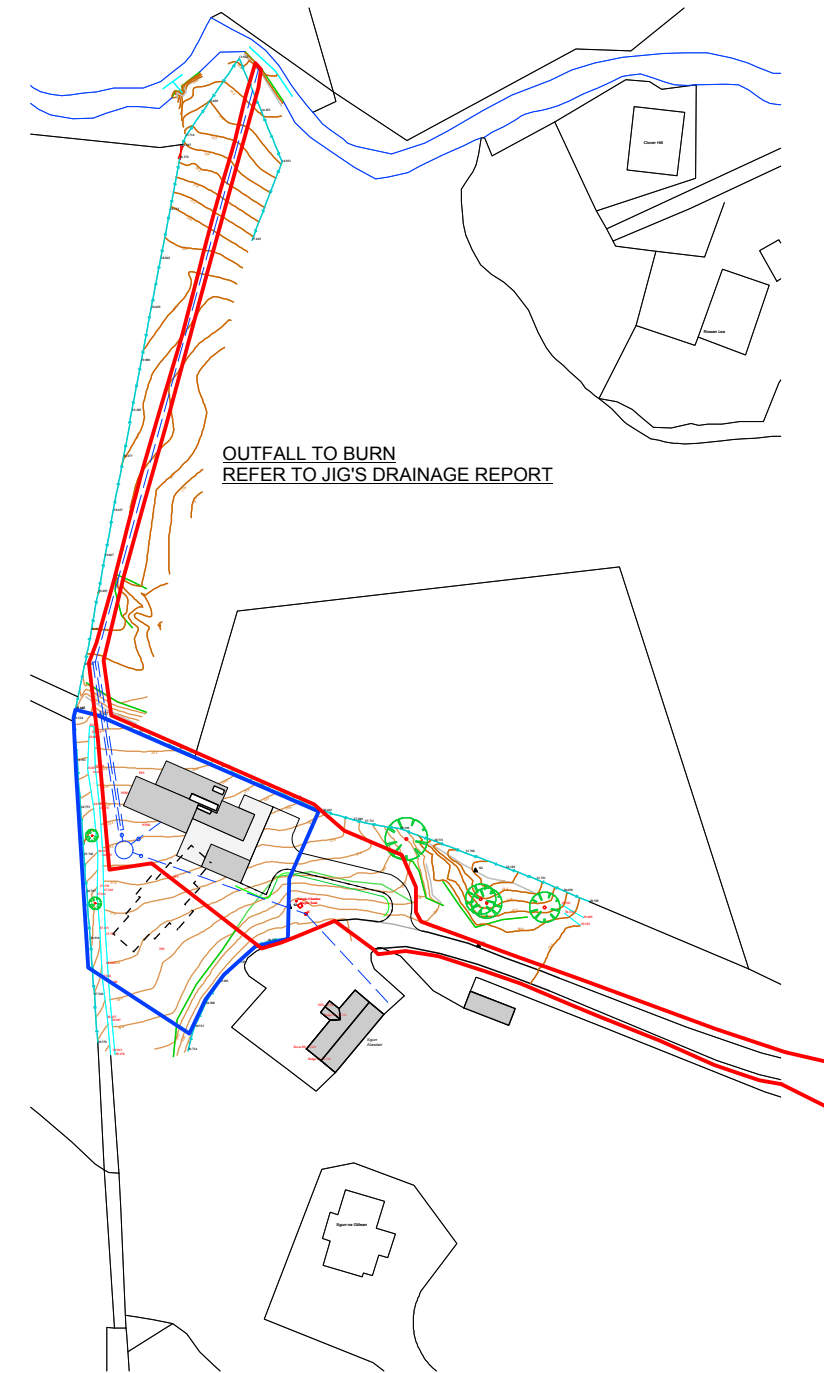
E: info@dualchas.com W: www.dualchas.com

© Dualchas Architects. To be read in conjunction with the specification and all relevant drawings. Contractor to check all dimensions on site. Do not scale from this drawing. Architect to be advised of any variation between the drawings and site conditions.

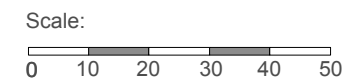
DRAWING SET PLANNING		CLIENT 775_WILLIAMSON
DRAWING TITLE PERSPECTIVE		
DRAWING NUMBER 775_801	DRAWN BY JMk	DATE 03/04/17
CAD FILE NAME 775_PL_BASE		SCALE --



Site Plan 1:2500



Site Plan 1:1250



BLUE LINE: LAND OWNED BY CLIENT: 1346.76 sq.m. approx

RED LINE: LAND AFFECTED BY APPLICATION: 3862.27 sq.m. approx

REV	DESCRIPTION	DATE	APPROVED
B	Shed and deck layout revised	22/2/18	
A	coordination issue	21/2/18	
REVISION HISTORY			

DUALCHAS

ARCHITECTS

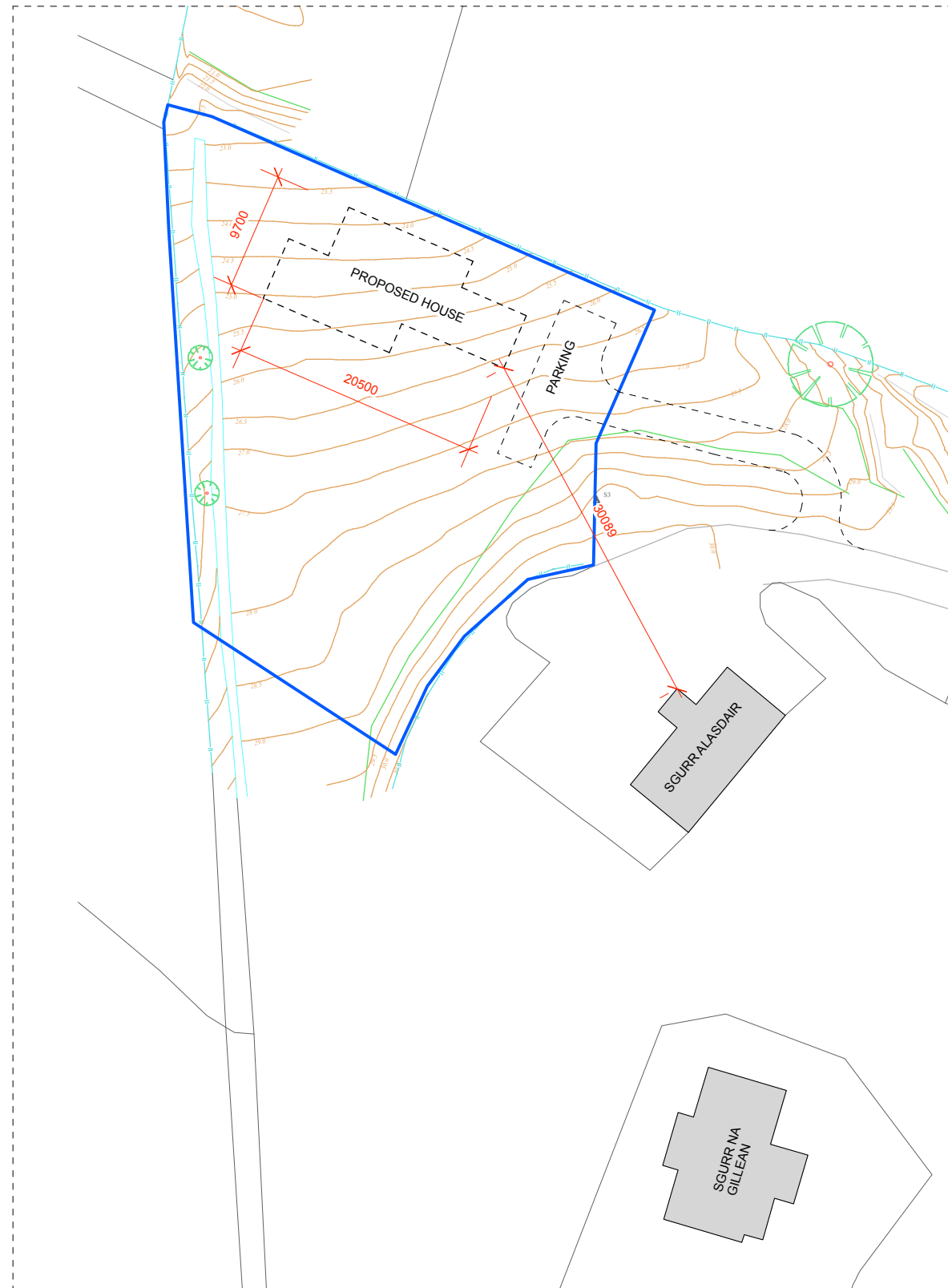
SKYE
Fàs Building, Sabhal Mòr Ostaig, Sleat, Isle of Skye IV44 8RQ T: 01471 833 300

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

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

© Dualchas Architects. To be read in conjunction with the specification and all relevant drawings. Contractor to check all dimensions on site. Do not scale from this drawing. Architect to be advised of any variation between the drawings and site conditions.

DRAWING SET PLANNING		CLIENT 775_WILLIAMSON	
DRAWING TITLE SITE PLAN			
DRAWING NUMBER 775_102	DRAWN BY JMK	DATE 03/04/17	
CAD FILE NAME 775_PL_BASE		SCALE As Shown	

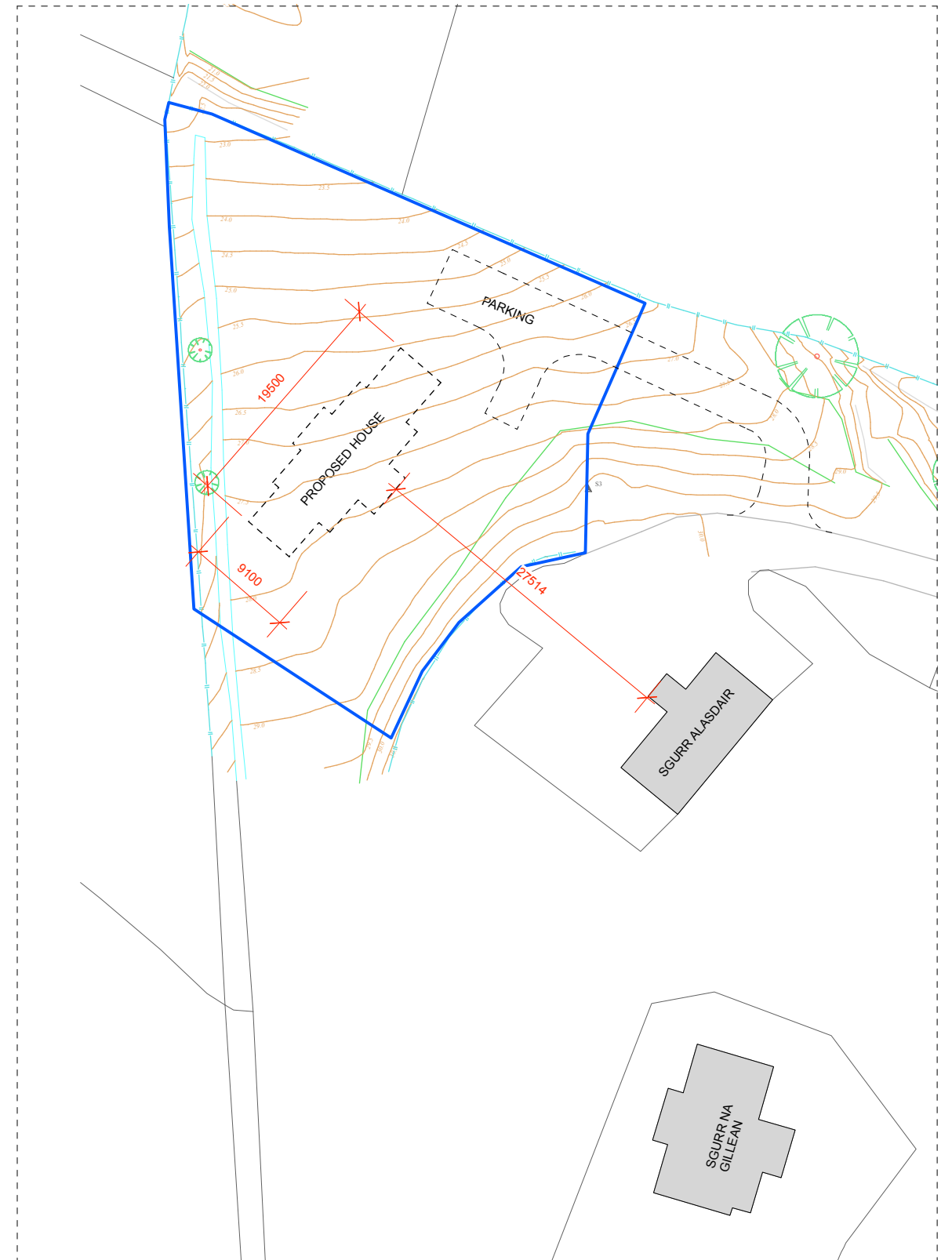


FOOTPRINT 17/04356/FUL

North:



Scale:



FOOTPRINT 15/04356/FUL

DUALCHAS

ARCHITECTS

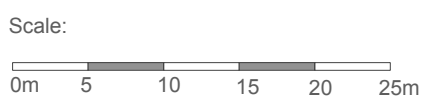
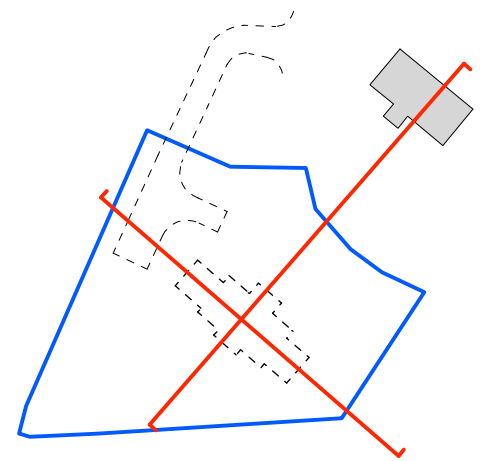
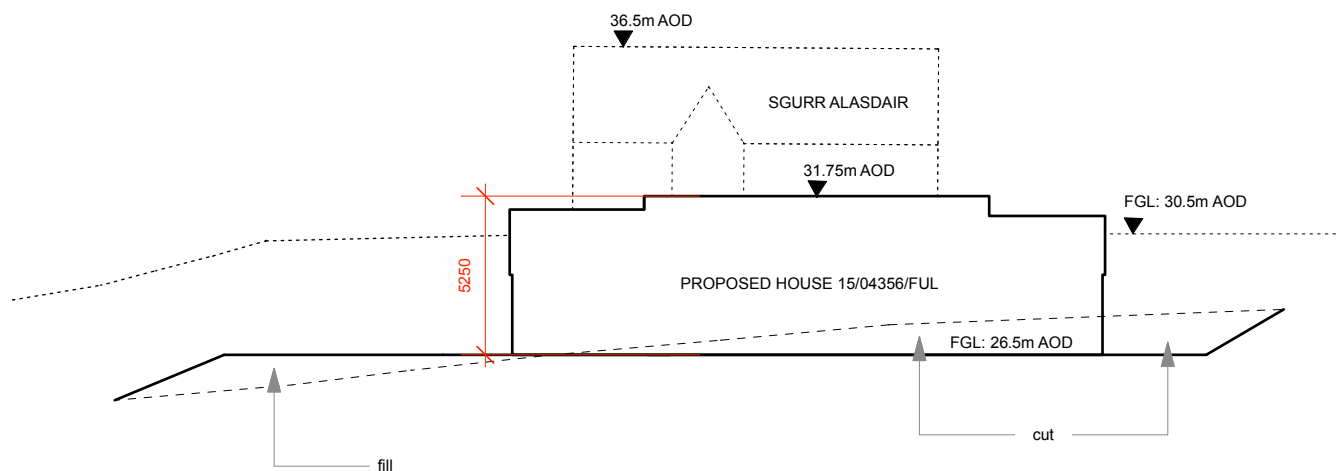
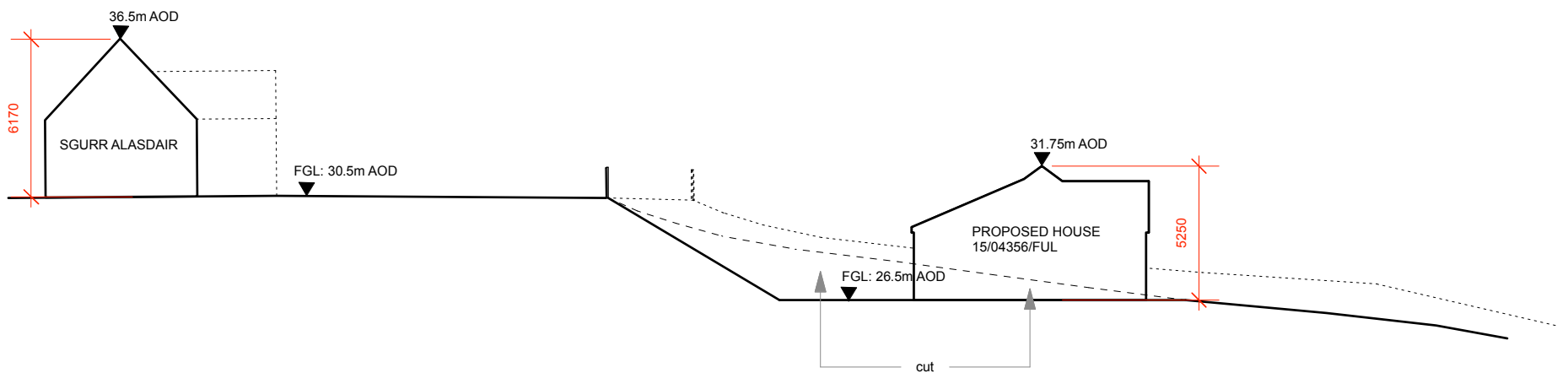
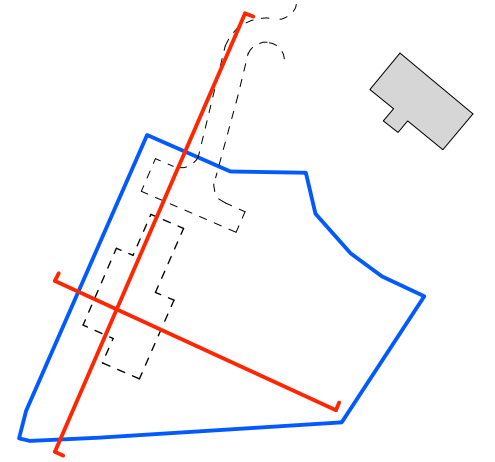
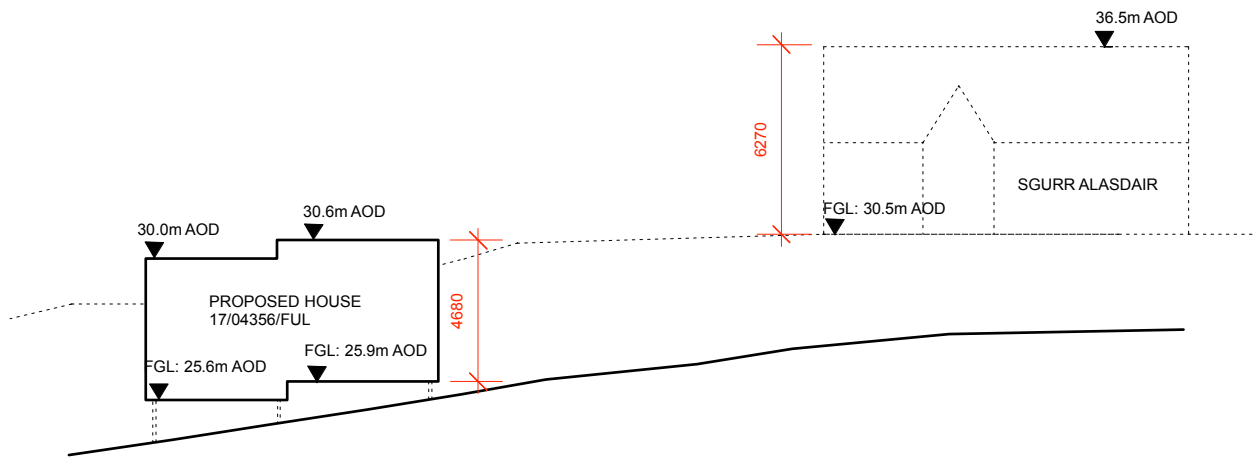
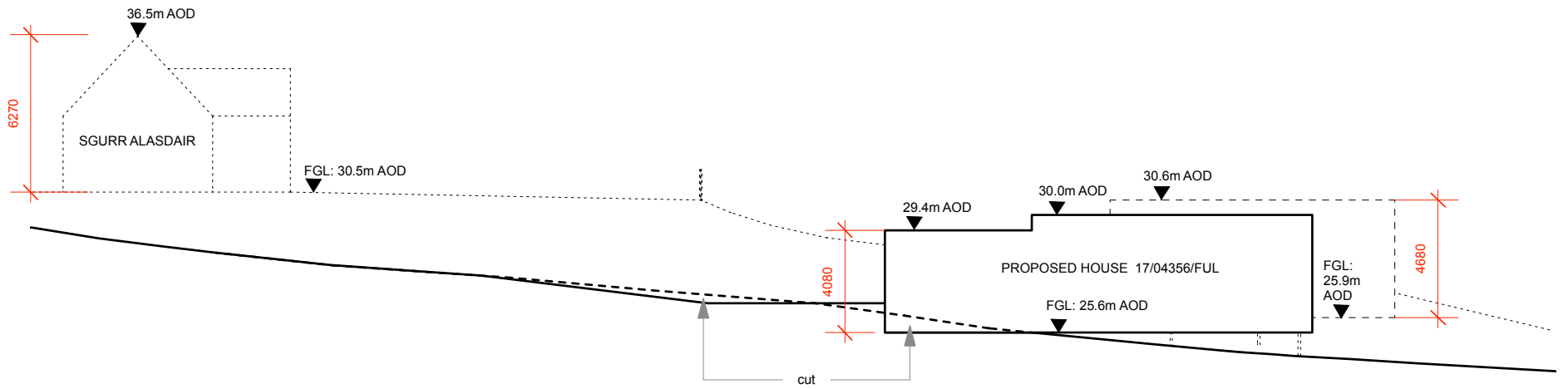
SKYE
Fàs Building, Sabhal Mòr Ostaig, Sleat, Isle of Skye IV44 8RQ T: 01471 833 300

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

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

© Dualchas Architects. To be read in conjunction with the specification and all relevant drawings. Contractor to check all dimensions on site. Do not scale from this drawing. Architect to be advised of any variation between the drawings and site conditions.

DRAWING SET PLANNING		CLIENT 775_WILLIAMSON
DRAWING TITLE SITE PLAN COMPARING 15/03233/FUL & 17/04356/FUL		
DRAWING NUMBER 775_105	DRAWN BY LS	DATE 01/02/2018
CAD FILE NAME 775_PL_BASE		SCALE 1:500 @ A3



DUALCHAS

ARCHITECTS

SKYE
Fàs Building, Sabhal Mòr Ostaig, Sleat, Isle of Skye IV44 8RQ 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

© Dualchas Architects. To be read in conjunction with the specification and all relevant drawings. Contractor to check all dimensions on site. Do not scale from this drawing. Architect to be advised of any variation between the drawings and site conditions.

DRAWING SET PLANNING		CLIENT 775_WILLIAMSON	
DRAWING TITLE SITE SECTIONS COMPARING 15/03233/FUL & 17/04356/FUL			
DRAWING NUMBER 775_106		DRAWN BY LS	DATE 01/02/2018
CAD FILE NAME 775_PL_BASE			SCALE 1:500 @ A3