

|             |                   |
|-------------|-------------------|
| Agenda item | <b>6.2</b>        |
| Report no   | <b>PLN/021/18</b> |

## THE HIGHLAND COUNCIL

**Committee:** North Planning Applications Committee

**Date:** 6 March 2018

**Report Title:** 17/04694/FUL – Land 55 M SW Of The Birches, Kyleakin

**Report By:** Area Planning Manager – North

### 1. Purpose/Executive Summary

#### 1.1 Lochalsh and Skye Housing Association

Erection of 18 new houses consisting of 6 semi detached, 4 detached and 8 cottage flats with new access road and drainage arrangements with air to air/water heat pumps, Demolition of existing garages and outbuildings on site

Ward 10 - Eilean A' Cheò

Local Development

Local Member Involvement

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 an 18 unit social housing development on land immediately east of the Kyleakin football pitch. The housing mix would consist of one semi-detached two storey block containing one 4 and one 3 bedroom house (Plots 1 and 2), 4 single storey semi-detached 2 bedroom houses (Plots 3 to 6), 4 one and half storey detached 3 bedroom houses (Plots 7 to 10), and 8 two storey, 2 bedroomed flats in two separate blocks (Plots 11 to 14). Other than Plots 7 to 10, all of the houses would be affordable, being offered for rent by the applicant.
- 3.2 A pre-application meeting took place in October 2016.
- 3.3 The site currently lacks basic infrastructure, other than an access off Olaf road to a small group of storage sheds.
- 3.4 A Drainage Assessment, a Transport Statement and a Construction Traffic Management Plan have been submitted.
- 3.5 **Variations:** The elevations of the single storey 2 bedroom detached houses have been revised so that the window placements tally with those shown on the floor plans (drawing no. 315-PL-9-111 REV A, submitted 13.10.2017). Various drawings have been submitted to comply with comments from Transport Planning in respect of parking provision, street lighting, kerb layout, road adoption areas and road levels (drawing nos. 315-PL-002 REV A, FXX.X-001, 3132:101, 104, 114 and 3269.102, submitted 26.03.2018, 23.03.2018 and 16.02.2018 respectively). No drawings for units 13 and 14 had initially been submitted, but that omission has been rectified with drawing nos. 315-PL-11-101, 102, 103, 104, 111 and 121, received 14.02.2018.

### **4. SITE DESCRIPTION**

- 4.1 The site comprises an area of generally flat grassland, with the only structures being the small group of sheds in the north western corner of the site referred to above. Existing housing both to the east, north and west of these sheds, along Olaf Road and Achmore Road. Kyleakin Primary School lies some 100m to the west of the site. The existing houses are of a relatively high density, with a mix of heights, but with two storey buildings predominating.

### **5. PLANNING HISTORY**

- 5.1 There is no planning history on the site.

### **6. PUBLIC PARTICIPATION**

- 6.1 Advertised : Unknown Neighbour 14 Days  
Representation deadline : 03.11.2017  
Timeous representations : 2 objections  
Late representations : 0
- 6.2 Material considerations raised are summarised as follows:
- Existing access from Olaf Road to Kyleside is inadequate, and is not proposed to be improved.

- Additional traffic associated with the development will increase existing congestion, making the school run more problematic.
- Housing density seems too high.
- Village amenities are not being increased to cater for additional population.
- Visual impact will be dominating and out of character.
- Parking bays may be too small.
- Proposed Cottage Flats will overlook existing property on Achmore Road.
- Overshadowing and overlooking of adjacent property on Olaf Road, with consequent adverse effect on Bed and Breakfast business.
- Adequate screening needed round entire development.
- Lack of sewerage and water capacity.
- Noise from Air Source Heat Pumps will adversely affect neighbour amenity.

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](http://www.wam.highland.gov.uk/wam). Access to computers can be made available via Planning and Development Service offices.

## 7. CONSULTATIONS

- 7.1 **Transport Planning** : Initial objection due to insufficient information, now withdrawn.
- 7.2 **Development Plans** : No objection, support the principle of housing on this site, developer contributions may be required.
- 7.3 **Forestry Officer** : No objection.
- 7.4 **Historic Environment** : No objection, seek condition requiring archaeological investigation.
- 7.5 **Care and Learning** : No response.
- 7.6 **Contaminated Land** : No objection, seek a condition requiring a contamination survey in advance of any development.
- 7.7 **Flood Management** : No objection, subject to conditions on levels and final drainage design.
- 7.8 **Scottish Water** : No objection, sufficient capacity in terms of both water supply and foul drainage
- 7.9 **Kyleakin and Kylesha Community Council** : Express concern regarding access for traffic during construction and operational phases. Highlight the lack of a Construction Traffic Management Plan. Developer should fund street lighting between Olaf Road and Kyleside, and a new pedestrian crossing on the Primary School approach. Concerned at high density, lack of green space and possible lack of sewage capacity. Fencing required around entire development.

## **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      |
| 31 | Developer Contributions              |
| 32 | Affordable Housing                   |
| 34 | Settlement Development Areas         |
| 56 | Travel                               |
| 57 | Natural, Built and Cultural Heritage |
| 64 | Flood Risk                           |
| 66 | Surface Water Drainage               |

### **8.2 West Highlands and Islands Local Plan 2010 (as continued in force 2012)**

The site forms part of the H2 Housing allocation for 25 units

## **9. OTHER MATERIAL CONSIDERATIONS**

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

The site forms part of the KA02 Housing Allocation with an indicative capacity of 26 units.

### **9.2 Highland Council Supplementary Planning Policy Guidance**

Roads and Transport Guidelines for New Developments (May 2013)  
Flood Risk and Drainage Impact Assessment (Jan 2013)  
Developer Contributions (March 2013)  
Open Space in New Residential Developments (Jan 2013)  
Standards for Archaeological Work (March 2012)  
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.

### **Development Plan Policy Assessment**

#### **Relevant Policy**

- 10.3 In this case the Development Plan is comprised solely of the Highland-wide Local Development Plan, the relevant policies of which are considered below.
- 10.4 The application site falls within the Kyleakin 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.
- 10.5 For development proposals which create a need for new or improved public services, facilities or infrastructure Policy 31 states that the Council will seek a fair and reasonable contribution towards these additional costs. Policy 32 states that all developments of 4 or more dwellings will be required to contribute 25% equivalent of affordable housing, while Policy 42 supports development proposals that bring previously used land back into beneficial use subject to a number of criteria. Part of this site has existing garages and outbuildings.
- 10.6 Policy 56 states that proposals which involve travel generation must include sufficient information with the application for the consideration of any on and off-site transport implications.
- 10.7 Policy 57 requires all development proposals to take into account the level and importance of heritage features, the form and scale of the development and any impact on the feature and its setting. The site is within an area of known archaeological potential.
- 10.8 Policy 64 requires development proposals within or bordering medium to high risk flood areas to demonstrate compliance with Scottish Planning Policy through the submission of suitable information which may take the form of a Flood Risk Assessment, while Policy 65 requires that surface water drainage should follow sustainable principles.

### **Policy and Material Considerations**

#### **Siting and Design**

- 10.9 The principle of a housing development on this site has been established by the Development Plan allocations referred to above. The layout of the scheme allows for the remainder of the Local Plan allocation to be developed by means of an extension to the spine road. The design of the scheme is considered to be of good

quality, and respects the local vernacular by virtue of the proposed buildings' rectangular floorplans, symmetrically pitched roofs, and a palette of finishing materials featuring white render and untreated larch boarding on the walls, with natural slate, concrete tiles and corrugated metal sheeting on the roofs. The varying heights and forms of the buildings add visual interest to the scheme, and is reflective of the local pattern of development. As such, the proposal is not out of character, and – given the local context, as set out in section 4, – the scheme is not considered to be visually dominating.

- 10.10 In terms of density, the building footprints cover 1161 sq m, which is only 14.3 % of the total site area of 8105 sq m. The amount of amenity space around the flatted buildings is considered acceptable, and all of the houses have ample gardens. In addition to these spaces there is additional open space for landscaping. It is therefore considered that the density of the scheme is acceptable. A condition which requires the submission of a landscaping scheme is proposed.

### **Neighbour Amenity**

- 10.11 The closest existing houses to the proposed development are adjacent to the site's north eastern corner, where the dwelling known as "The Birches" is some 10m distant from the nearest proposed building, which is a single storey structure. However, this spacing is typical of the local situation, and a 1.8m high timber boarded fence would provide screening along the boundary of the site to safeguard existing neighbour amenity. The landscaping condition referred to above can require full details of this boundary fence. A condition is recommended to ensure that the noise output from the proposed air source heat units falls within acceptable limits.
- 10.11 The guidance in respect of overshadowing states that any proposed building should not intrude into an angle of 25 degrees projected from the centre of an existing property's window. The nearest of the proposed buildings to the property which it is claimed would be affected by overshadowing (namely 19 Olaf Road) is Plots 1 and 2, a 2 storey block which lies 15m to the west of this property's living room window. The ridge height of the building on Plots 1 and 2 is 8.4m, which would fall 1.6m below this projected line. Accordingly, the proposed development would not overshadow the existing property. It should also be noted that Plots 1 and 2 lies to the west of the property and 19 Olaf Road, and it would therefore only be in the late afternoon that this building would be between the sun and this dwelling. In addition, the upper storey windows of the block at Plots 1 and 2 give onto bedrooms and bathrooms. Unlike a living room, these would not be greatly used during daylight hours.
- 10.12 It is claimed by both of the objectors that their properties would be overlooked by houses within the proposed scheme. It is considered that the distances between these properties and the nearest of the proposed houses (15m and 31m), as well as the provision of a 1.8m high fence to both the western and eastern boundaries and appropriate tree planting as part of the landscaping scheme to be secured by condition, are sufficient to protect the amenity of these neighbouring properties. Plots 11-14 would be at an oblique angle to the property of the objector on Achmore Road.

### 10.13 **Access and Parking**

Transport Planning initially objected and sought further information in respect of road, footway and parking bay layout/dimensions, the extent of road to be adopted by the Council, drainage and flood risk, cycle parking, construction traffic management, access by all transport modes, street lighting and underground utility services. Following the receipt of this information Transport Planning have withdrawn their objection, and do not seek any conditions.

- 10.14 The submitted objections and comments from the Community Council which raise concerns about the ability of existing road infrastructure to deal with the amount of traffic generated by the proposed development have been drawn to the attention of Transport Planning. A verbal response has been received to the effect that they consider the existing roads infrastructure is adequate in relation to what is a relatively small development.

### **Affordable Housing**

- 10.15 Of the 18 houses proposed, 14 are affordable. These 14 units shall be offered for rent by the Lochalsh and Skye Housing Association, and a condition to secure this affordable element of the development is recommended.

### **Flood Risk and Drainage**

- 10.16 The Flood Team advise that the predicted 200 year coastal flood level adjacent to the site is 4.02m AOD (above Ordnance datum). They ask for a condition which sets the minimum finished floor levels of the proposed buildings no lower than 4.87m AOD, and this is agreed. The Flood Team note that the majority of the surface water drainage from the site is to be by means of infiltration, but ask for a condition which requires the final surface water drainage design to be submitted for review and approval prior to the commencement of development, as no infiltration testing has been carried out. It is recognised that alternative options such as discharge to the adjacent coastal inlet would be possible. The need for this condition is also agreed.

### **Archaeology**

- 10.17 Historic Environment request that a condition which requires a programme of archaeological evaluation to be undertaken in advance of any development. A condition to this effect can be applied.

### **Contaminated Land**

- 10.18 It is noted that part of the site contains garages, which might be the source of contamination for fuel sources, vehicle maintenance residue or any asbestos present within these buildings. Accordingly, the Contaminated Land Unit request that a condition be applied which requires the submission of a scheme to deal with potential contamination on site in advance of any development. The need for this condition is agreed.

## **Developer Contributions**

10.19 The consultation response from Development Plans highlights certain areas where a developer contribution might be required, pending investigation. These are listed below, together with the conclusions from these investigations.

- Affordable Housing – Development Plans advise that at least 5 of the proposed units should be affordable. As noted above, 14 of the 18 units proposed fall into this category.
- Education – It is advised that Care and Learning be consulted in order to confirm that both the local Primary and Secondary school roles are falling, and that a contribution towards education provision is not required. Care and Learning have not responded to their consultation request, but the falling local school role figures have been confirmed by the Council. Accordingly, a developer contribution is not required in respect of this item.
- Transport and Active Travel – The Transport Planning team do not seek any contributions in this respect.
- Open Space – Development Plans state that as the site is adjacent to a large playing field, as well as a Core Path adjacent to the Obbe tidal inlet it is not considered necessary to seek a commuted sum towards open space from this proposal.
- Community Facilities – Development Plans advise that no contribution is sought for this item.
- Public Art – Development Plans advise that because this is not a prominent site provision of public art is not required.

## **10.5 Other Considerations – not material**

One of the objectors has listed Kyleakin's amenities and employment opportunities, but has not made any related planning argument.

## **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** N

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

1. No development shall commence until details of a scheme of hard and soft landscaping works have been submitted to, and approved in writing by, the Planning Authority. Details of the scheme shall include:
  - i. All earthworks and existing and finished ground levels in relation to an identified fixed datum point;
  - ii. A plan showing existing landscaping features and vegetation to be retained;
  - iii. The location and design, including materials, of the proposed 1.8m high boundary fence, as well as any gates;
  - iv. All soft landscaping and planting works, including plans and schedules showing the location, species and size of each individual tree and/or shrub and planting densities; and
  - v. A programme for preparation, completion and subsequent on-going maintenance and protection of all landscaping works.

Landscaping works shall be carried out in accordance with the approved scheme. All planting, seeding or turfing as may be comprised in the approved details shall be carried out in the first planting and seeding seasons following the commencement of development, unless otherwise stated in the approved scheme.

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

**Reason** : In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site, and to safeguard the privacy and amenity of neighbouring properties and occupants.

2. All plant, machinery and equipment associated with ventilation, air-conditioning, heating and refrigeration services or similar and including fans, ducting and external openings shall be so installed, maintained and operated such that any associated operating noise does not exceed NR 20 when measured or calculated within any noise-sensitive premises with windows open for ventilation purposes. For the purposes of this condition, "noise-sensitive premises" includes, but is not necessarily limited to, any building, structure or other development the lawful use of which a)

falls within Classes 7 (Hotels and Hostels), 8 (Residential Institutions) or 9 (Houses) of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended), or b) is as a flat or static residential caravan.

**Reason :** In order to safeguard the amenity of neighbouring properties and occupants.

3. No development shall commence on site until a scheme for the provision of, or contribution towards, on-site affordable housing (which meets the definition of affordable housing outlined in The Highland Council's Affordable Housing Supplementary Planning Guidance dated August 2008 (as amended, revoked or replaced; with or without modification) as part of the development hereby approved has been submitted to, and approved in writing, by the Planning Authority. The scheme shall include:
  - i. the numbers, type, tenure and location of the affordable housing provision to be made, which shall consist of not less than 25% of the total number of housing units proposed within the application site;
  - ii. the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
  - iii. the arrangements for the transfer of the affordable housing to an affordable housing provider;
  - iv. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
  - v. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Thereafter, the affordable housing shall be provided in accordance with the approved scheme.

**Reason :** To ensure that affordable housing is provided as part of the development, in order to reflect the need for the affordable housing within the area, alongside market housing, which has been established through the Council's Affordable Housing Supplementary Planning Guidance.

4. The development shall not be carried out other than with the Finished Floor Level of any of the dwelling houses hereby approved set at no less than 4.87m above Ordnance datum (AOD).

**Reason :** To minimise the risk to the development hereby approved from coastal flooding.

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

Planning Authority. Thereafter, only the approved details shall be implemented and all surface water drainage provision shall be completed prior to the first occupation of any of the development.

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

6. No development or work (including site clearance) shall commence until a programme of work for the evaluation, preservation and recording of any archaeological and historic features affected by the proposed development/work, including a timetable for investigation, all in accordance with the attached specification, has been submitted to, and approved in writing by, the Planning Authority. The approved programme shall be implemented in accordance with the agreed timetable for investigation.

**Reason :** In order to protect the archaeological and historic interest of the site.

7. No development shall commence until a scheme to deal with potential contamination within the application site has been submitted to, and approved in writing by, the Planning Authority. The scheme shall include:
- i. the nature, extent and type of contamination on site and identification of pollutant linkages and assessment of risk (i.e. a land contamination investigation and risk assessment), the scope and method of which shall be first submitted to and approved in writing by with the Planning Authority, and undertaken in accordance with PAN 33 (2000) and British Standard BS 10175:2011+A1:2013 Investigation of Potentially Contaminated Sites - Code of Practice;
  - ii. the measures required to treat/remove contamination (remedial strategy) including a method statement, programme of works and proposed verification plan to ensure that the site is fit for the uses proposed;
  - iii. measures to deal with contamination during construction works;
  - iv. in the event that remedial action be required, a validation report that validates and verifies the completion of the approved decontamination measures;
  - v. in the event that monitoring is required, monitoring statements submitted at agreed intervals for such time period as is considered appropriate in writing by the Planning Authority.

Thereafter, no development shall commence until written confirmation that the approved scheme has been implemented, completed and, if required, on-going monitoring is in place, has been issued by the Planning Authority.

**Reason :** In order to ensure that the site is suitable for redevelopment given the nature of previous uses/processes on the site.

## **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.

## **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:

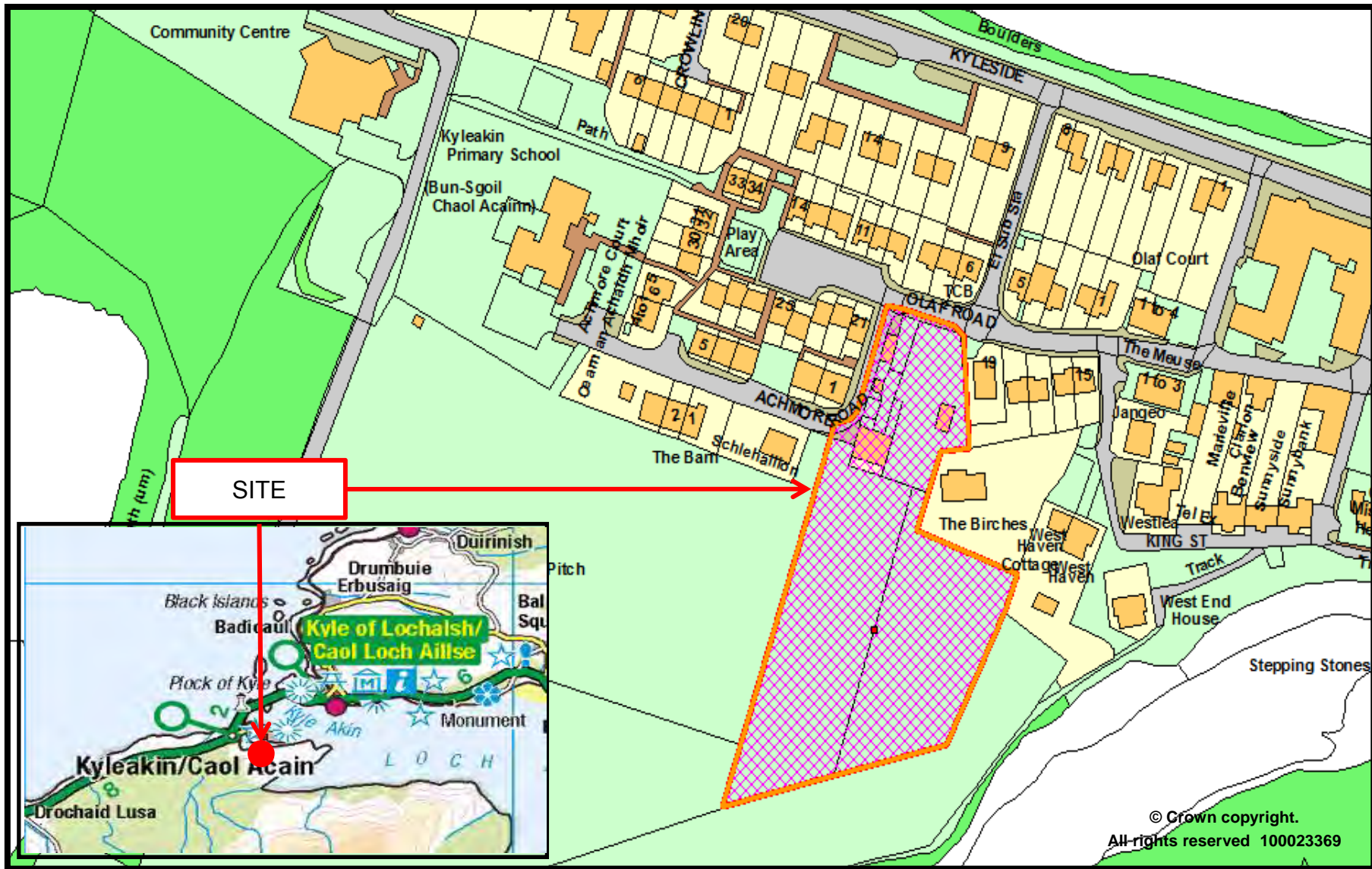
[http://www.highland.gov.uk/info/20005/roads\\_and\\_pavements/101/permits\\_or\\_working\\_on\\_public\\_roads/2](http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_or_working_on_public_roads/2)

## **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.

|                    |   |
|--------------------|---|
| 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<br>Plan 2 – Location Plan 315-pl-001<br>Plan 3 – Site Layout Plan 315-PL-002 REV A<br>Plan 4 – Site Section Plan 315-pl-004<br>Plan 5 – Plots 1 and 2 Ground Floor Plan 315-pl-1-101<br>Plan 6 - Plots 1 and 2 First Floor Plan 315-pl-1-102<br>Plan 7 - Plots 1 and 2 Elevations Plan 315-pl-1-111<br>Plan 8 - Plots 1 and 2 Section Plan 315-pl-1-121<br>Plan 9 - Plots 3, 4, 5 and 6 Ground Floor Plan 315-pl-3-101<br>Plan 10 - Plots 3, 4, 5 and 6 Elevations Plan 315-pl-3-111A<br>Plan 11 - Plots 3, 4, 5 and 6 Section Plan 315-pl-3-121<br>Plan 12 - Plots 7 and 8 Ground Floor Plan 315-pl-7-101<br>Plan 13 - Plots 7 and 8 First Floor Plan 315-pl-7-102<br>Plan 14 - Plots 7 and 8 Elevations Plan 315-pl-7-111<br>Plan 15 - Plots 7 and 8 Section Plan 315-pl-7-121<br>Plan 16 - Plots 9 and 10 Ground Floor Plan 315-pl-9-101<br>Plan 17 - Plots 9 and 10 First Floor Plan 315-pl-9-102<br>Plan 18 - Plots 9 and 10 Elevations Plan 315-pl-9-111<br>Plan 19 - Plots 9 and 10 Section Plan 315-pl-9-121 |

Plan 20 - Plots 11 and 12 Ground Floor Plan 315-pl-11-101  
Plan 21 - Plots 13 and 14 Ground Floor Plan 315-pl-11-102  
Plan 22 - Plots 11 and 12 First Floor Plan 315-pl-11-103  
Plan 23 - Plots 13 and 14 First Floor Plan 315-pl-11-104  
Plan 24 - Plots 11 and 12 Elevations Plan 315-pl-11-111  
Plan 25 - Plots 13 and 14 Elevations Plan 315-pl-11-112  
Plan 26 - Plots 11, 12, 13 and 14 Section Plan 315-pl-11-121



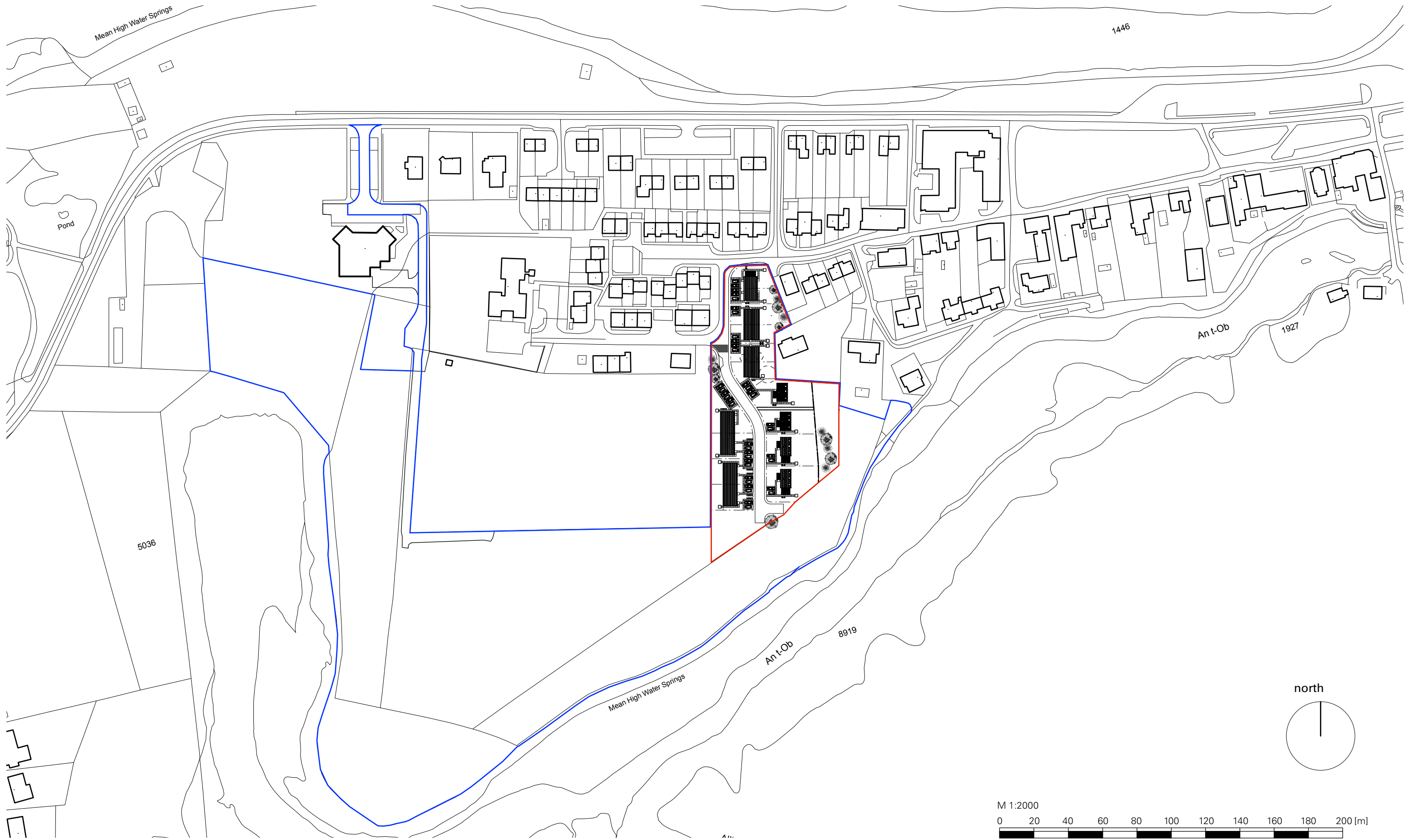
The Highland Council  
Comhairle na Gàidhealtachd  
Planning and Development Service

Location Plan  
17/04694/FUL

Erection of 18 new houses consisting of 6 semi detached, 4 detached and 8 cottage flats with new access road and drainage arrangements with air to air/water heat pumps, Demolition of existing garages and outbuildings on site

April 2018

Scale:



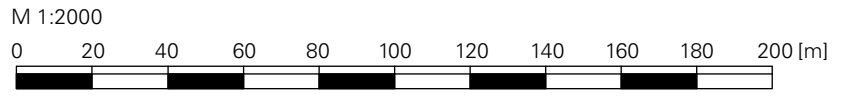
do not scale from this drawing • dimensions and levels to be checked on site by the contractor • all dimensions in millimetres unless otherwise noted • all levels in metres unless otherwise noted

The Green, Portree, Isle of Skye, IV51 9BT  
 tel. 0(44)1478 613379  
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**RURAL DESIGN ARCHITECTS**

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|                    |                |             |   |                                |                              |
|--------------------|----------------|-------------|---|--------------------------------|------------------------------|
| Client<br>LSHA     |                |             | Project<br>Kyleakin Housing Development |                                |                              |
| Scale<br>1:2000@A3 | Date<br>Sep 17 | Drawn<br>AT | Status<br>Planning                      | Drawing Title<br>Location plan | Drg No.<br><b>315-pl-001</b> |





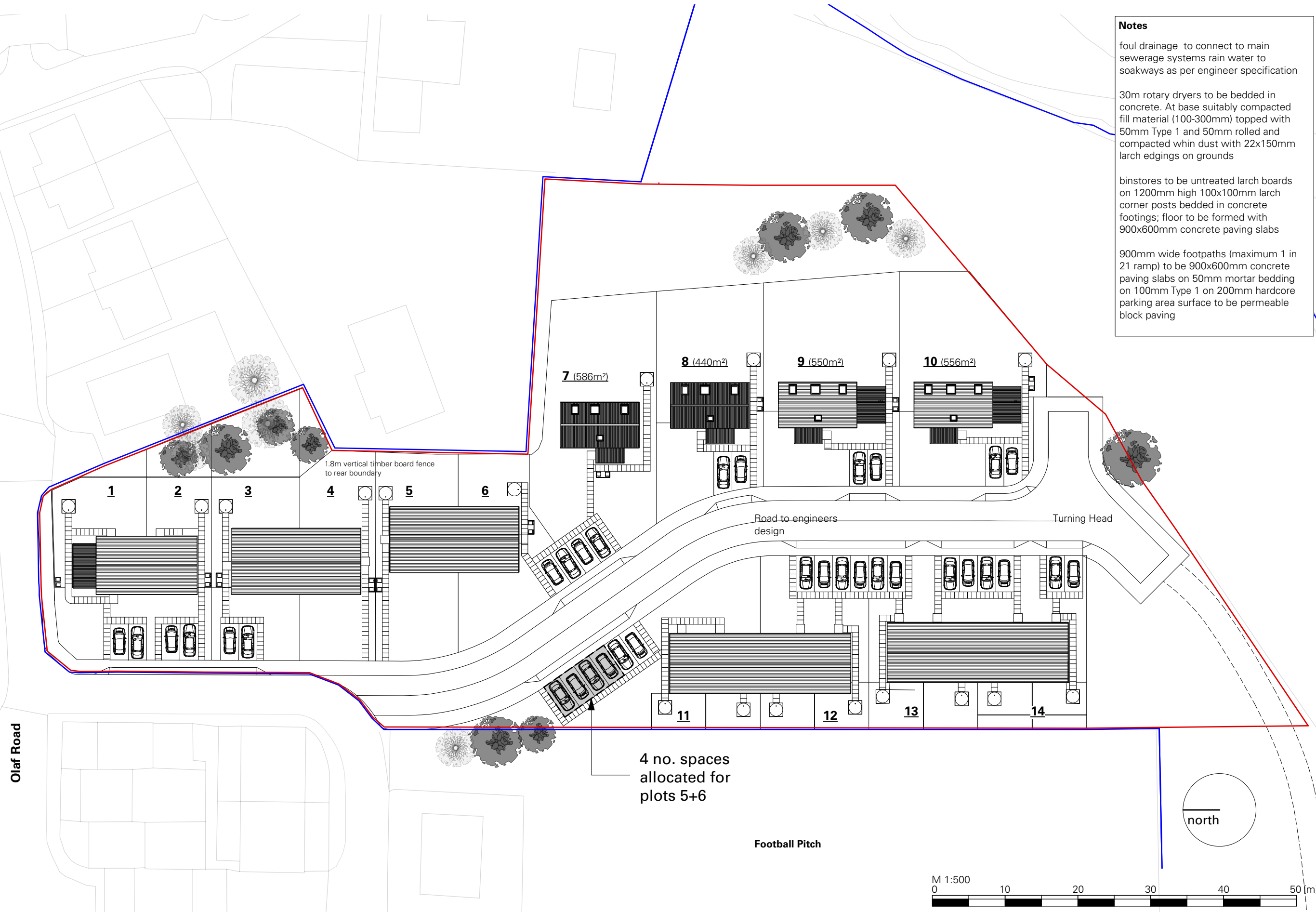
**Notes**

foul drainage to connect to main sewerage systems rain water to soakways as per engineer specification

30m rotary dryers to be bedded in concrete. At base suitably compacted fill material (100-300mm) topped with 50mm Type 1 and 50mm rolled and compacted whin dust with 22x150mm larch edgings on grounds

binstores to be untreated larch boards on 1200mm high 100x100mm larch corner posts bedded in concrete footings; floor to be formed with 900x600mm concrete paving slabs

900mm wide footpaths (maximum 1 in 21 ramp) to be 900x600mm concrete paving slabs on 50mm mortar bedding on 100mm Type 1 on 200mm hardcore parking area surface to be permeable block paving



do not scale from this drawing • dimensions and levels to be checked on site by the contractor • all  
 REV A Mar 18 Turning Head added  
 Parking to plots 5+6 ammended

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Client

LSHA

Scale  
 1:500@A3

Date  
 Sep 17

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 AT

Status  
 Planning

Project

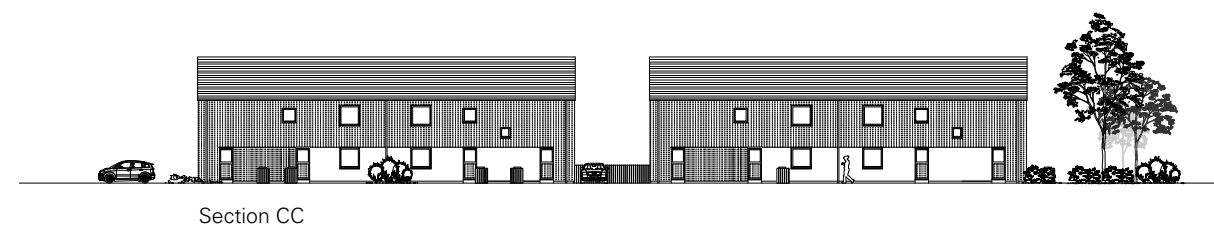
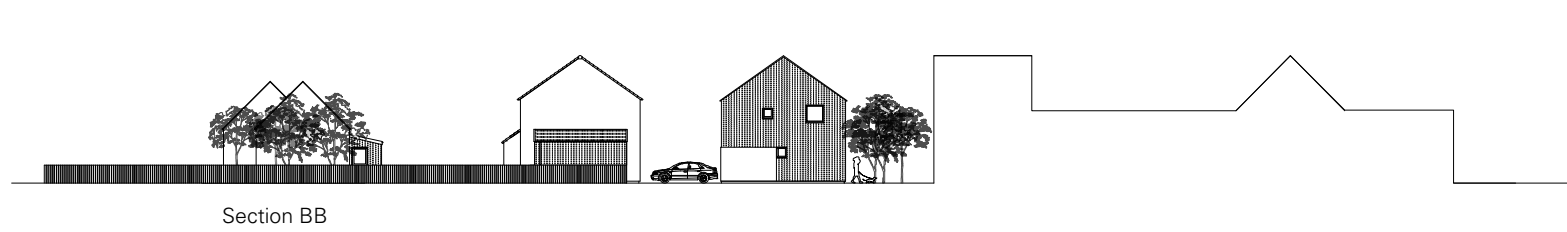
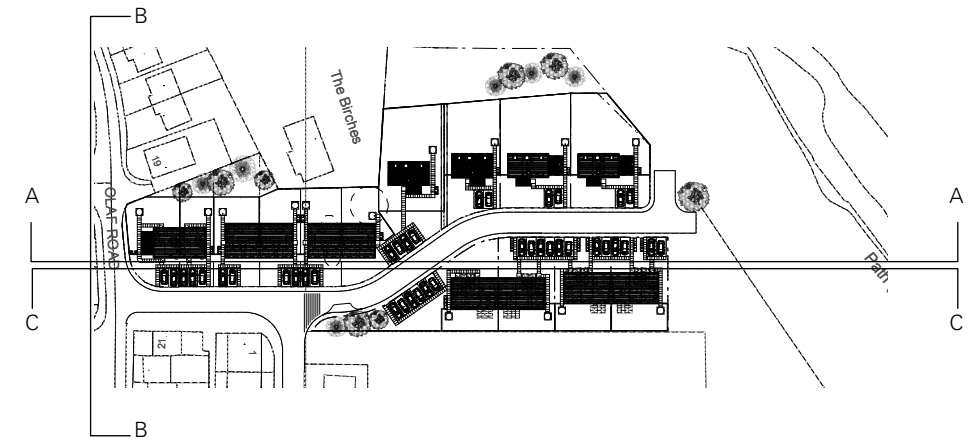
Kyleakin Housing Development

Drawing Title

Proposed Site plan

Drg No.

**315-pl-002A**



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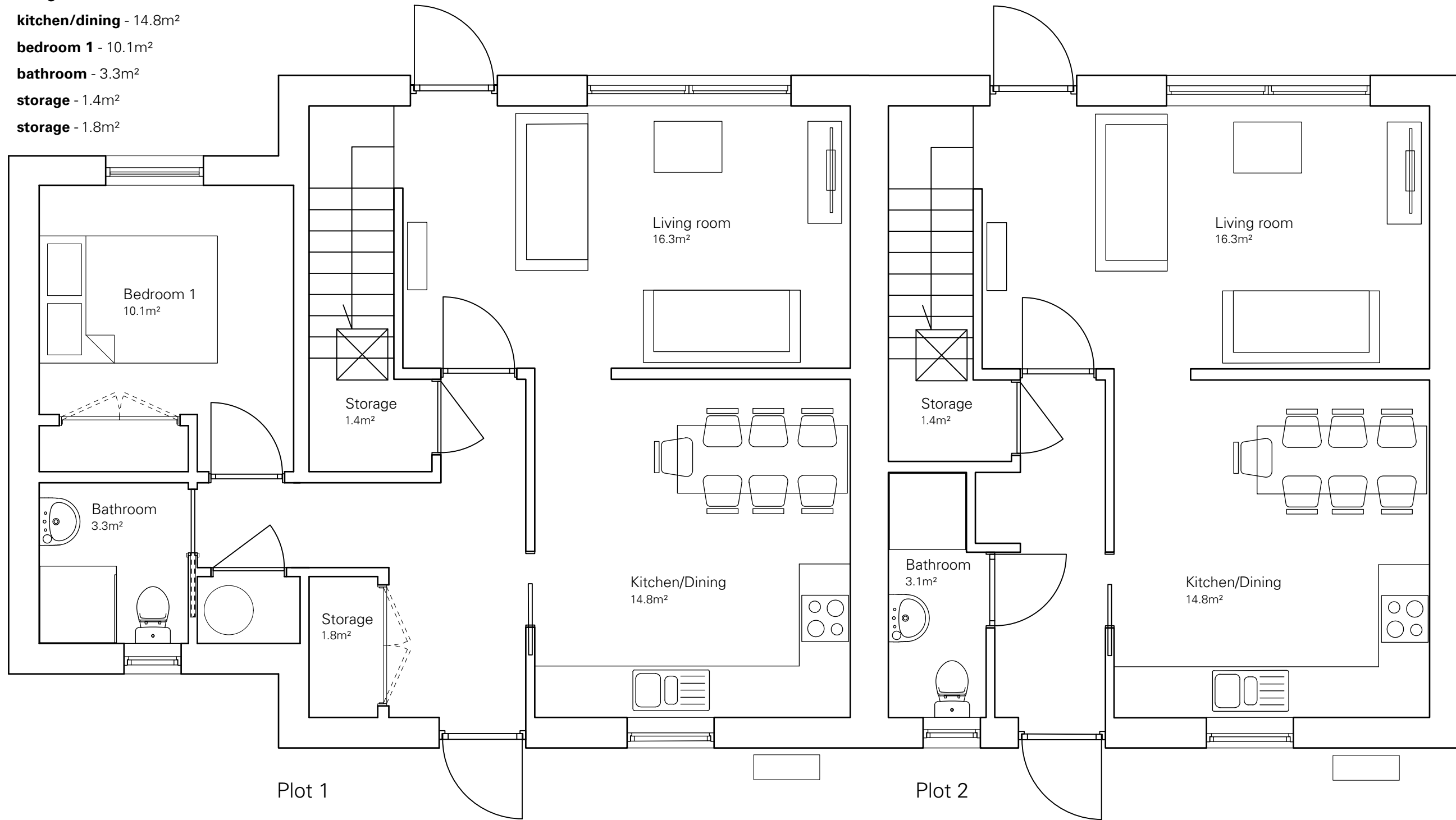
| Scale    | Date   | Drawn | Status   |
|----------|--------|-------|----------|
| 1:500@A3 | Sep 17 | AT    | Planning |

Project  
Kyleakin Housing Development

| Drawing Title   | Drg No.           |
|-----------------|-------------------|
| Street sections | <b>315-pl-004</b> |

Floor Area  
(Plot 1)  
**63m<sup>2</sup>**

- living room** - 16.3m<sup>2</sup>
- kitchen/dining** - 14.8m<sup>2</sup>
- bedroom 1** - 10.1m<sup>2</sup>
- bathroom** - 3.3m<sup>2</sup>
- storage** - 1.4m<sup>2</sup>
- storage** - 1.8m<sup>2</sup>



Floor Area  
(Plot 2)  
**46m<sup>2</sup>**

- living room** - 16.3m<sup>2</sup>
- kitchen/dining** - 14.8m<sup>2</sup>
- bathroom** - 3.1m<sup>2</sup>
- storage** - 1.4m<sup>2</sup>



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Status

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Project

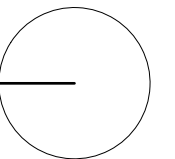
Kyleakin Housing Development, Plots 1, 2

Drawing Title

Ground Floor Plan

Drg No.

**315-pl-1-101**

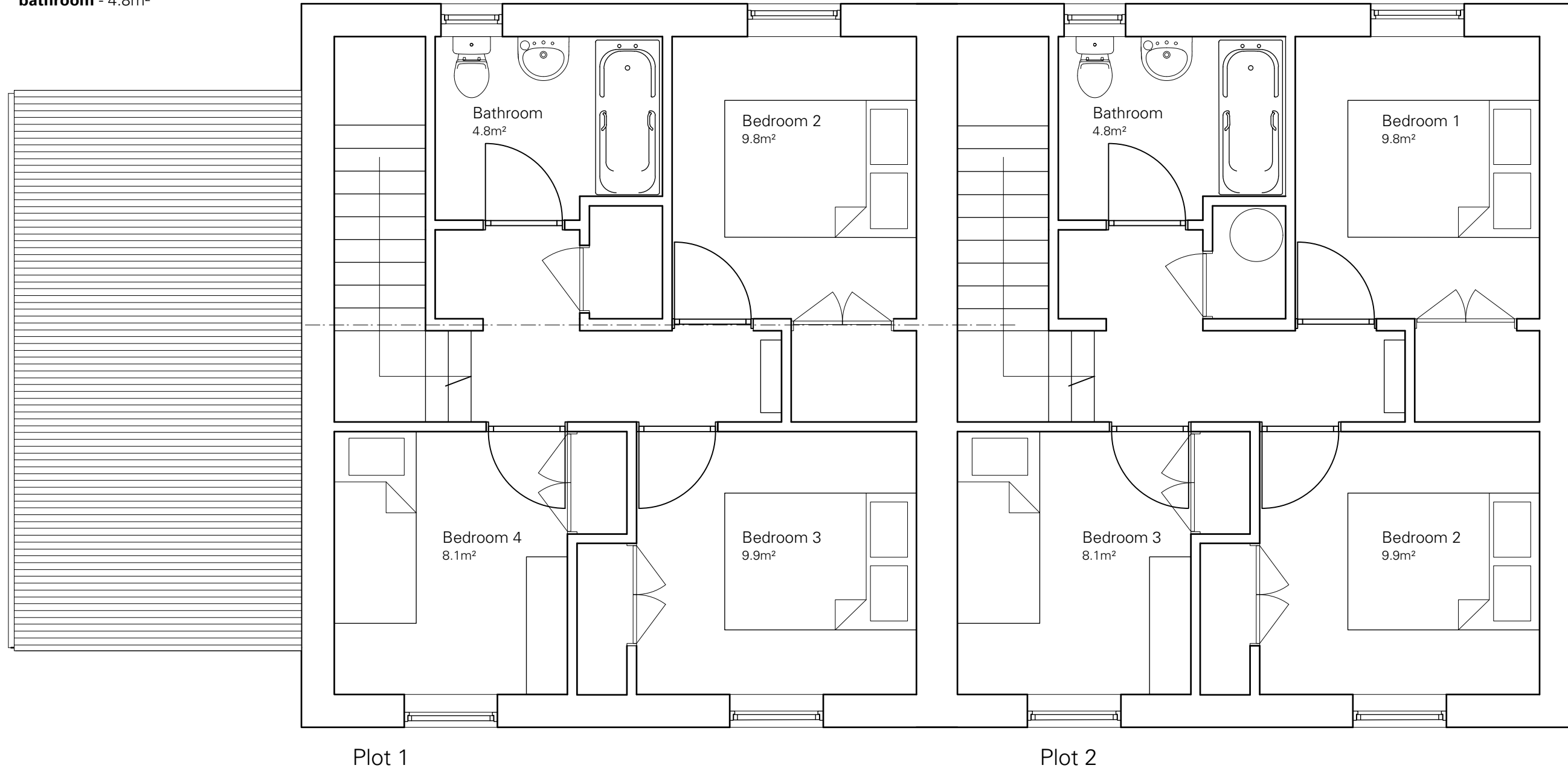


Floor Area  
(Plot 1)  
**46m<sup>2</sup>**

- bedroom 2** - 9.8m<sup>2</sup>
- bedroom 3** - 9.9m<sup>2</sup>
- bedroom 4** - 8.1m<sup>2</sup>
- bathroom** - 4.8m<sup>2</sup>

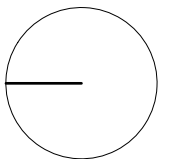
Floor Area  
(Plot 2)  
**46m<sup>2</sup>**

- bedroom 1** - 9.8m<sup>2</sup>
- bedroom 2** - 9.9m<sup>2</sup>
- bedroom 3** - 8.1m<sup>2</sup>
- bathroom** - 4.8m<sup>2</sup>



Plot 1

Plot 2



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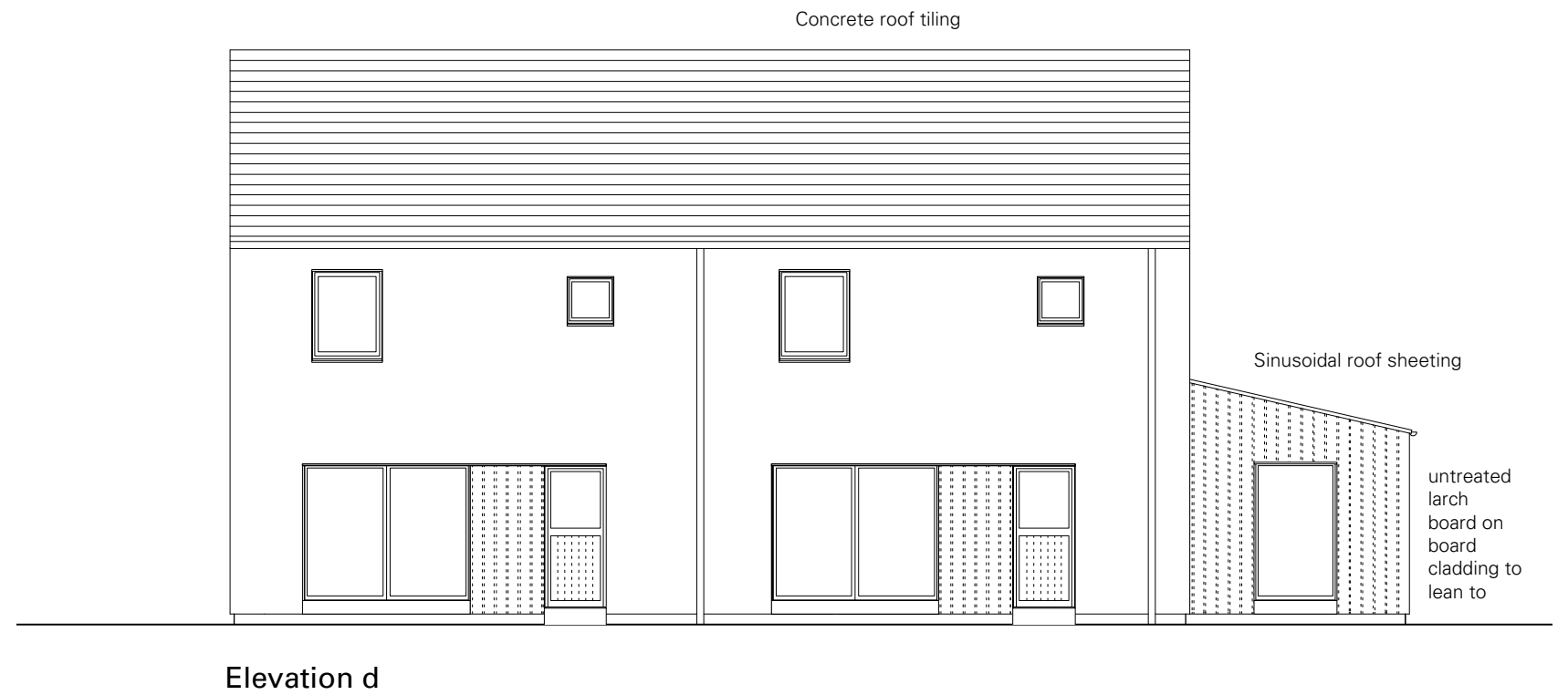
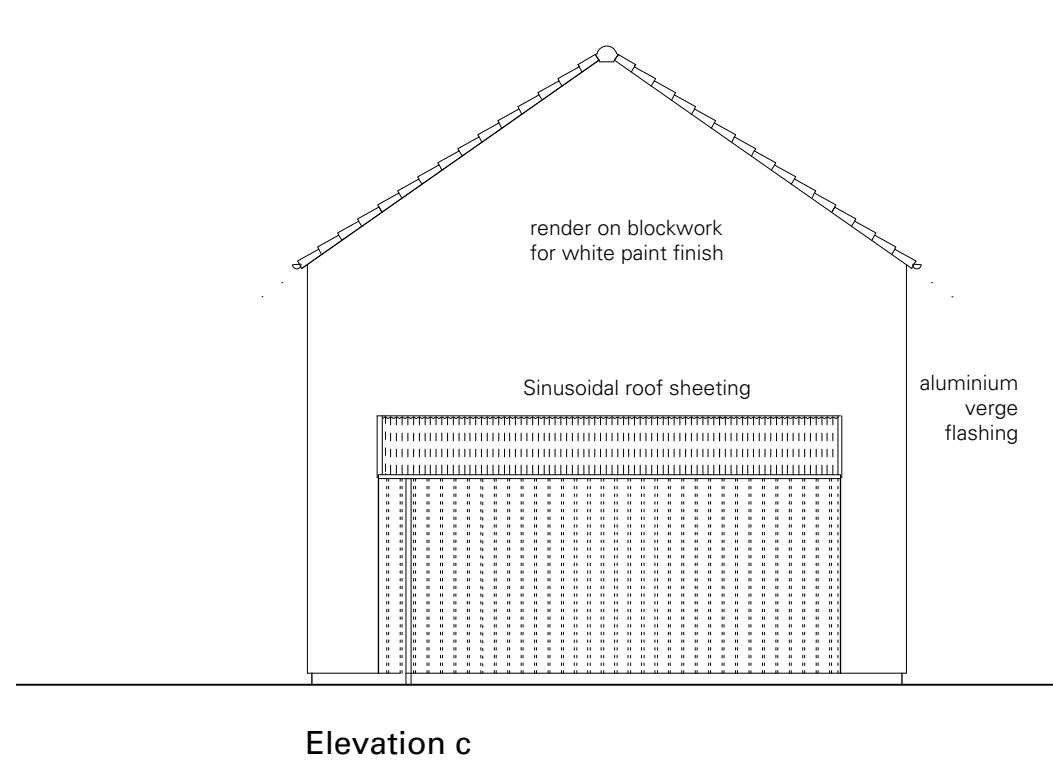
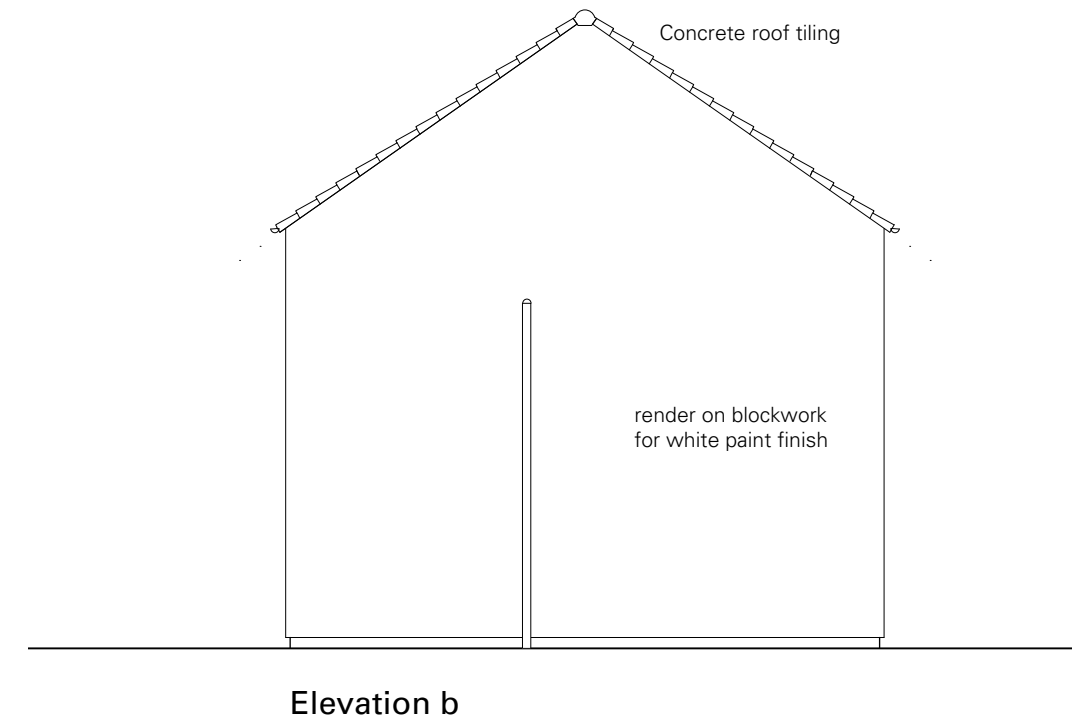
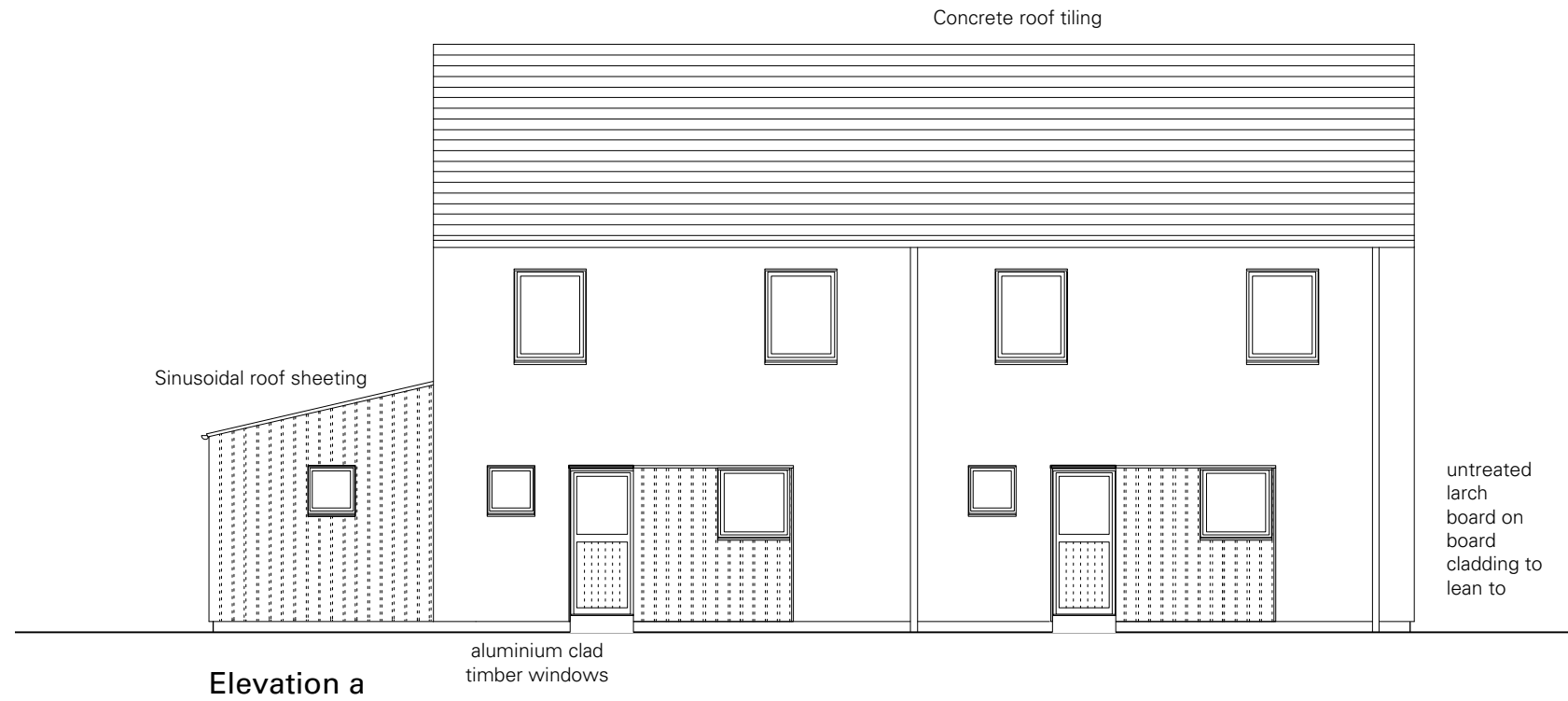
Project

Kyleakin Housing Development, Plots 1, 2

Drawing Title  
First Floor Plan

Drg No.

**315-pl-1-102**



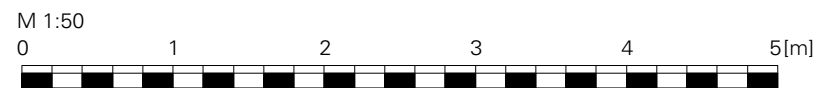
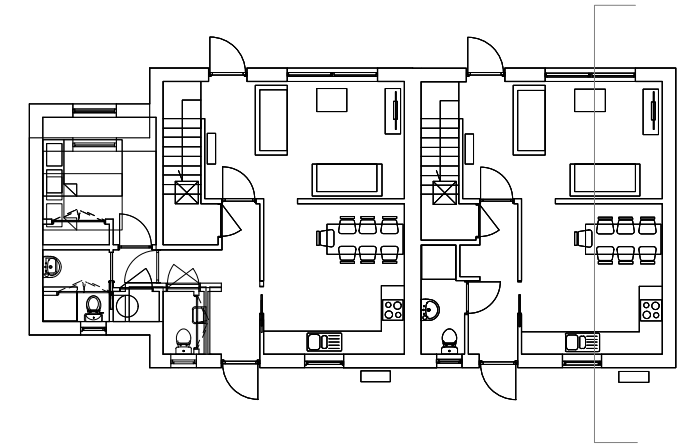
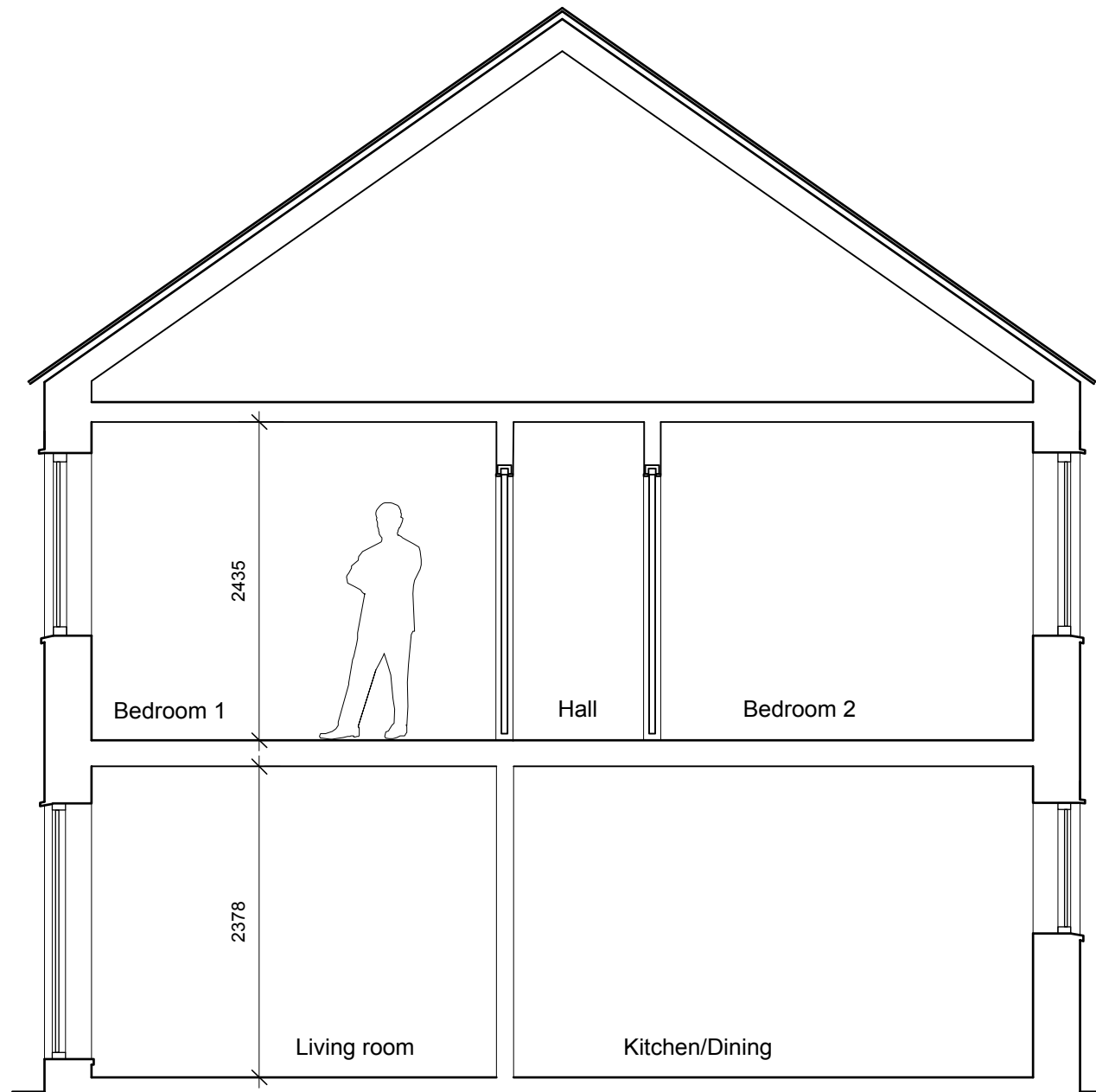
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| Client<br>James MacQueen Building |                  |             | Project<br>Kyleakin Housing Development, Plots 1, 2 |                             |                                |
| Scale<br>1:100@A3                 | Date<br>Sep 2017 | Drawn<br>FK | Status<br>Planning                                  | Drawing Title<br>Elevations | Drg No.<br><b>315-pl-1-111</b> |



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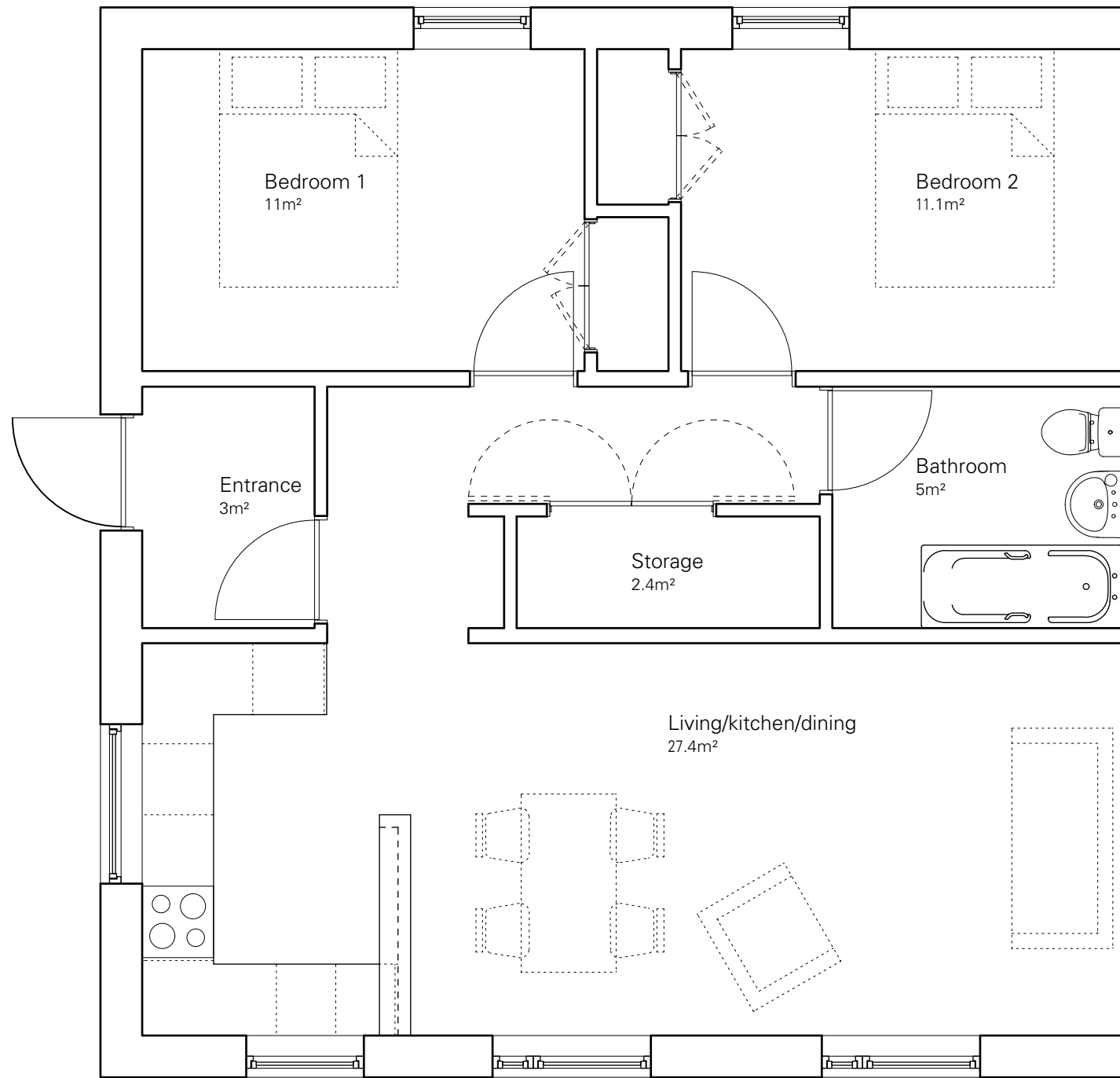
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|-------------------------|----------|-------|--|---------------|---------------------|
| Client                  |          |       | Project                                  |               |                     |
| James MacQueen Building |          |       | Kyleakin Housing Development, Plots 1, 2 |               |                     |
| Scale                   | Date     | Drawn | Status                                   | Drawing Title | Drg No.             |
| 1:50@A3                 | Sep 2017 | FK    | Planning                                 | Section       | <b>315-pl-1-121</b> |

Floor Area  
(Plot 3,5)  
**68.9m<sup>2</sup>**

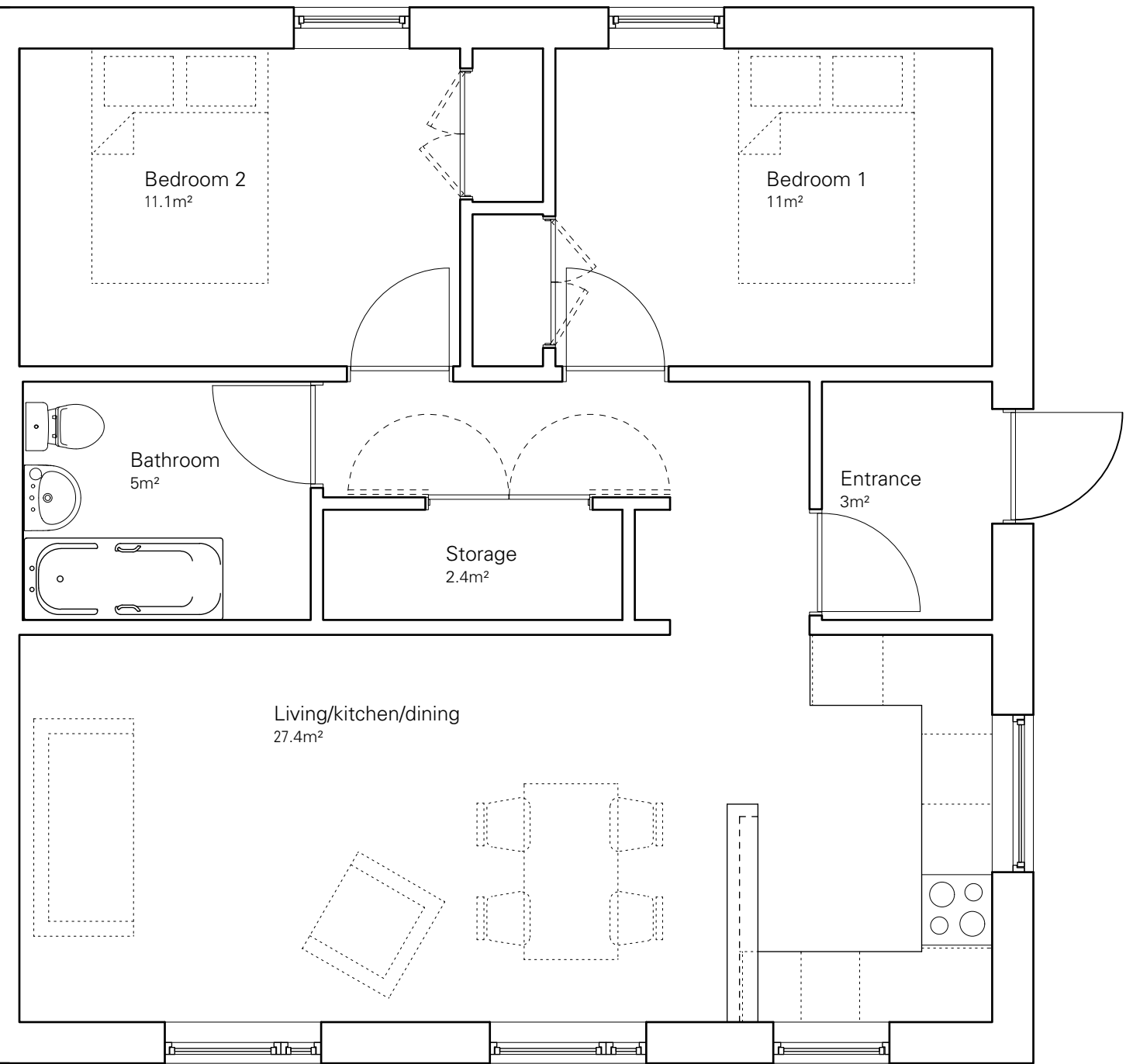
**bedroom 1** - 11m<sup>2</sup>  
**bedroom 2** - 11.1m<sup>2</sup>  
**entrance** - 3m<sup>2</sup>  
**bathroom** - 5m<sup>2</sup>  
**living/kitchen/dining** - 27.4m<sup>2</sup>  
**storage** - 2.4m<sup>2</sup>



Plot 3, 5

Floor Area  
(Plot 4,6)  
**68.9m<sup>2</sup>**

**bedroom 1** - 11m<sup>2</sup>  
**bedroom 2** - 11.1m<sup>2</sup>  
**entrance** - 3m<sup>2</sup>  
**bathroom** - 5m<sup>2</sup>  
**living/kitchen/dining** - 27.4m<sup>2</sup>  
**storage** - 2.4m<sup>2</sup>



Plot 4, 6

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Status

Planning

Project

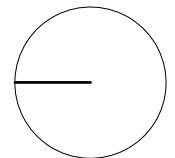
Kyleakin Housing Development, Plots 3,4,5,6

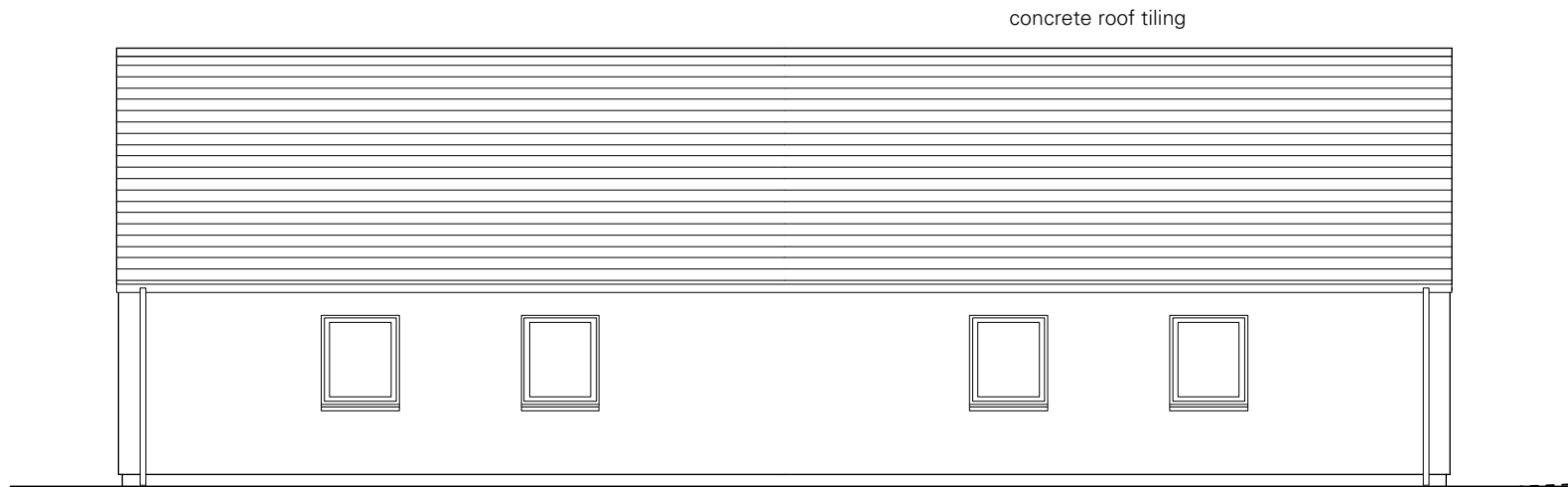
Drawing Title

Ground Floor Plan

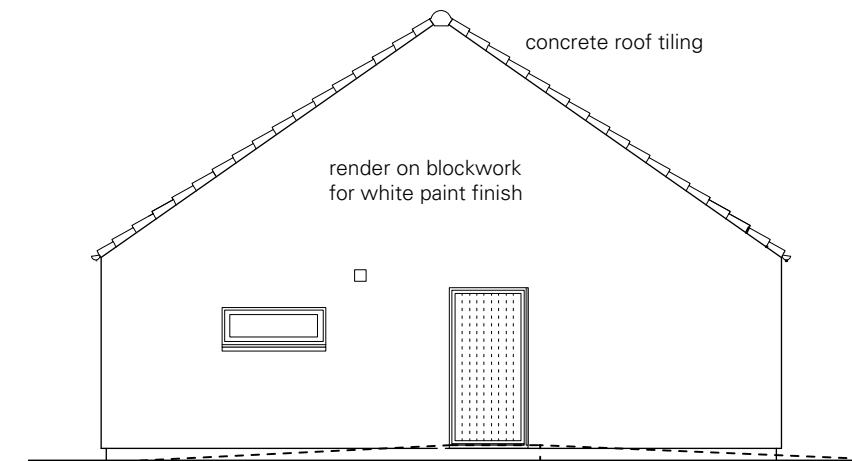
Drg No.

**315-pl-3-101**

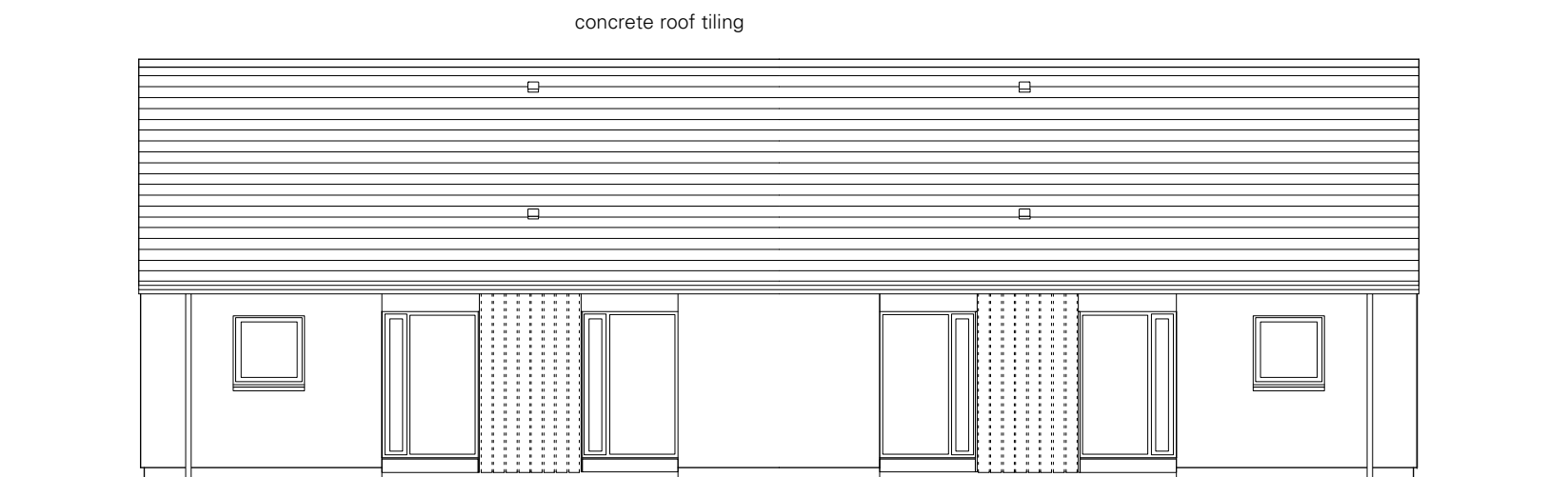
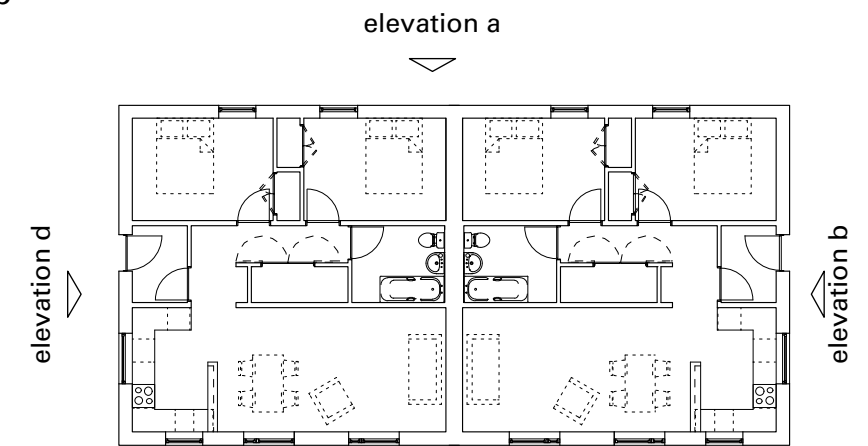




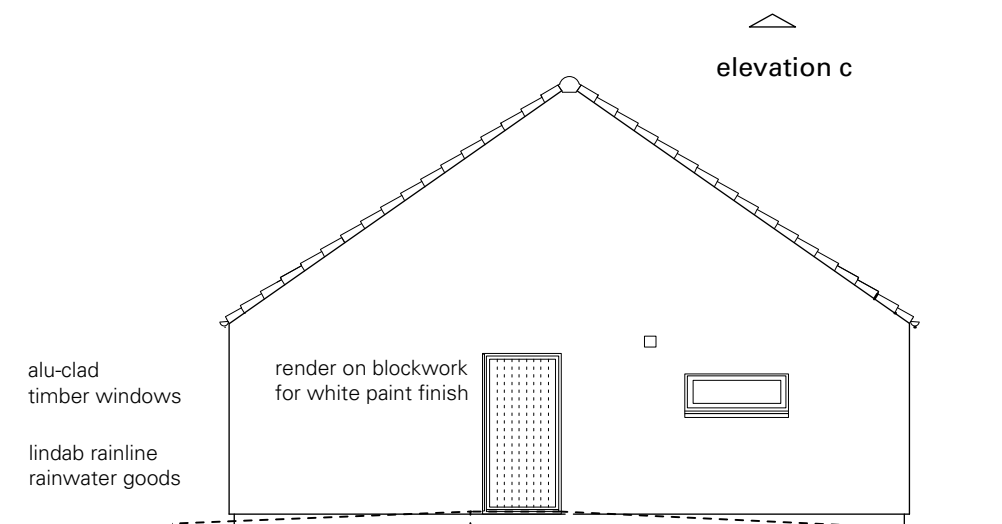
Elevation a



Elevation b



Elevation c



Elevation d



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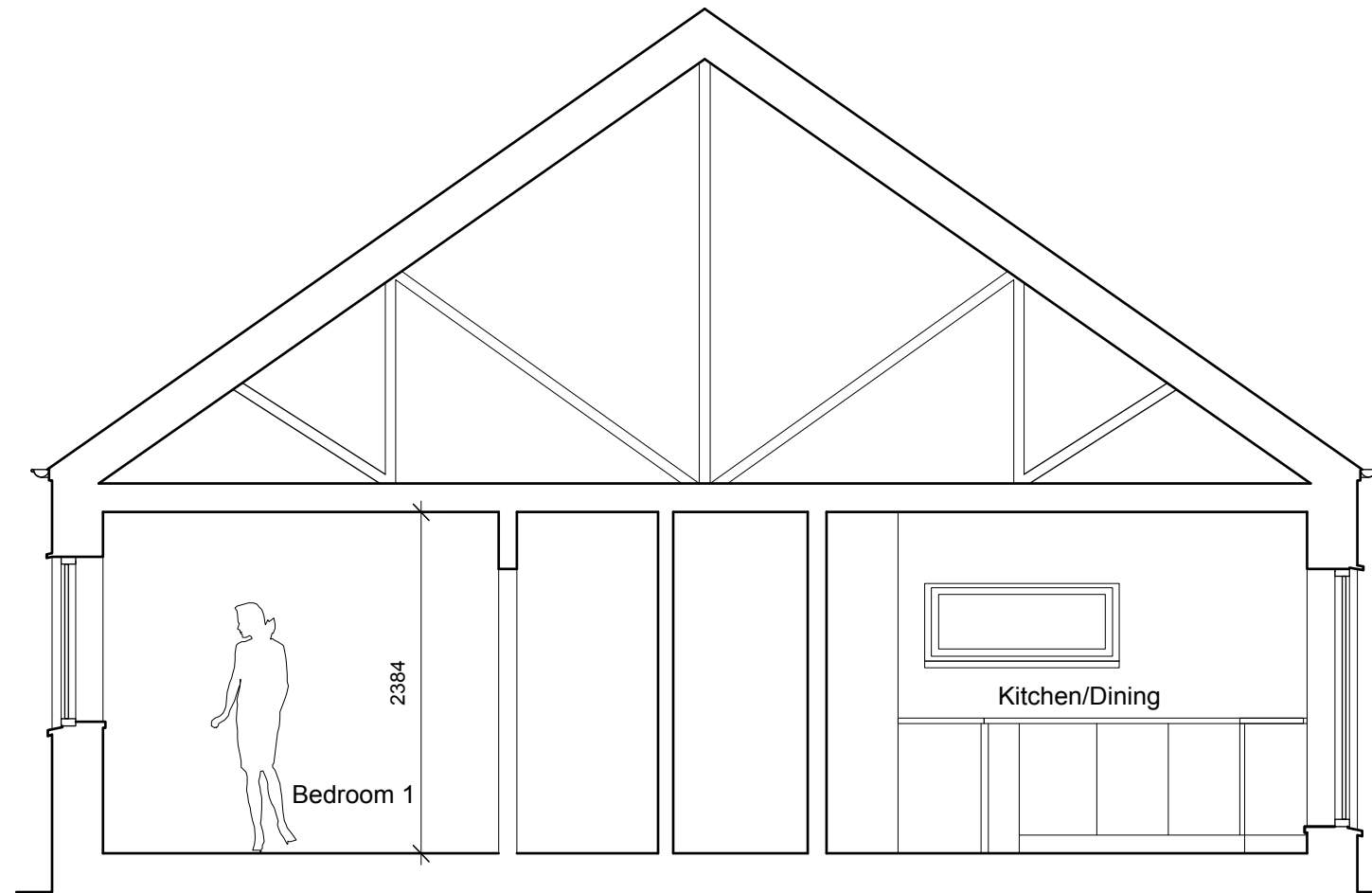
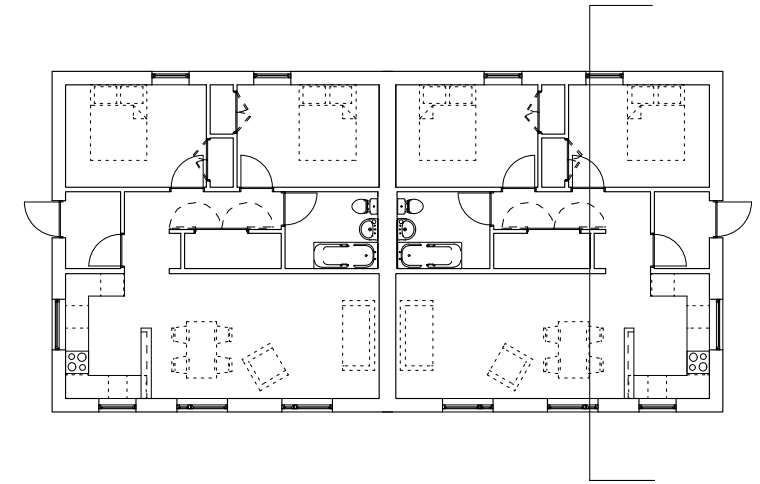
Rev A Oct 17 Elevation D updated



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| Client<br>James MacQueen Building |                  |             | Project<br>Kyleakin Housing Development, Plots 3,4,5,6 |                             |                                 |
| Scale<br>1:100                    | Date<br>Sep 2017 | Drawn<br>FK | Status<br>Planning                                     | Drawing Title<br>Elevations | Drg No.<br><b>315-pl-3-111A</b> |





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Project

Kyleakin Housing Development, Plots 3,4,5,6

Drawing Title

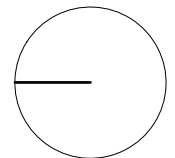
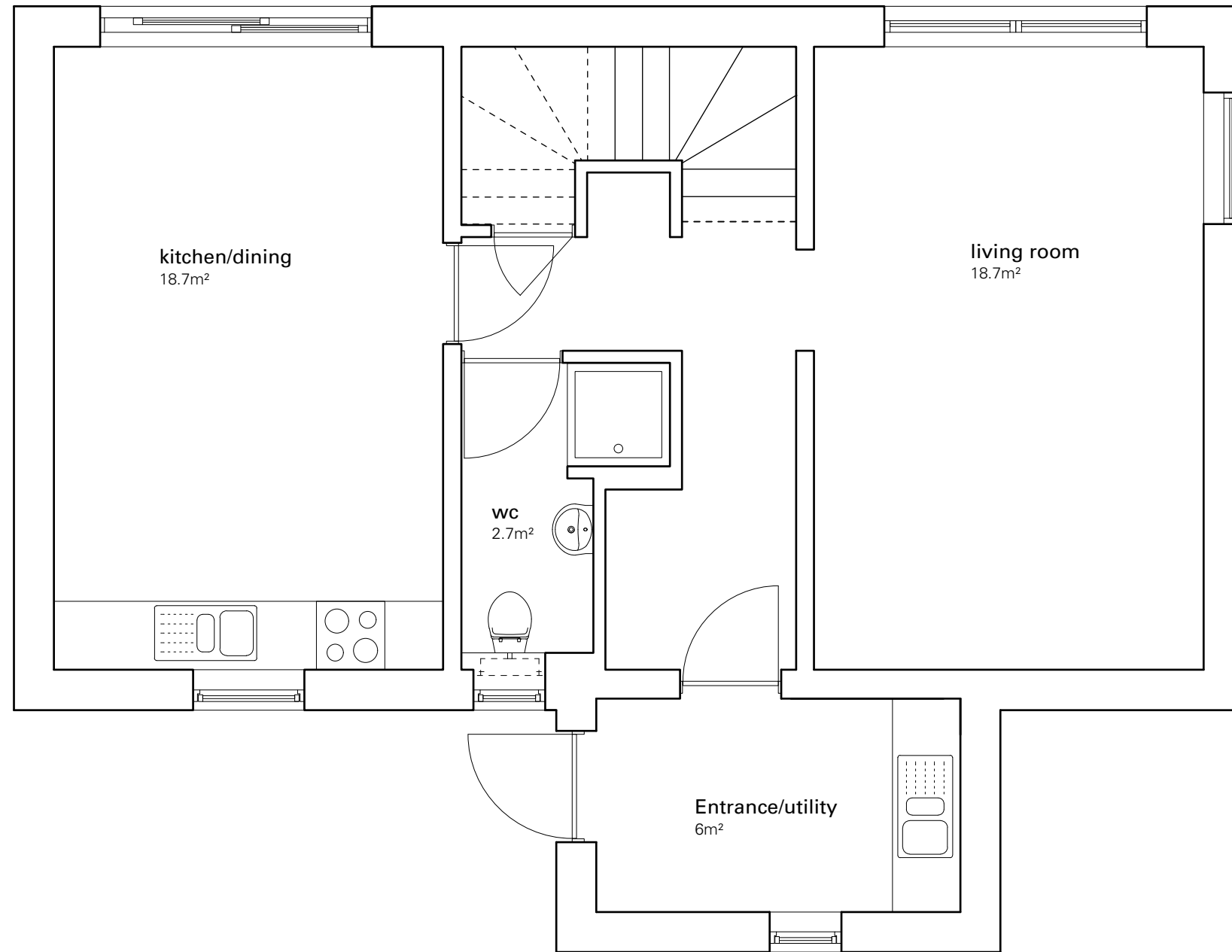
Section

Drg No.

**315-pl-3-121**

Floor Area  
**55.3m<sup>2</sup>**

**living room**- 18.7m<sup>2</sup>  
**kitchen/dining** - 18.7m<sup>2</sup>  
**wc** - 2.7m<sup>2</sup>  
**entrance/utility** - 6m<sup>2</sup>



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Status

Planning

Project

Kyleakin Housing Development, Plots 7,8

Drawing Title

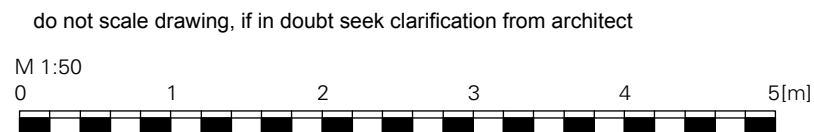
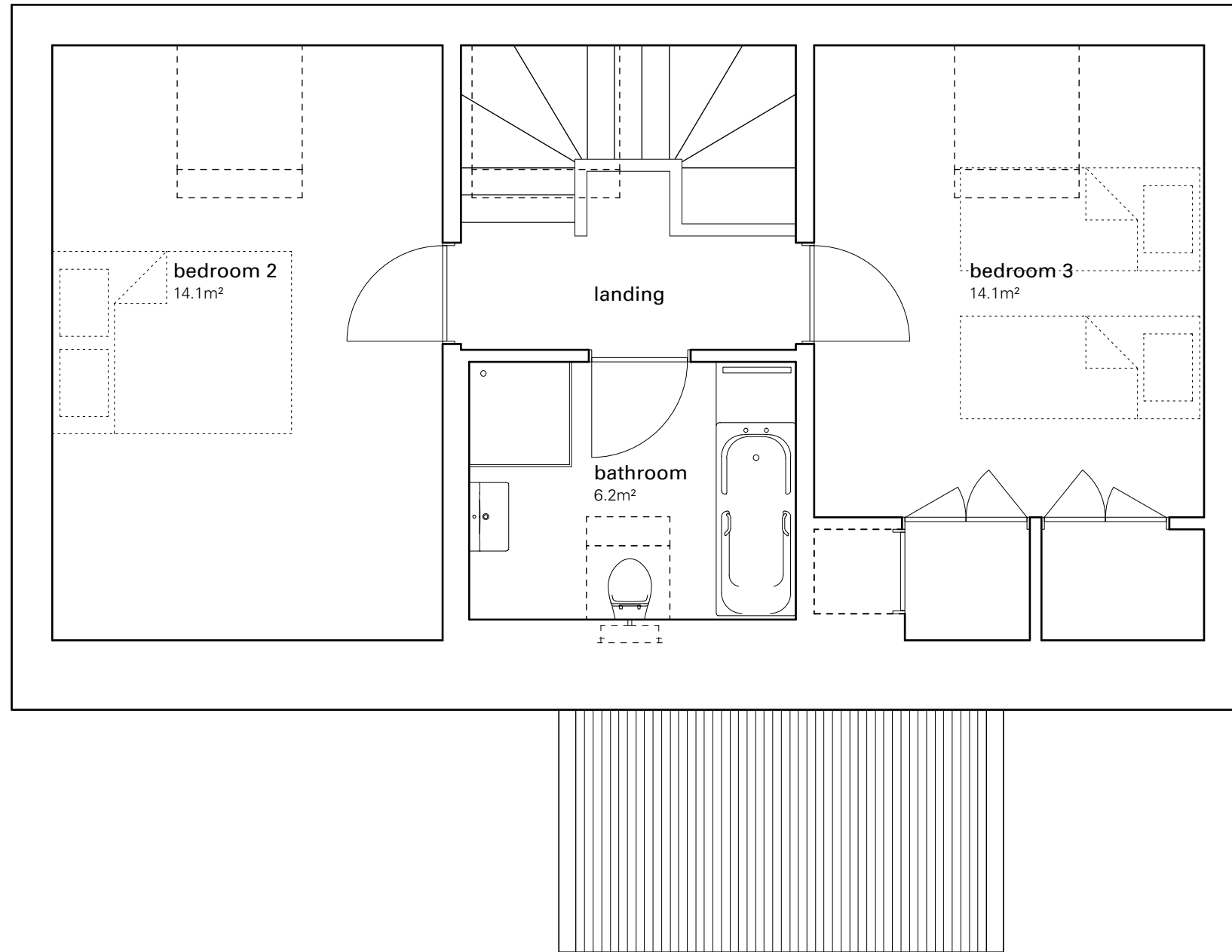
Ground Floor Plan

Drg No.

**315-pl-7-101**

**bedroom 2** - 14.1m<sup>2</sup>  
**bedroom 3** - 14.1m<sup>2</sup>  
**bathroom** - 6.2m<sup>2</sup>

Floor Area  
**47m<sup>2</sup>**



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Client

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Status

Planning

Project

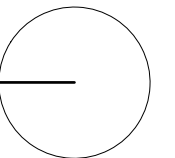
Kyleakin Housing Development, Plots 7,8

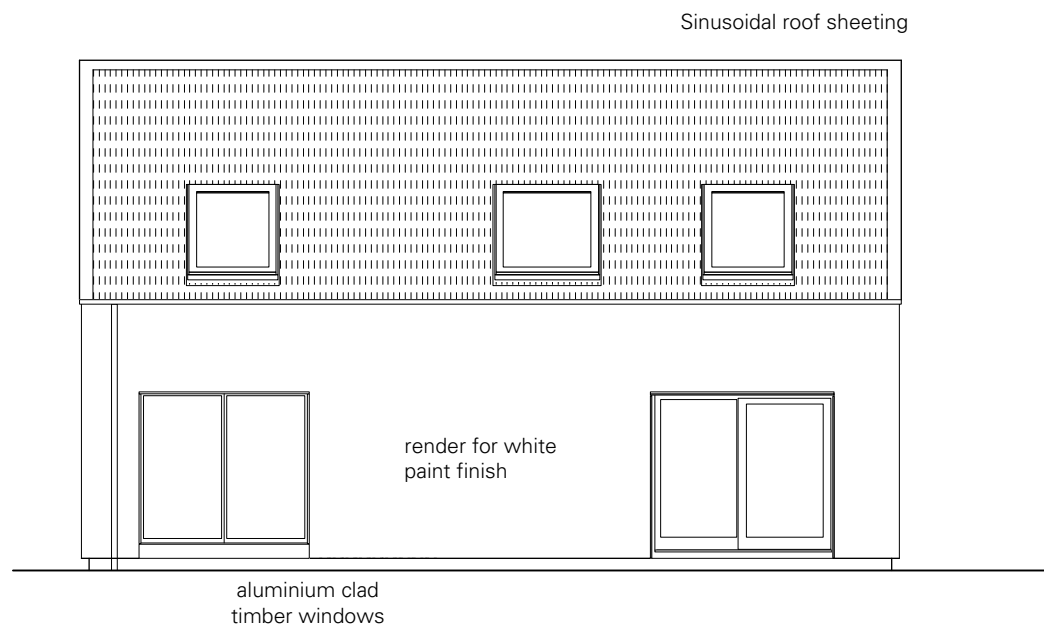
Drawing Title

First Floor Plan

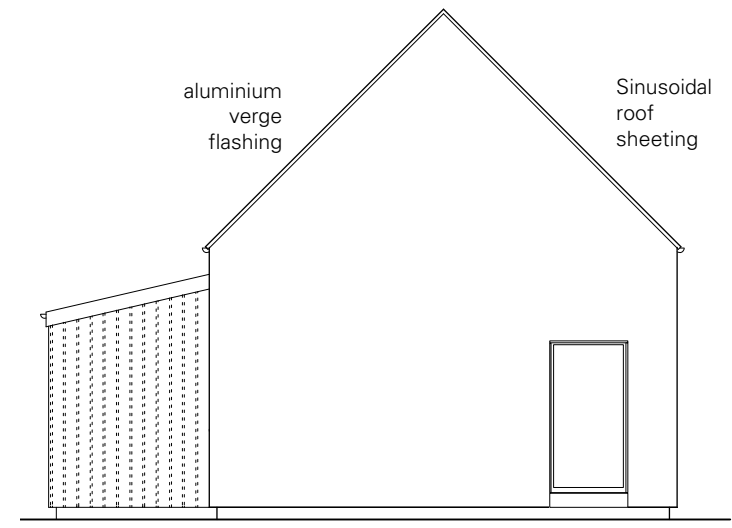
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**315-pl-7-102**

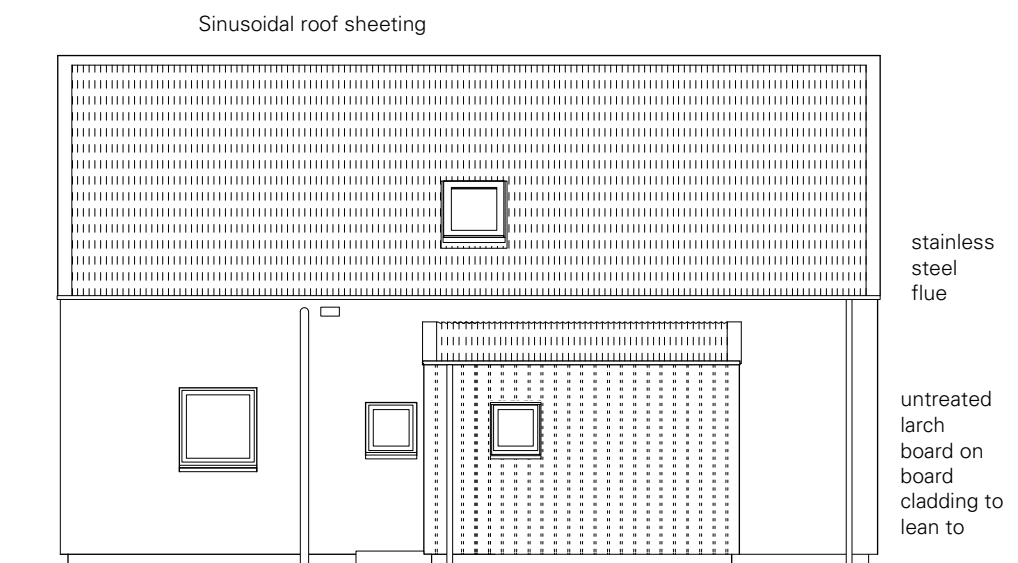
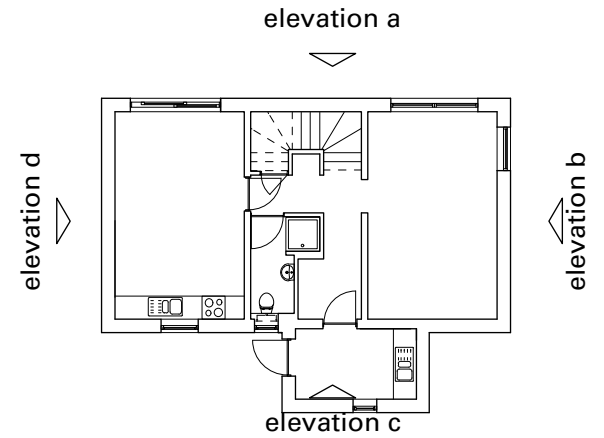




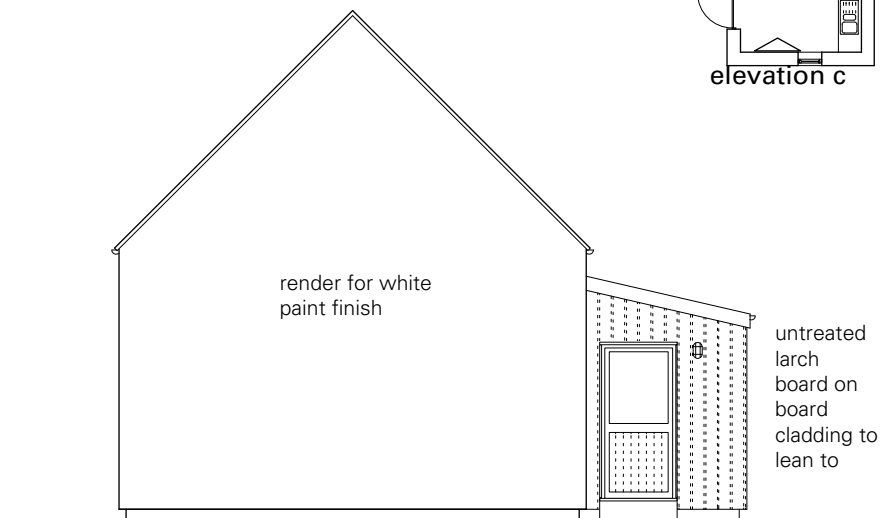
Elevation a



Elevation b



Elevation c



Elevation d

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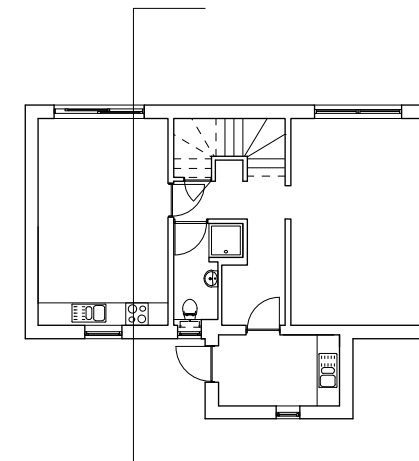
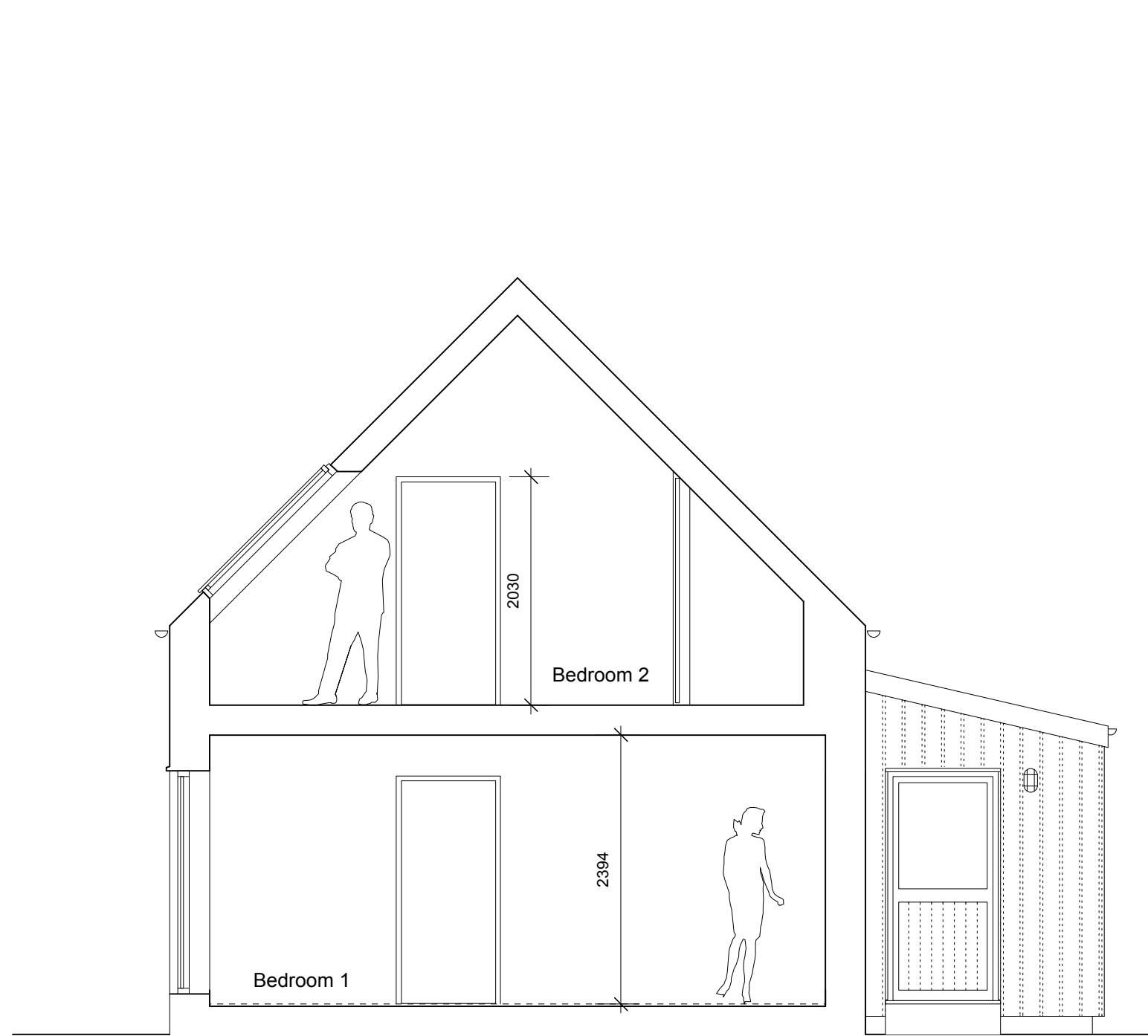


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| Client<br>James MacQueen Building |                  |             | Project<br>Kyleakin Housing Development, Plots 7,8 |                             |                                |
| Scale<br>1:100                    | Date<br>Sep 2017 | Drawn<br>FK | Status<br>Planning                                 | Drawing Title<br>Elevations | Drg No.<br><b>315-pl-7-111</b> |



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M 1:50

0 1 2 3 4 5[m]

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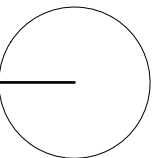
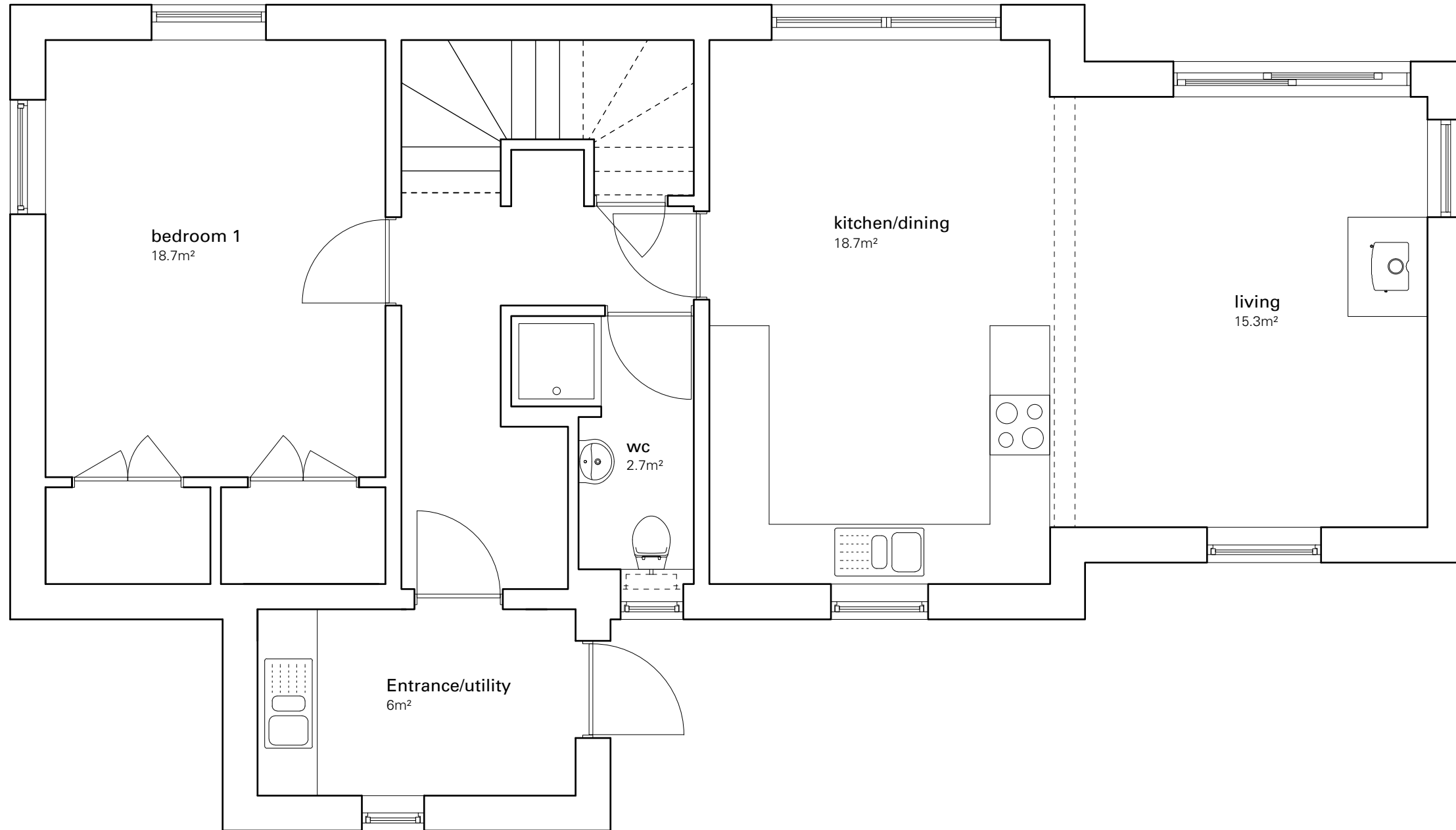
**R.HOUSE**

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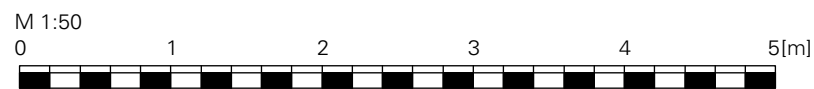
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| Client                  |          |       | Project                                 |               |                     |
| James MacQueen Building |          |       | Kyleakin Housing Development, Plots 7,8 |               |                     |
| Scale                   | Date     | Drawn | Status                                  | Drawing Title | Drg No.             |
| 1:50                    | Sep 2017 | FK    | Planning                                | Section       | <b>315-pl-7-121</b> |

**living** - 15.3m<sup>2</sup>  
**kitchen/dining** - 18.7m<sup>2</sup>  
**bedroom 1** - 18.7m<sup>2</sup>  
**wc** - 2.7m<sup>2</sup>  
**en-suite** - 4.3m<sup>2</sup>  
**utility** - 3m<sup>2</sup>  
**entrance** - 3m<sup>2</sup>

Floor Area  
**78.5m<sup>2</sup>**



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Planning

Project

Kyleakin Housing Development, Plots 9,10

Drawing Title

Ground Floor Plan

Drg No.

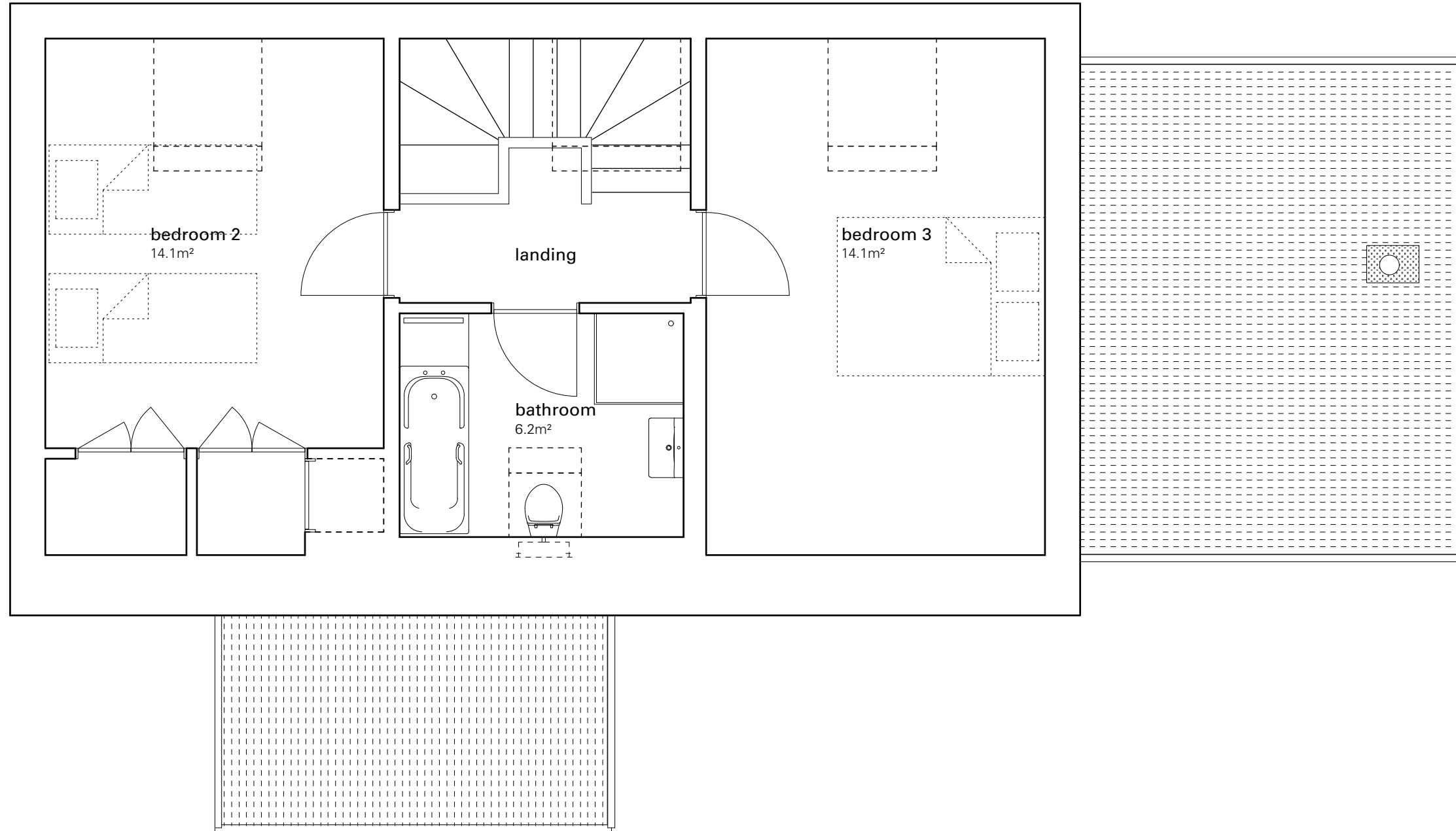
**315-pl-9-101**

Floor Area  
**47m<sup>2</sup>**

**bedroom 2** - 14.1m<sup>2</sup>

**bedroom 3** - 14.1m<sup>2</sup>

**bathroom** - 6.2m<sup>2</sup>



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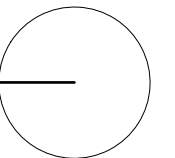
Kyleakin Housing Development, Plots 9,10

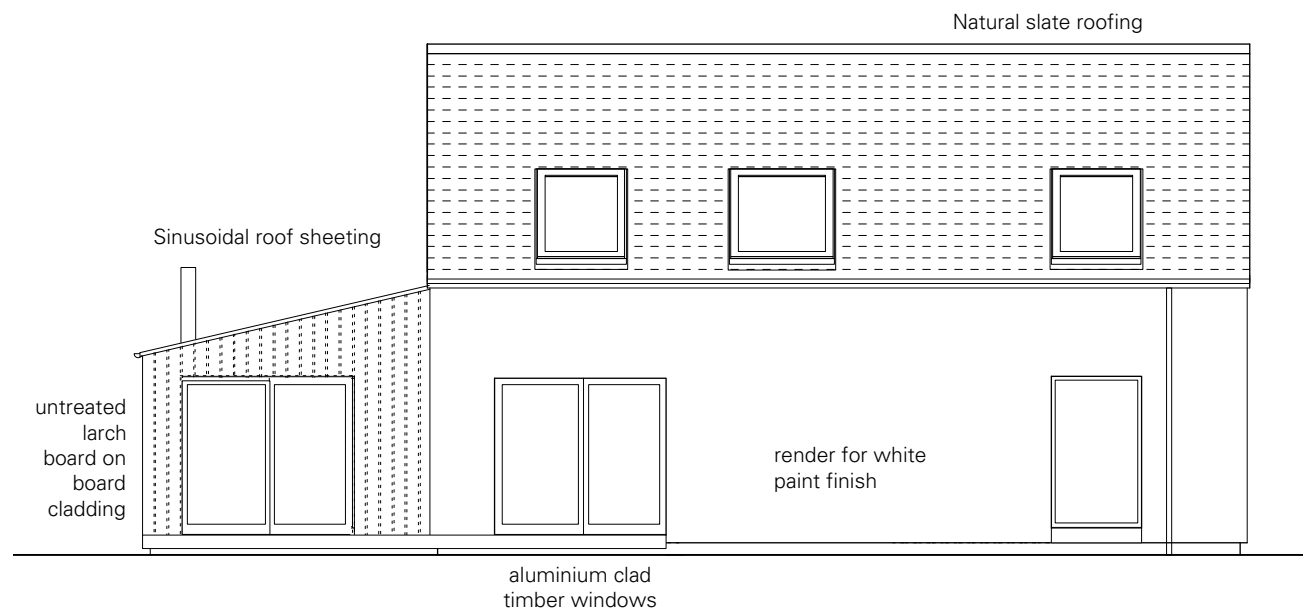
Drawing Title

First Floor Plan

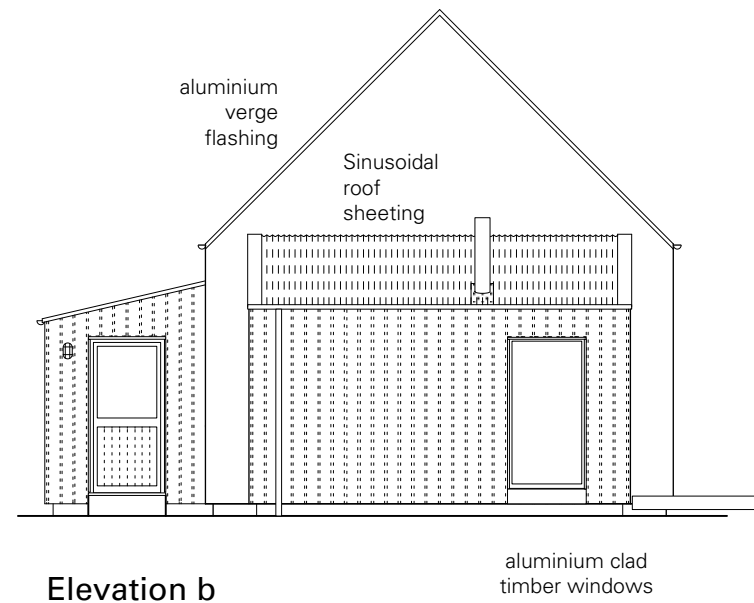
Drg No.

**315-pl-9-102**

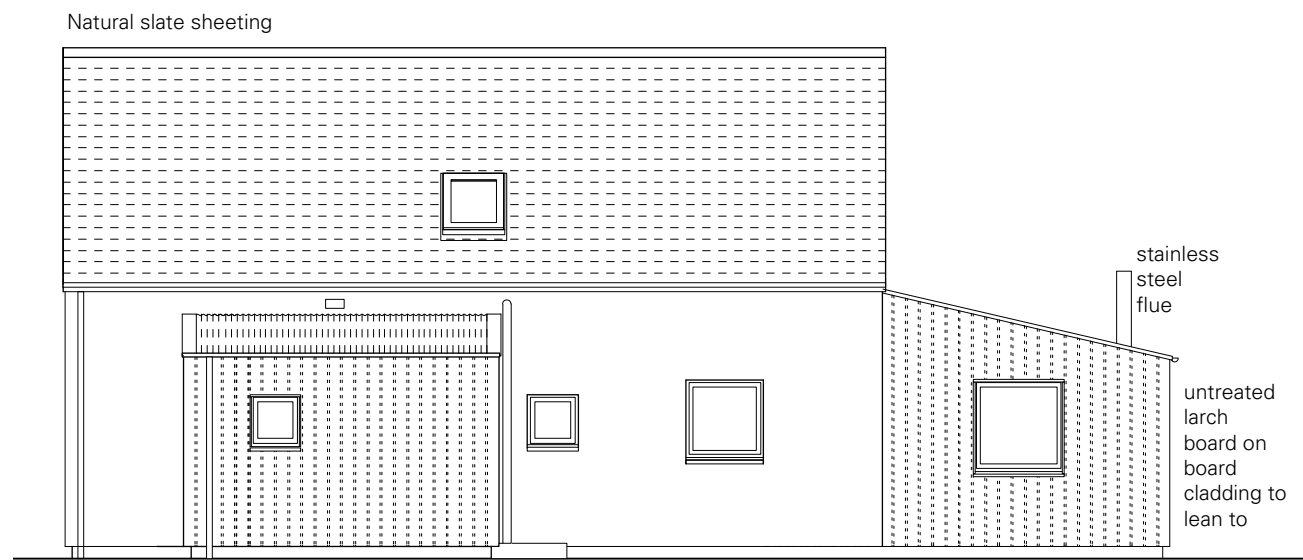




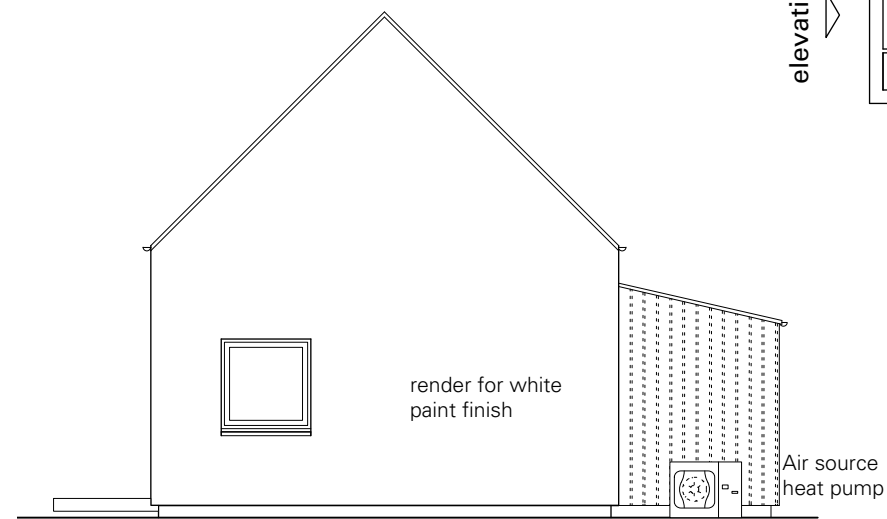
Elevation a



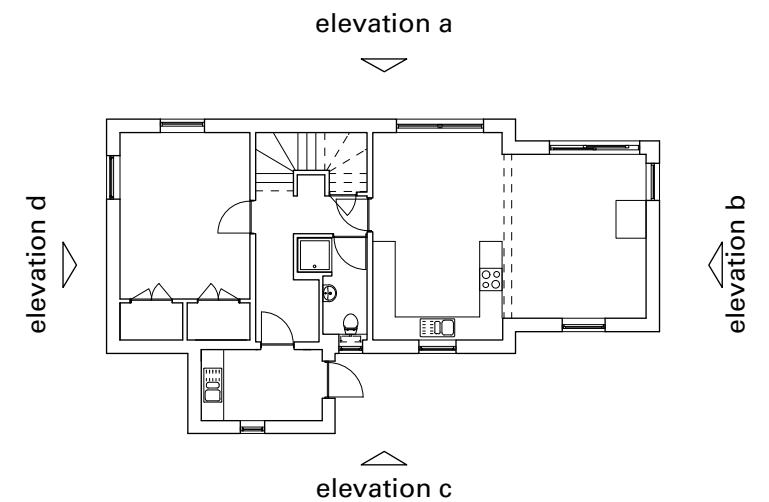
Elevation b



Elevation c



Elevation d



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Project

Kyleakin Housing Development, Plots 9,10

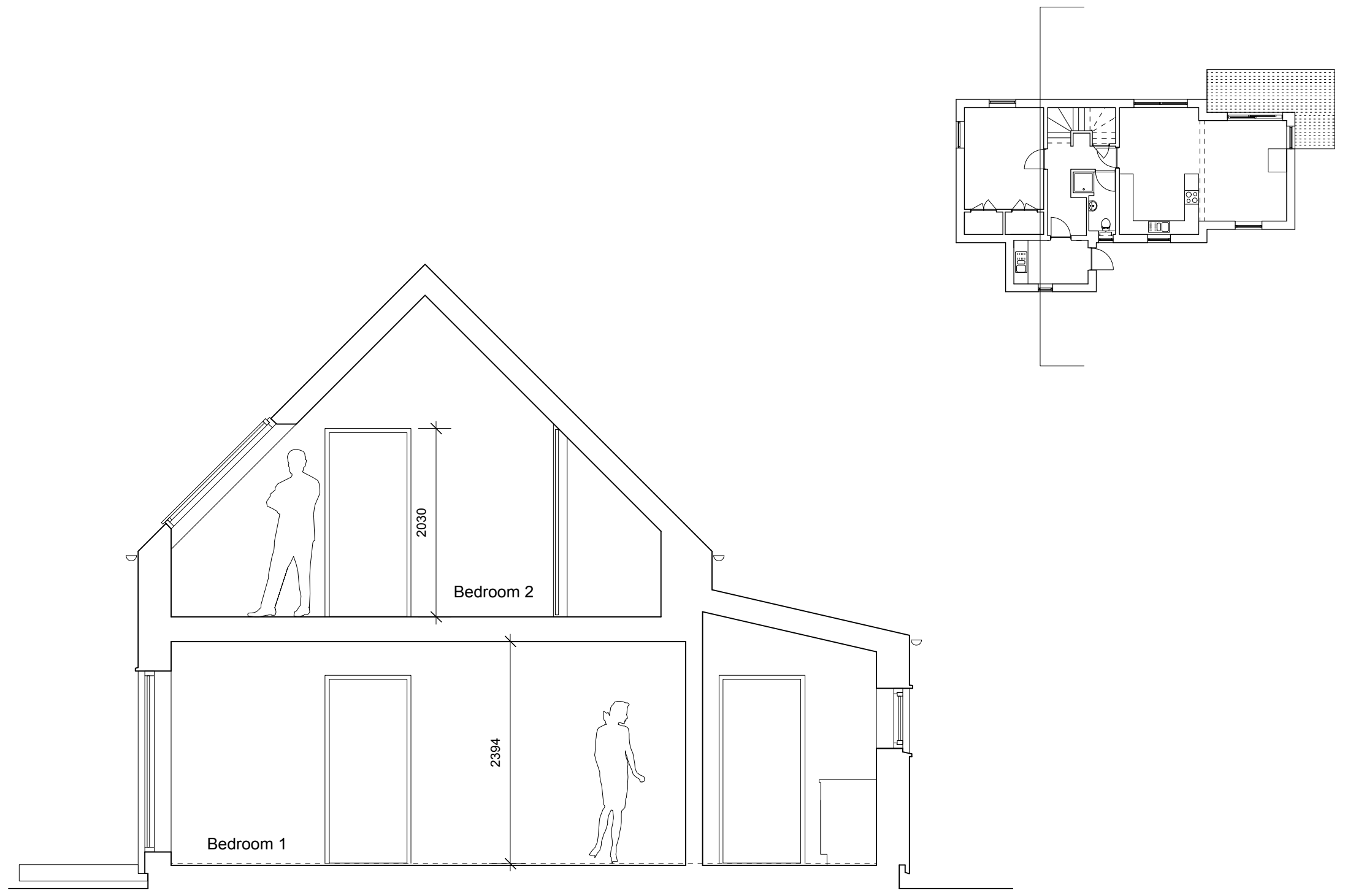
Drawing Title

Elevations

Drg No.

**315-pl-9-111**





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Client

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Status

Planning

Project

Kyleakin Housing Development, Plots 9,10

Drawing Title

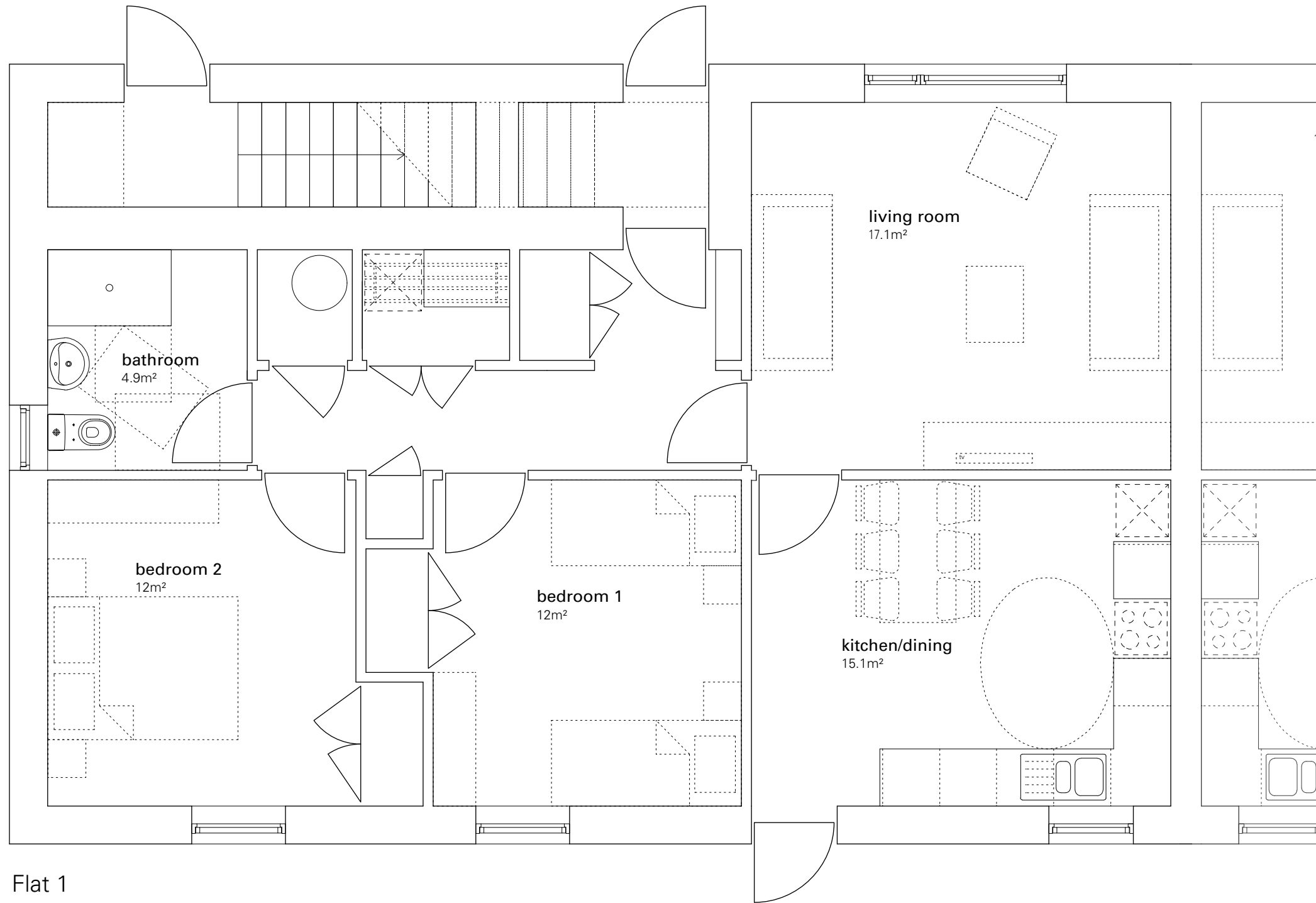
Section

Drg No.

**315-pl-9-121**

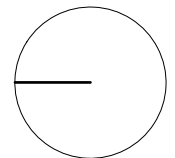
**living room** - 17.1m<sup>2</sup>  
**kitchen/dining** - 15.1m<sup>2</sup>  
**bedroom 1** - 12m<sup>2</sup>  
**bedroom 2** - 12m<sup>2</sup>  
**bathroom** - 4.9m<sup>2</sup>

Floor Area  
**75.9m<sup>2</sup>**



Flat 1

Rev A



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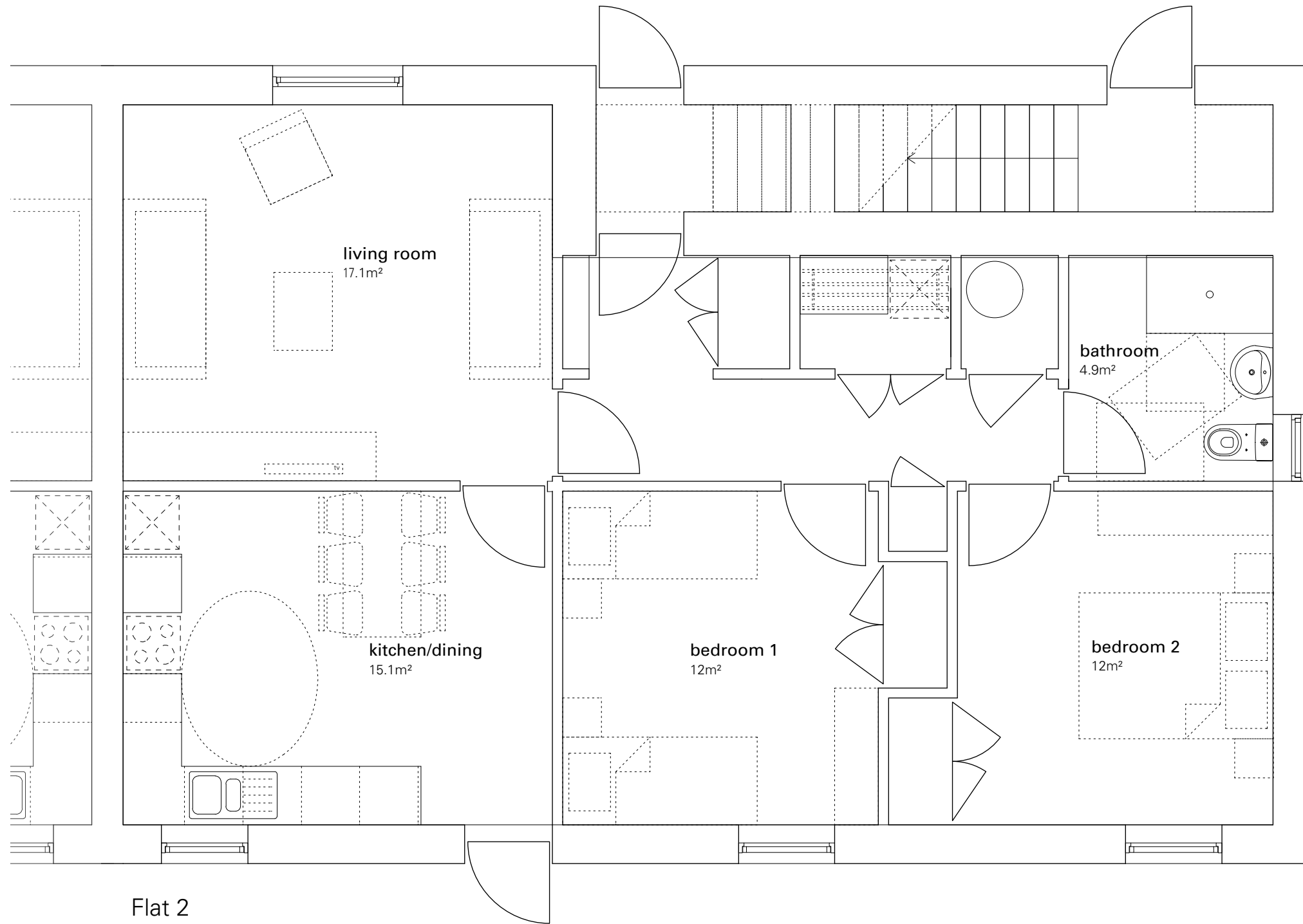
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|-------------------------|----------|--|----------------------|
| Client                  |          | Project  |                      |
| James MacQueen Building |          | Kyleakin Housing Development, Plots 11, 12, 13, 14 |                      |
| Scale                   | Date     | Drawn  | Status               |
| 1:50@A3                 | Sep 2017 | FK   | Planning             |
| Drawing Title           |          |  | Drg No.              |
| Ground Floor Plan       |          |  | <b>315-pl-11-101</b> |

**living room** - 17.1m<sup>2</sup>  
**kitchen/dining** - 15.1m<sup>2</sup>  
**bedroom 1** - 12m<sup>2</sup>  
**bedroom 2** - 12m<sup>2</sup>  
**bathroom** - 4.9m<sup>2</sup>

Floor Area  
**75.8m<sup>2</sup>**



Flat 2

Rev A



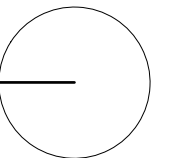
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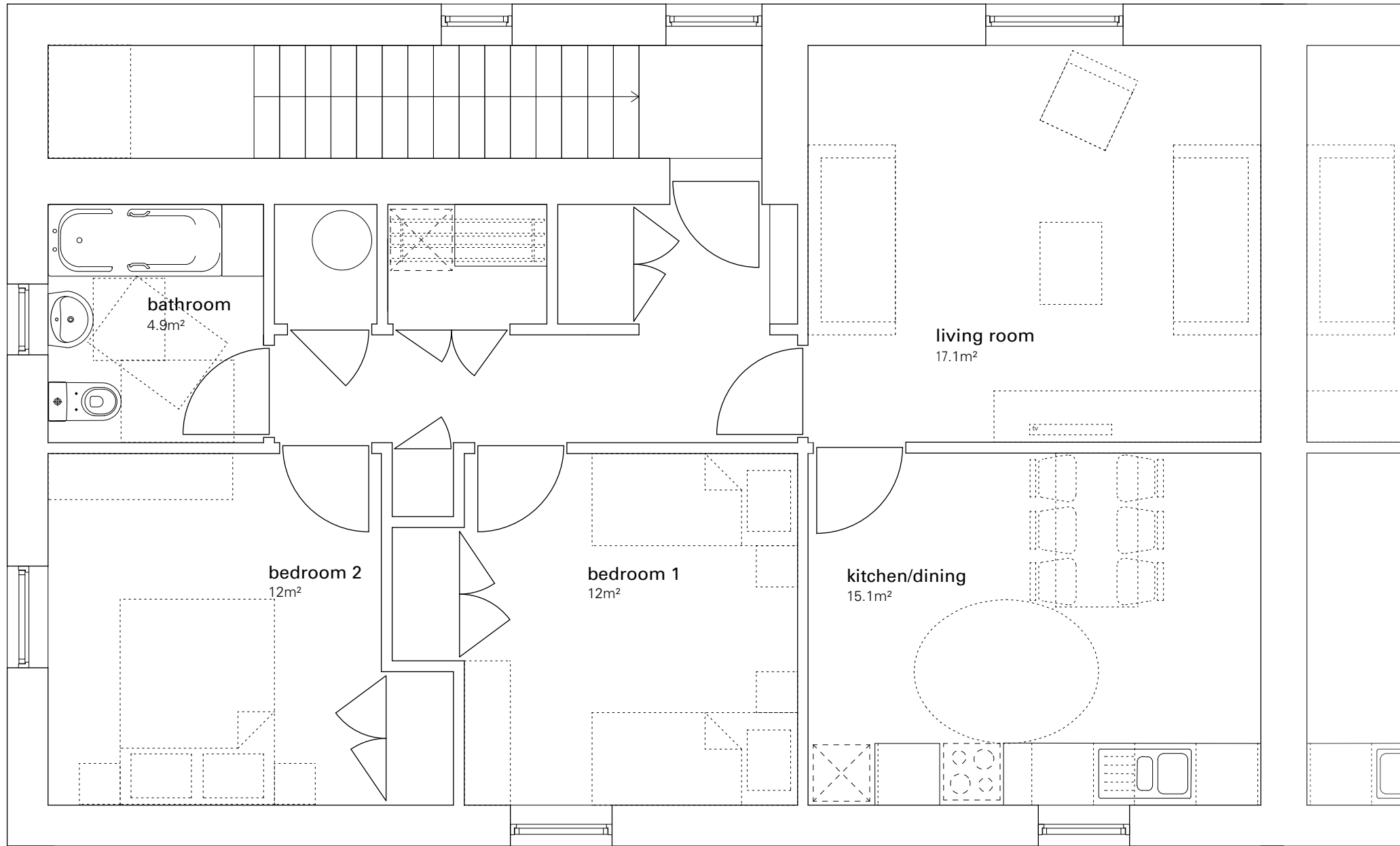
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| Client                  |          | Project  |                      |
| James MacQueen Building |          | Kyleakin Housing Development, Plots 11, 12, 13, 14 |                      |
| Scale                   | Date     | Drawn  | Status               |
| 1:50@A3                 | Sep 2017 | FK   | Planning             |
| Drawing Title           |          |  | Drg No.              |
| Ground Floor Plan       |          |  | <b>315-pl-11-102</b> |



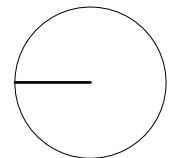
**living room** - 17.1m<sup>2</sup>  
**kitchen/dining** - 15.1m<sup>2</sup>  
**bedroom 1** - 12m<sup>2</sup>  
**bedroom 2** - 12m<sup>2</sup>  
**bathroom** - 4.9m<sup>2</sup>

Floor Area  
**75.8m<sup>2</sup>**



Flat 3

Rev A



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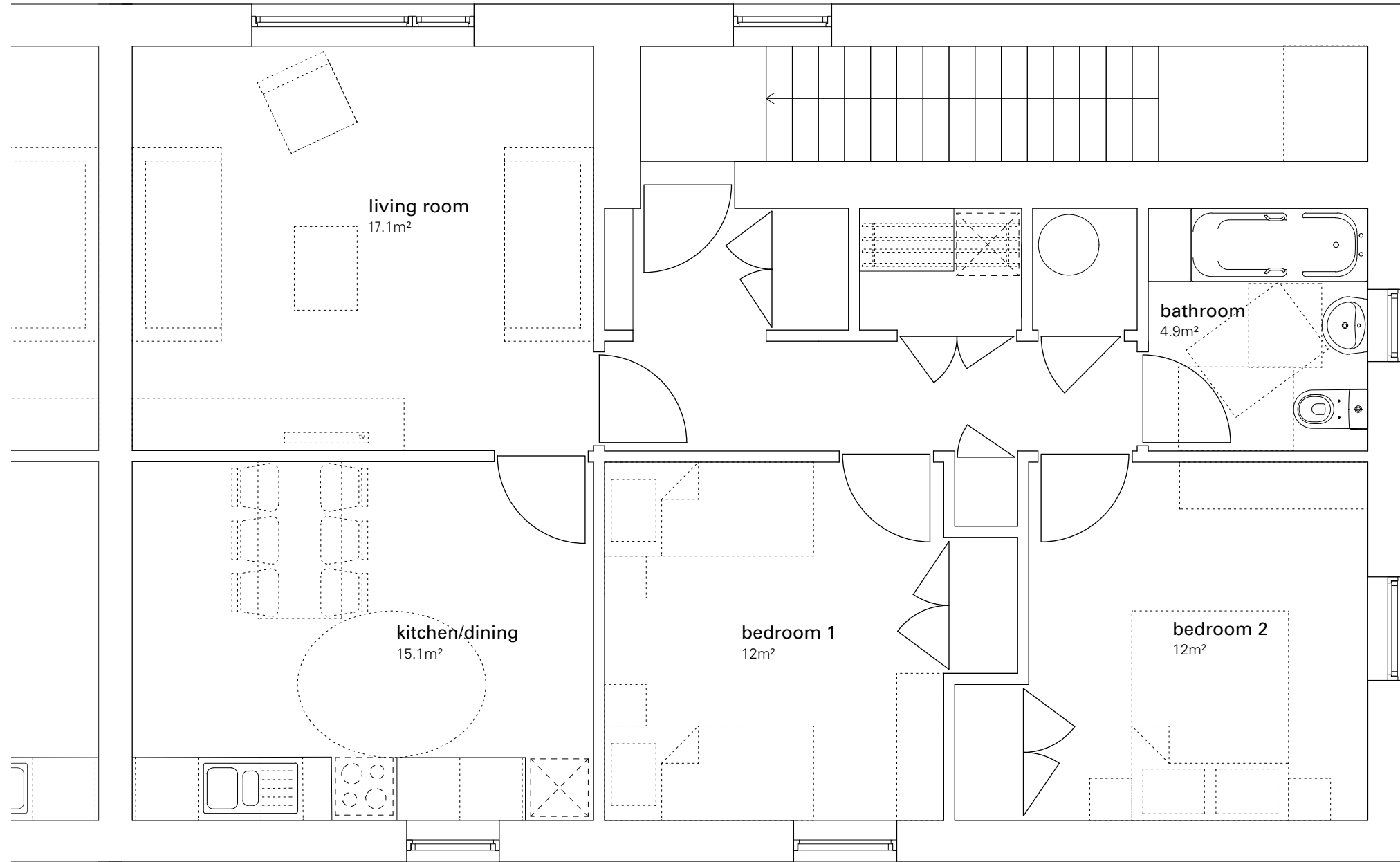
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| James MacQueen Building |          | Kyleakin Housing Development, Plots 11, 12, 13, 14 |                      |
| Scale                   | Date     | Drawn  | Status               |
| 1:50@A3                 | Sep 2017 | FK   | Planning             |
| Drawing Title           |          |  | Drg No.              |
| First Floor Plan        |          |  | <b>315-pl-11-103</b> |

**living room** - 17.1m<sup>2</sup>  
**kitchen/dining** - 15.1m<sup>2</sup>  
**bedroom 1** - 12m<sup>2</sup>  
**bedroom 2** - 12m<sup>2</sup>  
**bathroom** - 4.9m<sup>2</sup>

Floor Area  
**75.8m<sup>2</sup>**



Flat 4

Rev A



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Date  
Sep 2017

Drawn  
FK

Status  
Planning

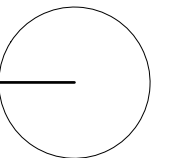
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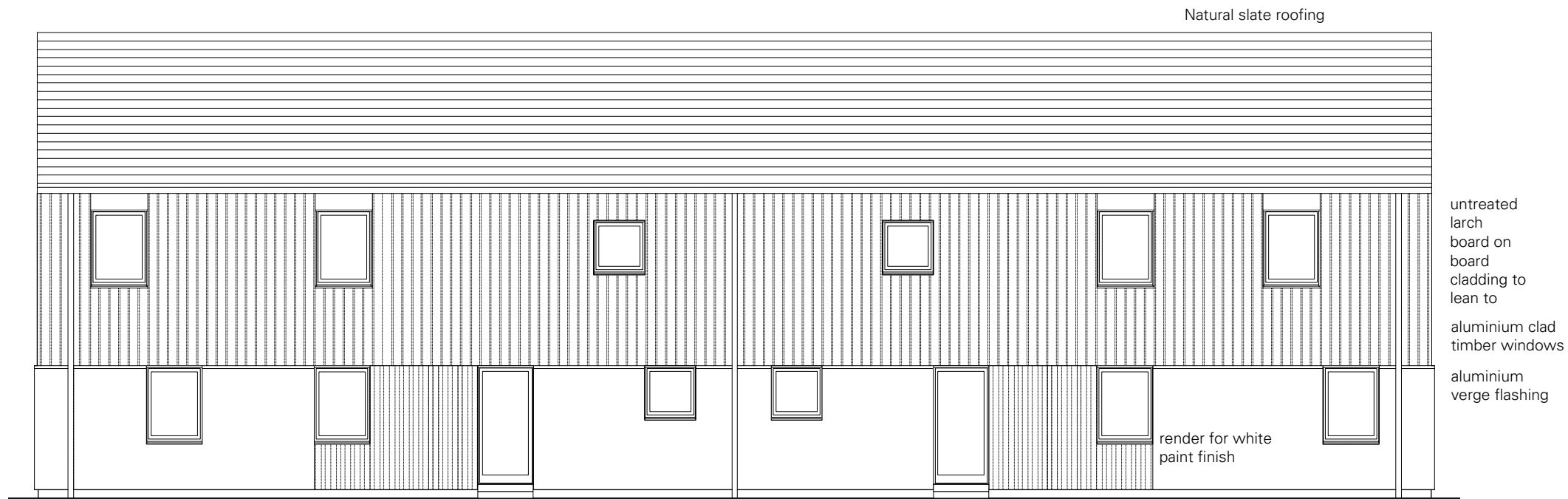
Kyleakin Housing Development, Plots 11, 12, 13, 14

Drawing Title  
First Floor Plan

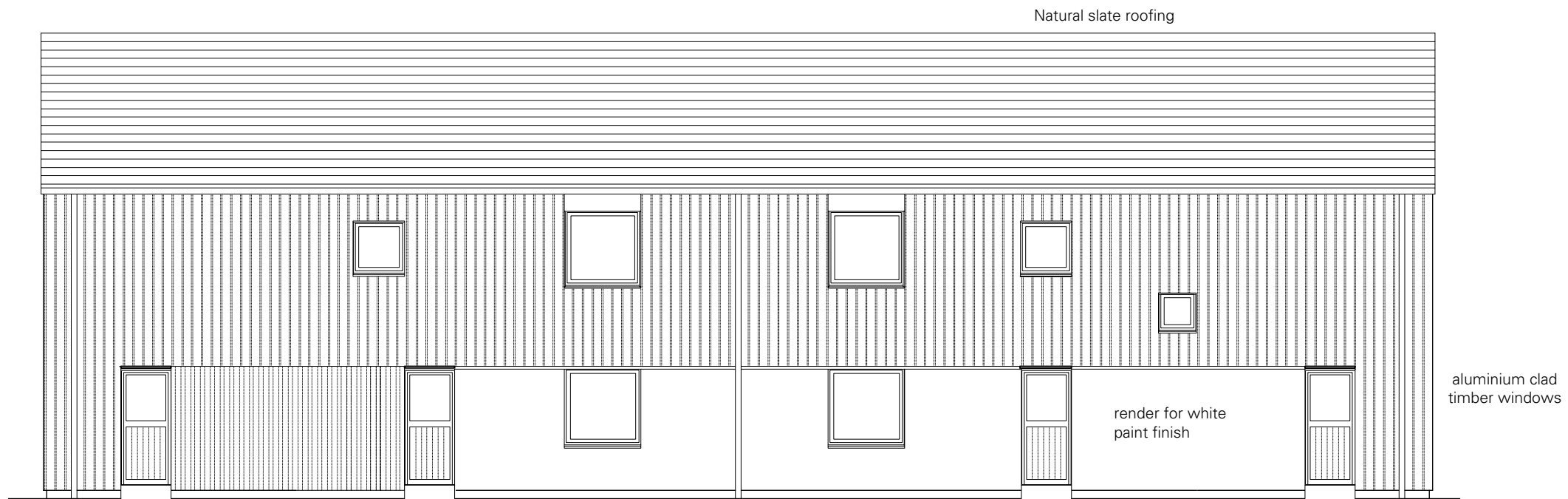
Drg No.

**315-pl-11-104**





Elevation a



Elevation c

Rev A



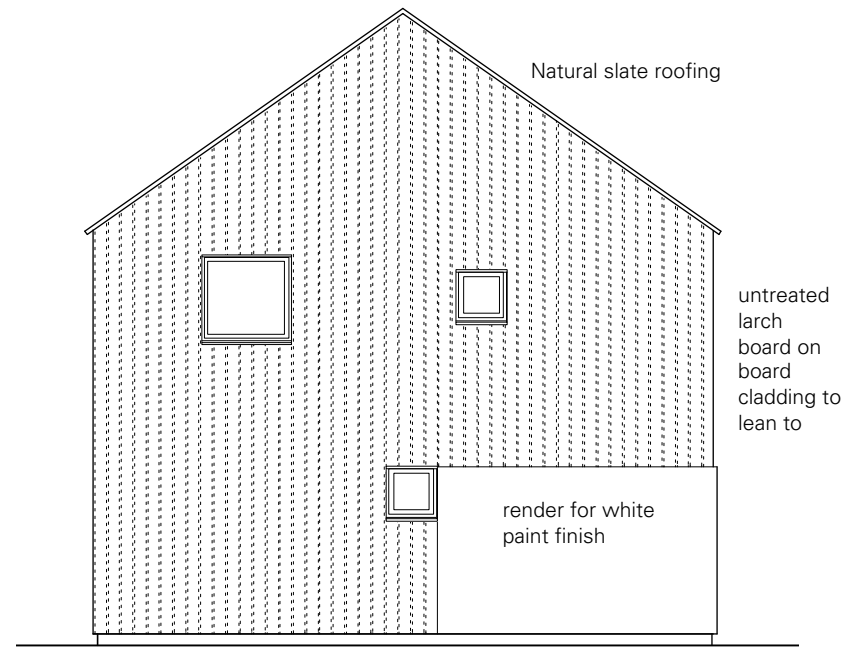
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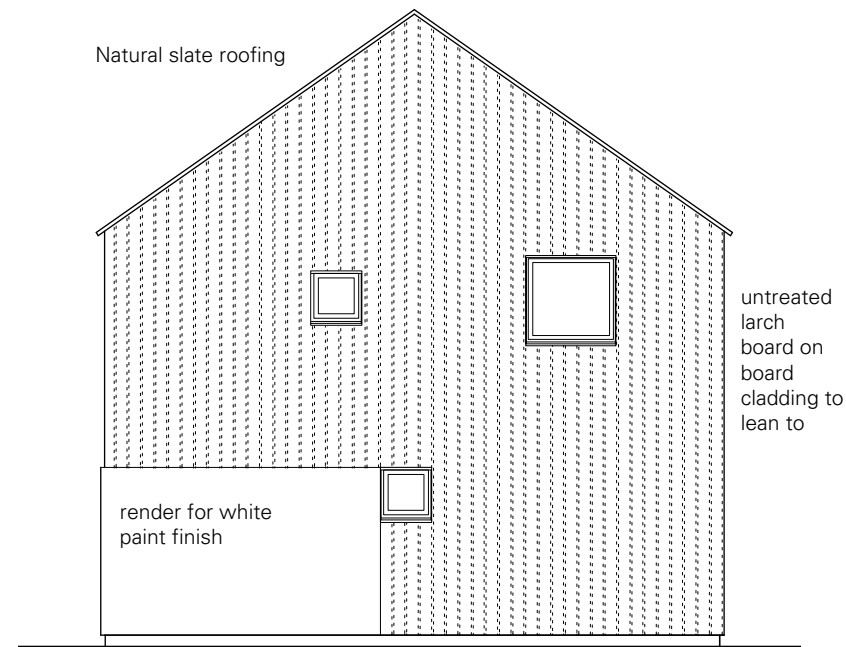
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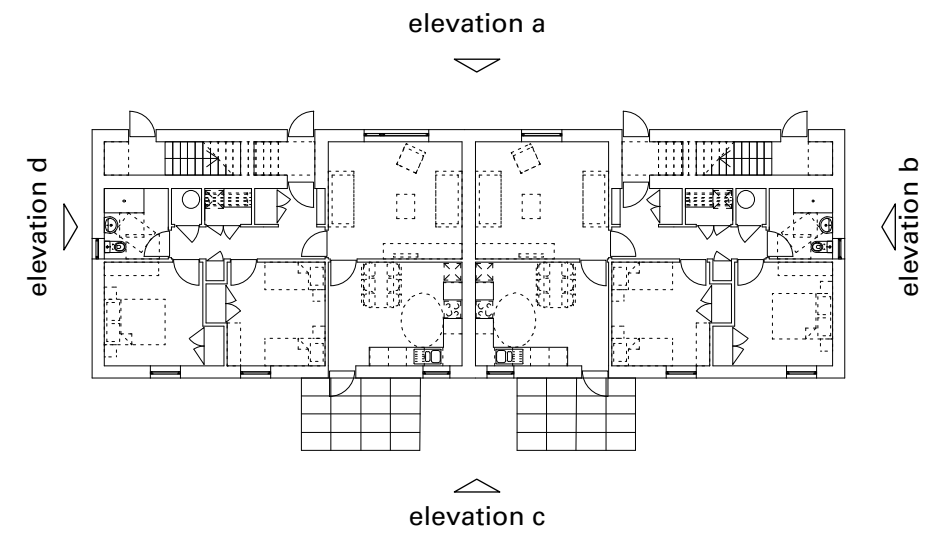
|                         |          |  |                      |
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| Client                  |          | Project  |                      |
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| Scale                   | Date     | Drawn  | Status               |
| 1:100@A3                | Sep 2017 | FK   | Planning             |
| Drawing Title           |          |  | Drg No.              |
| Elevations              |          |  | <b>315-pl-11-111</b> |



Elevation b



Elevation d



Rev A



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Status

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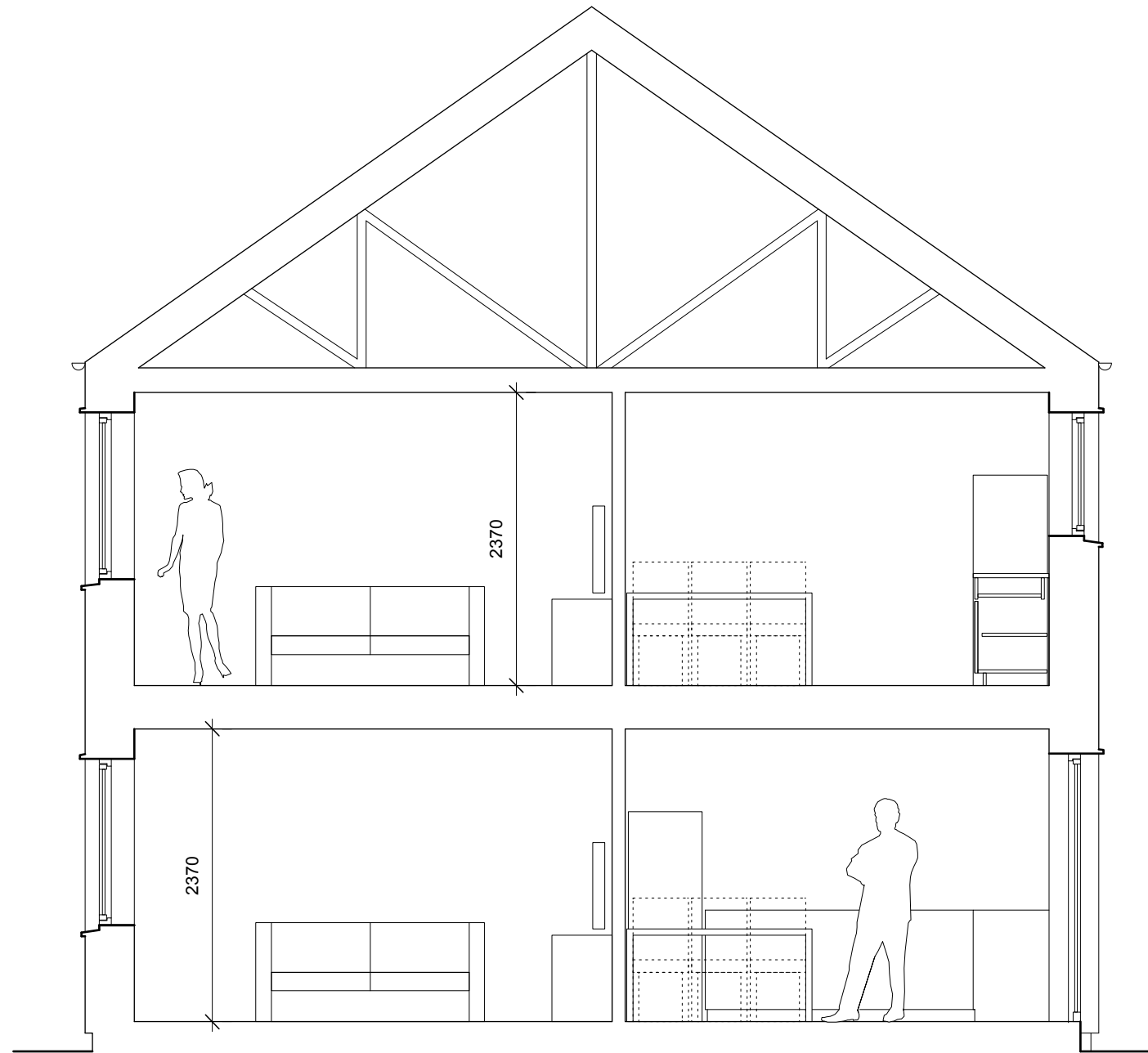
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Drawing Title

Elevations

Drg No.

**315-pl-11-112**



Rev A



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| Scale                   | Date     | Drawn  | Status               |
| 1:50@A3                 | Sep 2017 | FK   | Planning             |
| Drawing Title           |          |  | Drg No.              |
| Section                 |          |  | <b>315-pl-11-121</b> |