

Agenda Item	6.4
Report No	PLN/083/21

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 19 October 2021

Report Title: 21/02473/FUL: Mr Hany Metawie
Hamara, Coolin Drive, Portree

Report By: Area Planning Manager – North

Purpose/Executive Summary

Description: Erection of one (previously two) holiday letting units

Ward: 10 - Eilean A' Cheò

Development category: Local Development

Reason referred to Committee: Number of objections

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

Recommendation

Members are asked to agree the recommendation to **APPROVE** the application as set out in section 11 of the report

1. PROPOSED DEVELOPMENT

- 1.1 The applicant seeks full planning permission for the erection of a single storey building within the rear garden land associated with the applicant's property of 'Hamara'. The building will have a footprint of 8.7m x 6.5m which includes a timber area of decking. The roof is mono pitched, with the highest part of the ridge set at 4m which reduces to 2.8m on the northern side of the building. The unit will be used to provide holiday letting accommodation. The internal arrangement provides a single bedroom with living area, kitchen and bathroom. The external materials will be a mix of render and timber cladding on the walls with a metal roof. In addition, the plans detail an extension to the existing parking area.
- 1.2 Due to the site's village centre location the development will be served by the existing public water and waste-water systems.
- 1.3 Pre-Application Consultation: The applicant has undertaken formal pre-application consultation with the Planning Authority - 20/04559/PREAPP. This was for the siting of up to 4 holiday letting pods or the erection of an independent house. The applicant was advised that the subdivision of the site and the provision of a new access to provide an independent residential development was not considered appropriate. This was due the scale of the site and potential impacts upon the amenity of the existing and proposed house.
- The provision of up to four holiday pods was considered to be excessive and constituted overdevelopment of the site. It was contended that the provision of a 1-2 pods maybe acceptable, but this would be subject to scale and design.
- 1.4 Supporting Information: the application is supported by visualisations of the proposal.
- 1.5 Variations: To address case officer and third-party representations, the scheme has been amended as follows:
- Original scheme was for two units, the western unit has been removed from the scheme.
 - The overall height of the remaining unit has been reduced from 4.6m to 4m.

2. SITE DESCRIPTION

- 2.1 The application site is a triangular area of land which consists of the existing 1 ½ storey residential property known as 'Hamara'. This site is located on the corner of Martin Crescent and Coolin Drive in Portree. Vehicular access is from Coolin Drive, with an additional pedestrian access point from Martin Crescent. The site is bounded on all sides by existing properties. There is an existing mature hedge which runs along the northern and southern boundaries of the site. The land generally slopes down from Coolin Drive towards the west.

3. PLANNING HISTORY

3.1 01.08.2021 20/04559/PREAPP: Siting of 3-4 pods or erection of a house Advice given

4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown neighbour – 14 days

Date Advertised: 04.06.2021 and re-notification following the submission of amended plans 10.09.2021

Final representation deadline: 24 September 2021

Timeous representations: 17 letters of objection

Late representations: 0

4.2 Material considerations raised are summarised as follows:

- Lack of parking – cannot exit the site in a forward gear
- Narrow roads and there is an existing parking problem in the area, this will make it worse
- Commercial nature of the use at odds with the residential area
- Increase in noise
- Loss of privacy – block sunlight to nearby residents
- Increase in traffic – raises safety concerns, hinderance to nearby fire station who need a clear exit on call outs
- Inappropriate design – visually dominating
- Incorrect neighbour notification
- Surface water – cause flooding
- Impact on water pressure for surrounding properties
- Do existing extensions have planning permission

4.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet www.wam.highland.gov.uk/wam.

5. CONSULTATIONS

5.1 **Portree and Braes Community Council:** Object to the proposed development, although not in the capacity as a statutory consultee. They have raised the following matters:

- Problems from the existing property which is used for holiday letting purposes, in terms noise and parking, no on-site management. This development will exacerbate the problem.

- Out of character for the area.
- Reduction to one unit has not overcome concerns.
- There should be a moratorium on such developments within our Community Council area until such time as a new Local Plan is in place with conditions to control what is an explosion of Chalets/pods in residential grounds.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

28 - Sustainable Design

29 - Design Quality & Place-making

31 - Developer Contributions

34 - Settlement Development Areas

44 - Tourist Accommodation

51 - Trees and Development

65 - Waste Water Treatment

66 - Surface Water Drainage

6.2 West Highland and Islands Local Development Plan 2019

Located within the Settlement Development Area for Portree

6.3 Highland Council Supplementary Planning Policy Guidance

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

Developer Contributions (March 2018)

Sustainable Design Guide (Jan 2013)

7. OTHER MATERIAL CONSIDERATIONS

7.1 Scottish Government Planning Policy and Guidance

Scottish Planning Policy (as amended December 2020)

8. PLANNING APPRAISAL

- 8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

Determining Issues

- 8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

Planning Considerations

- 8.3 The key considerations in this case are:
- a) Compliance with the development plan and other planning policy
 - b) Siting, Design and Visual Impact
 - c) Neighbour Amenity
 - d) Access and Parking
 - e) Water Supply and Drainage
 - f) Other Matters

Development plan/other planning policy

- 8.4 The application site is located within the Portree settlement development area (SDA) which is the preferred area for most types of developments as it makes best use of existing infrastructure and services and protects the character of the surrounding countryside. Policy 34 of the HwLDP states that proposals will be supported within Settlement Development Areas (as defined in the existing local plans and future area local development plans) if they meet the requirements of Policy 28: Sustainable Design and all other relevant policies of the plan. Proposals will also be judged in terms of how compatible they are with the existing pattern of development and landscape character, how they conform with existing and approved adjacent land uses, and the effect on any natural, built and cultural heritage feature. Developments which are judged to be significantly detrimental in terms of the above criteria will not be supported unless there are clear material considerations which would justify permission being granted.
- 8.5 Policy 28 of the HwLDP aims to ensure development is sustainable and lists criterion against which proposals shall be assessed. Of particular note to this proposal is the “impact on individual and community residential amenity” and that that developments must “demonstrate sensitive siting and high-quality design...”, whilst policy 29 requires new development to be designed to make a positive contribution to architectural and visual quality of the place in which it is located. For the reasons outlined in sections 8.5 and 8.6 the proposal is not considered to have a significant detrimental impact upon the visual appearance or character of the area or undermine residential amenity to a degree that would warrant a refusal of the application, so complies with the requirements of the aforementioned policies.
- 8.6 Policy 31 of the HwLDP states that development proposals which create a need for new or improved public services, facilities or infrastructure, the Council will seek from the developer a fair and reasonable contribution in cash or kind towards these additional costs or requirements. Under this there is currently an

identified deficiency with the capacity at the local primary school and as such a contribution would normally be requested for a residential unit. However, the applicant has applied for the erection of a building for holiday letting purposes only. For reasons outlined in section 8.13- 8.19 it is also considered appropriate to apply a restricted occupancy condition for reasons of amenity. In these instances, the adopted Developer Contributions Supplementary Guidance (2018), states that the use of a restrictive occupancy condition would exempt the development from any potential education contribution. However, if planning permission was sought in future to remove this condition, then the proposal would need to be re-assessed against the prevailing condition at the time.

- 8.7 Policy 44 of the HwLDP states that proposals for tourist accommodation within settlement boundaries will be supported if the Council is satisfied that the proposal can be accommodated without adverse impacts upon neighbouring uses, complies with Policy 28: Sustainable Design and will not prejudice the residential housing land supply. As detailed in section 8.13- 8.19 the proposal is not considered to significantly undermine the amenity of neighbouring land uses. In addition, this development is located within the garden ground and will not result in the loss of a residential unit. Consequentially, the proposal is not considered to be prejudicial to the housing land stock or supply.
- 8.8 Policy 51 of the HwLDP states that the Council will support development which promotes significant protection to existing hedges, trees and woodlands on and around development sites. The site is bounded by an existing mature hedge, the plans detail that this will be retained.
- 8.9 Policies 65 and 66 of the HwLDP require foul and surface water drainage to meet standards that minimise the risk of pollution and flooding.

Siting, Design and Visual Impact

- 8.10 The four-unit scheme presented at the pre-application stage and the originally submitted two-unit scheme were considered by the Planning Authority to be an overdevelopment of the site. Concerns regarding design and scale were also submitted by third parties. The Authority has worked with the applicant to reduce the scale of the development in terms of both numbers and the overall height of the scheme. For the following reasons it is considered that the amended scheme is considered to be acceptable in terms of scale, design and siting.
- 8.11 The unit will be erected within the rear garden ground of the main house and set behind an existing mature hedge, which is to be retained and provides an element of visual containment to the area. However, as this is a corner plot which is bounded by two roads, public views of the proposal will be available, with the main view being from Martin Crescent which runs along the site's northern boundary. The elevation (northern) which directly fronts Martin Crescent will be relatively plain with simple window openings and finished in white render to reference the closest properties. The lowest part of the roof pitch is also presented in this view which will reduce the overall visual impact of the proposal. However, when travelling along Martin Crescent up towards the building, the profile of the unit and the large glazing elements will be visible, but the largest elevation is the southern elevation, which looks within the site and

due to the surrounding development public views of this will be limited. In addition, due to the existing development, public views from Coolin Drive will be reduced.

- 8.12 Whilst it is noted that the form of the building is relatively modern, the scale of the building is subservient to that of the main house and is considered to be commensurate with that of a domestic outbuilding. Indeed, if the building was sited approx. 1.9m further to the south then the building itself (although not the use) could be built without recourse to the Planning Authority under rights afforded by The Town and Country Planning (General Permitted Development) (Scotland) Order. The close siting between the proposed unit and the main house will also ensure that the developments are read together.

Neighbour Amenity

- 8.13 Several third-party comments raise concerns about the impact of the proposal on surrounding properties. In particular, concerns relating to a loss of privacy and overshadowing. The Council's guidance considers the minimum acceptable distance between windows of habitable rooms facing each other is 18m. The proposed building will be located approx. 19.7m from the properties to the north-west which are located on the other side of Martin Crescent, and approx. 28m from the properties to the south. It must also be acknowledged that these are not face to face distances as described in the guidance but are angled which further reduces the impact. As such the proposal is not considered to raise substantive concerns with regards to a loss of privacy within the existing dwellings.
- 8.14 Overshadowing could occur to the rear windows of the applicants existing house. However, the scale of the building together with its location in relation to the existing properties and the path of the sun is not considered to give rise to concerns with regards to a loss of light to surrounding properties.
- 8.15 Concerns have also been raised indicating that this will create an unacceptable impact with regards to noise and disturbance to nearby residents. In terms of land use, policy 34 of the WHILP requires an assessment to be made as to whether the proposal conforms with the existing and approved adjacent land uses. The site is set within an existing residential area, which contains a number of permanent dwellings, holiday lets and B&B guest houses within the wider area, it was noted that there is one opposite the site on Cooling Drive. Currently, The Town and Country Planning (Use Classes) (Scotland) Order 1997 makes no distinction in planning terms between a house, and one used for holiday letting purposes. The proposed use of the building is as a holiday let, which is a class 9 residential land use which is considered in principle to be compatible with the existing locality.
- 8.16 Concerns seem to be centred on the use of the current house as a holiday letting unit and the behaviour of the occupants. There is no reason to believe that the proposed unit will generate an unacceptable level of noise disturbance. This issue is not a material planning consideration and is more to do with the site management of the holiday letting unit. Noise nuisance is a matter that can be regulated through Environmental Health Legislation.

- 8.17 Matters surrounding construction hours and noise are controlled through the Environmental Health Act – it is recommended that the developer is reminded of these requirements via a footnote on the decision notice.
- 8.18 The proposed letting unit will be located close to the applicants existing dwelling house with shared services. Given the proximity of the unit to the main house, it is recommended that a condition is applied to the consent which restricts the use of the building to holiday letting purposes only as a lower level of amenity is usually accepted for this type of short-term accommodation. This is also in accordance with the use applied for.
- 8.19 Overall, the scheme is not considered to have a significant impact upon neighbour amenity and complies with policy 28 of the HwLDP.

Access and Parking

- 8.20 Third-party comments have raised concerns about the impact of the proposal in terms of road safety and parking. Access to the site will be via an existing vehicular access from Coolin Drive. There is some vegetation along the front (eastern) boundary which encroaches on the visibility to the north. This land is controlled by the applicant. It is considered that subject to a planning condition controlling visibility splays and the surfacing of the access then this will mitigate the effects of the relatively low level of traffic generated by the proposed one bed unit.
- 8.21 Third parties have raised concerns regarding an existing parking issue within the area, with a substantial amount of roadside parking. However, the main consideration for this application is whether the proposal materially exacerbates the problem. The current house has three bedrooms, and the proposed building contains one bedroom. The plans detail a new parking and turning area for four cars to the front of the existing house. This is in excess of the Councils requirements for the existing house and one bed unit, which would be three spaces. The size of the spaces is in accordance with the minimum design dimensions (2.5m x 5m) as required by the Councils Roads and Transport Guidelines for New Developments. Therefore, subject to the parking scheme being implemented in accordance with the plans it is considered that the site can accommodate the required level of parking within the boundary of the site. As such it is not considered that the proposal will have any material impact on the existing parking problem within the locality, so would not warrant a reason for refusing the scheme.

Water Supply and Drainage

- 8.22 The current house is served by the public water and foul drainage systems. The agent has confirmed that the new letting unit will also be connected to the public system. This is considered to be in compliance with the requirements of policy 65 of the HwLDP which states that the Councils preference is that connection is made to the public sewer. Third parties have raised concerns with regards to the additional demand on the water supply in terms of water pressure. It will be for

the developer to confirm with Scottish Water that they are content with a further connection. If a connection is not forthcoming, then planning permission and/or a Building Warrant is likely to be required for a private system.

- 8.23 Concerns have also been raised with regards to flooding from run off from the proposed building. Section 3.6 of the Building (Scotland) Regulations 2004 requires every building, and hard surface within the curtilage of a building, to be designed and constructed with a surface water drainage system that will: ensure the disposal of surface water without threatening the building and the health and safety of the people in or around the building and have facilities for the separation and removal of silt, grit and pollutants. As such this element will be controlled through the subsequent Building Warrant.

Other matters

- 8.24 Concerns have been raised with regards to the neighbour notification procedure. The notification has been checked and all properties within the required distances as controlled by The Town and Country Planning (General Development Procedure) (Scotland) Order were correctly identified and notified of the application. The application was also advertised in the local newspaper.
- 8.25 Portree and Braes Community Council consider that there should be a moratorium on such developments within their Community Council area until such time as a new Local Plan is in place with conditions to control what is an explosion of Chalets/pods in residential grounds. Whilst the government is minded to bring in a licencing regime and extend the powers of the Planning Authority to potentially enact local areas of control, these are not in force currently. There is no justification to delay determination of the application.
- 8.26 Comments raised concerns as to the planning status of the single storey extension to the existing house and whether these have planning permission. An assessment has been made and these are considered to fall within permitted development as detailed in The Town and Country Planning (General Permitted Development) (Scotland) Order, so formal planning permission from the Planning Authority is not required.

Matters to be secured by Section 75 Agreement

- 8.27 None

9. CONCLUSION

- 9.1 The proposed building is a class 9 residential land use which is set within an existing residential area. The applicant has worked with the Planning Authority to bring forward modifications to the scheme to address concerns expressed by the Authority and third-party concerns. This has resulted in a reduction in the number of units down to one and a reduction in the overall height of the building. Whilst the concerns raised by neighbours and the Community Council are acknowledged, these primarily relate to the management of the existing property. Noise nuisance is a matter that can be regulated through

Environmental Health Legislation. As such the scheme itself does not raise substantive concerns with regards to a loss of amenity and the site can be adequately serviced.

9.2 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. IMPLICATIONS

10.1 Resource: Not applicable

10.2 Legal: Not applicable

10.3 Community (Equality, Poverty and Rural): Not applicable

10.4 Climate Change/Carbon Clever: Not applicable

10.5 Risk: Not applicable

10.6 Gaelic: Not applicable

11. RECOMMENDATION

Action required before decision issued

Notification to Scottish Ministers N

Conclusion of Section 75
Obligation N

Revocation of previous permission N

Subject to the above actions, it is recommended to

APPROVE the application subject to the following conditions and reasons

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

Reason: To enable the Planning Authority to exercise appropriate control over the use of the building, in recognition of the proximity to the adjacent house, shared services and the use applied for.

2
· Prior to the first use of the development hereby approved, the car parking arrangements detailed on approved plan ref. 21003 – PO6B Rev B shall be completed in full and made available for use. Thereafter, all car parking spaces shall be maintained for this use in perpetuity.

Reason: In order to ensure that the level of off-street parking is adequate.

3
· The existing hedging as denoted on the approved site layout plan ref. 21003 – PO6B Rev B shall not be removed without first gaining written approval from the Planning Authority.

Reason: In the interests of visual and neighbour amenity.

4
· No development shall commence until full details of the external/ finish materials for the letting unit and the car parking area has been submitted to and approved in writing by the Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved details.

Reason: In the interests of visual amenity.

5 No development shall commence until the full details of the improvements to the vehicular access onto Cooling Drive have been submitted to and approved in writing by the Planning Authority. This shall include the following:

- i) Visibility splays in accordance with 'sketch 5.3.1' as shown in The Highland Council's 'Access to Single Houses and Small Housing Developments' guidelines. Within the visibility splays, no walls, fence or hedge/vegetation shall be higher than 0.85m.
- ii) A cohesive finishing material shall extend for a distance of at least 6m back from the nearside edge of the public road.

The access improvement work shall be carried out prior to the commencement of the development, unless otherwise first agreed in writing by the Planning Authority.

Reason: In the interests of road safety.

REASON FOR DECISION

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.

TIME LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

INFORMATIVES

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.

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 (paragraph 259), 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_for_working_on_public_roads/2

Mud & 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 NatureScot 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 NatureScot: <https://www.nature.scot/professional-advice/protected-areas-and-species/protected-species>

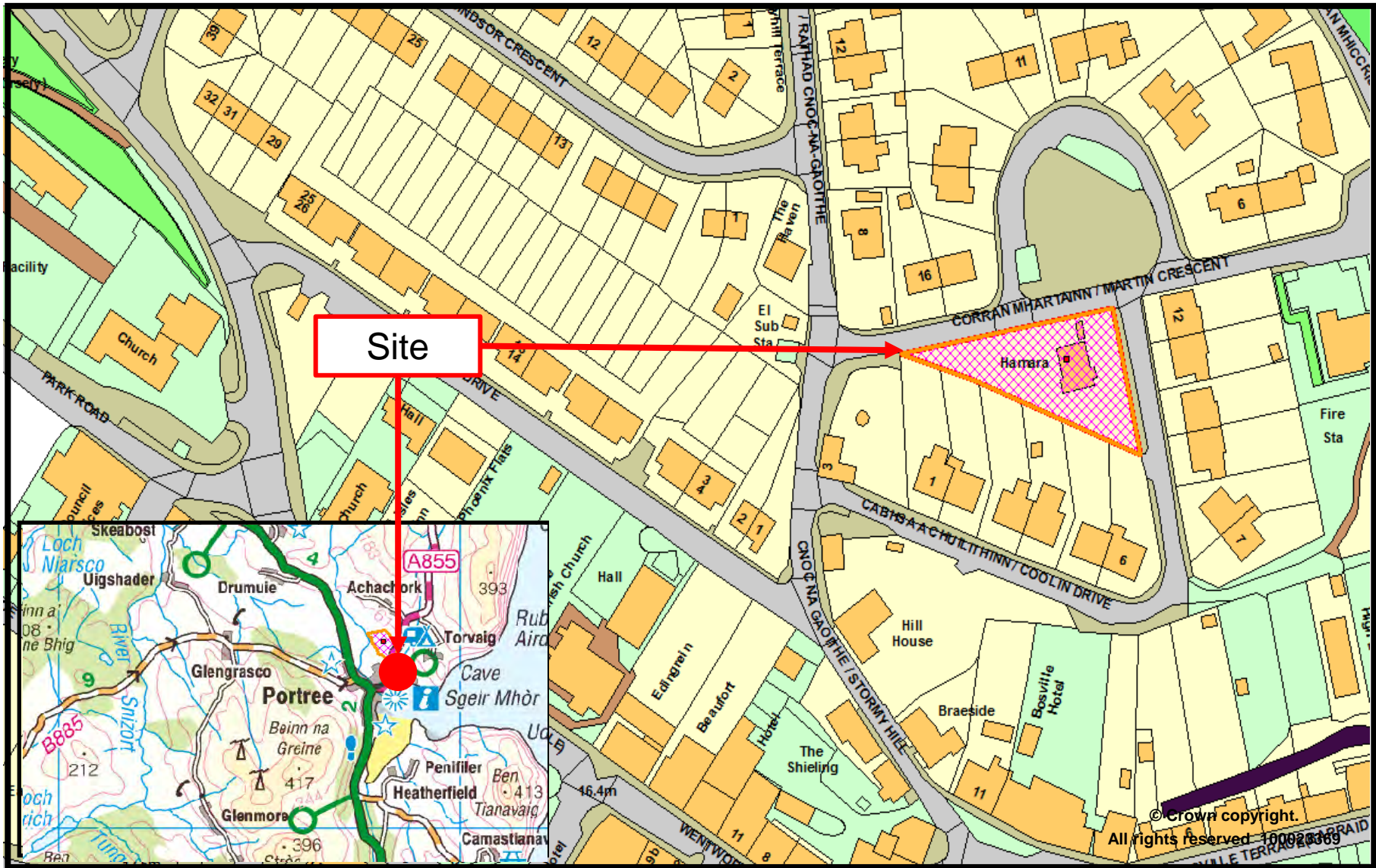
Designation: Area Planning Manager - North

Author: Alison Harvey

Background Papers: Documents referred to in report and in case file.

Relevant Plans:

Document Type	Document No.	Version No.	Date Received
PROPOSED ELEVATION PLAN	21003-P04	REV B	19.08.2021
SITE LAYOUT PLAN	21003-P06	REV B	19.08.2021
FLOOR PLAN	21003-P03		20.05.2021



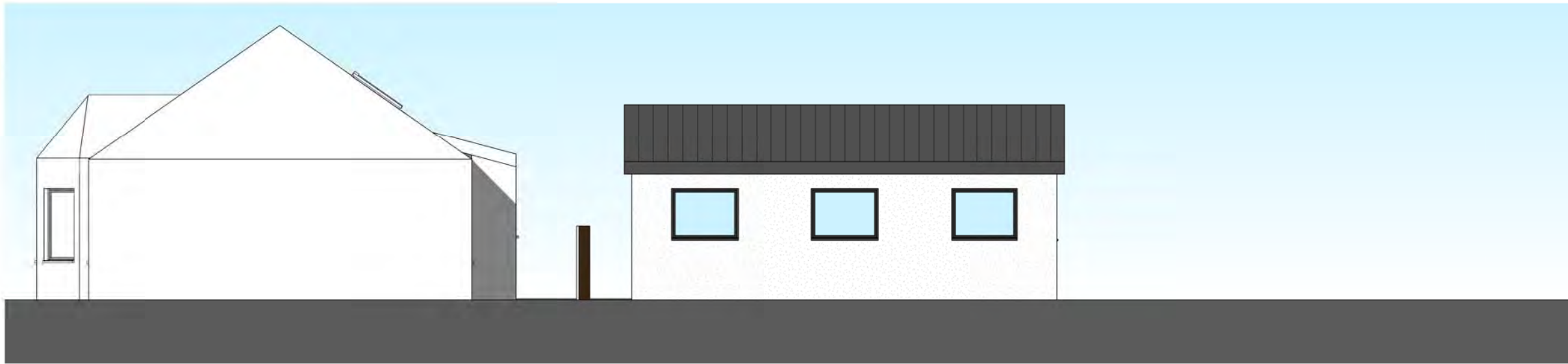
The Highland Council
Comhairle na Gàidhealtachd

Planning and Development Service

Location Plan
21/02473/FUL
Erection of one (previously two) holiday letting units
October 2021



Scale:



north elevation
[1 : 100]

notes

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All works to comply in every respect with the current Scottish Building Standards Regulations (Scotland) Regulation 2004, as amended 2016.

All works to comply with the relevant Codes of Practice and British Standards and shall be carried out to the highest standard of craftsmanship by skilled and qualified persons of the respective trades and in accordance with good building practice.

The contractor shall be responsible for making contact with the respective statutory authorities and establish the location of all existing services. The contractor shall ensure compliance with the Local Authority regulations.

Do not scale from this drawing at any time. Use figured dimensions only. All setting out dimensions are to be confirmed prior to the commencement of any associated works, with any discrepancies reported to the architect immediately.

All dimensions are to the structure and exclude any plaster / plasterboard finishes.



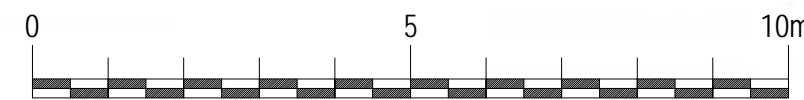
west elevation
[1 : 100]



east elevation
[1 : 100]



south elevation
[1 : 100]



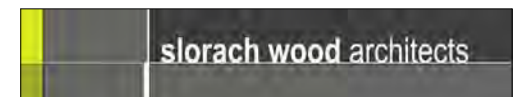
SCALE 1:100

B	AUG '21	REMOVE POD 2 & REDUCE HEIGHT OF ROOF
A	MAY '21	MINOR ALTERATIONS FROM CLIENT COMMENTS

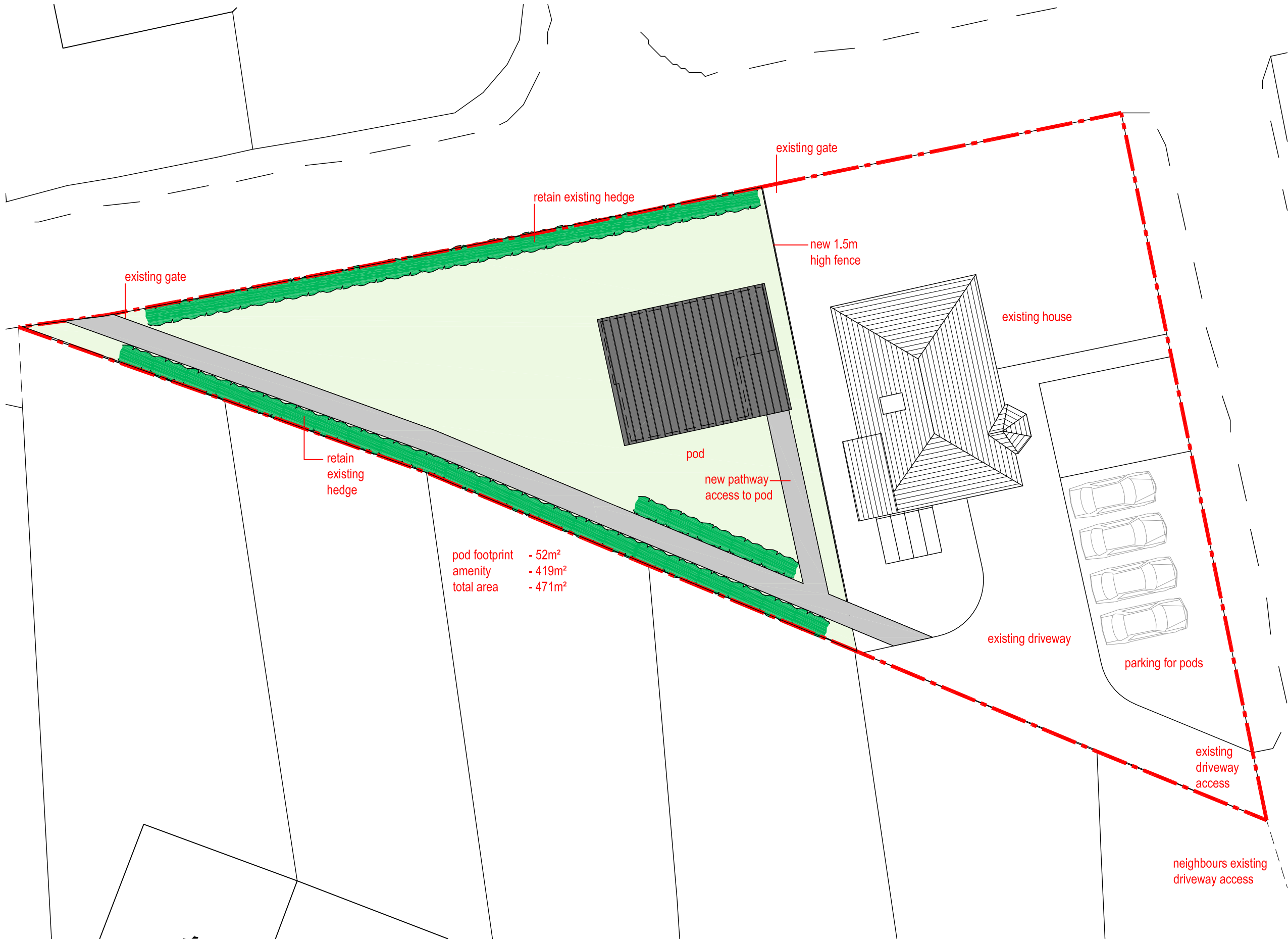
status	PLANNING	
drawing	21003 - P04B	scale 1 : 100 [A3]
		ref. SQB

project	HAMARA COOLIN DRIVE ISLE OF SKYE
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title	PROPOSED ELEVATIONS
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contact	The Station Master's Office, Dalmeny Station, South Queensferry, EH30 9JP. Tel: 0131 319 1260 Email: info@swa.uk.net Website: www.swa.uk.net
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pod footprint - 52m²
 amenity - 419m²
 total area - 471m²

notes

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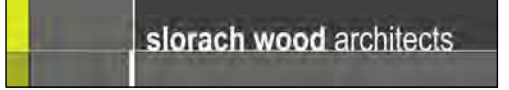
All dimensions are to the structure and exclude any plaster / plasterboard finishes.

B	AUG '21	REMOVE POD 2 & REDUCE ROOF HEIGHT
A	MAY '21	ALTERATIONS FROM CLIENT COMMENTS

status	PLANNING	
drawing	21003 - P06B	scale 1:200 [A3]
		ref. SQB

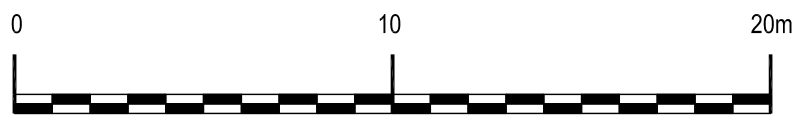
project	HAMARA COOLIN DRIVE ISLE OF SKYE
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title	PROPOSED SITE PLAN LOCATION PLAN
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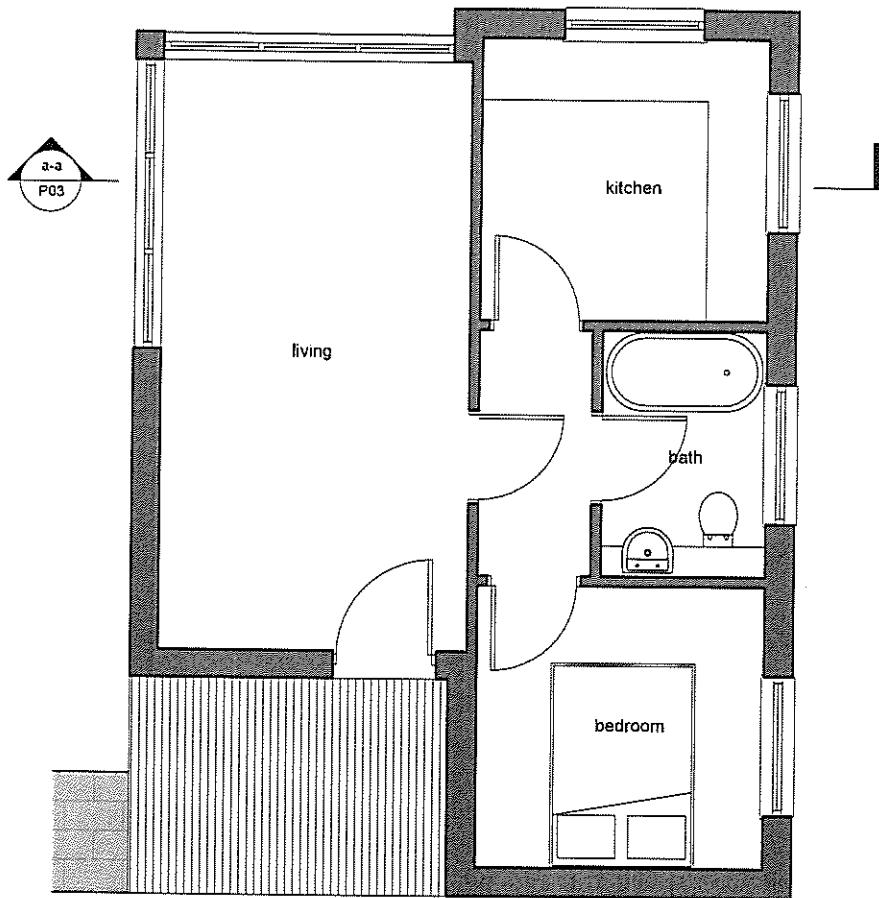


contact	The Station Master's Office, Dalmeny Station, South Queensferry, EH30 9JP. Tel: 0131 319 1260 Email: info@swa.uk.net Website: www.swa.uk.net
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site plan [1:200]



SCALE 1:200



ground floor
[1 : 50]

notes

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All works to comply in every respect with the current Scottish Building Standards Regulations (Scotland) Regulations 2004, as amended (SBR).

All works to comply with the relevant Codes of Practice and British Standards and shall be carried out to the highest standard of craftsmanship by skilled and qualified persons of the respective trades and in accordance with good building practice.

The contractor shall be responsible for making contact with the respective regulatory authorities and establish the location of all existing services. The contractor shall ensure compliance with the Local Authority regulations.

Do not scale from this drawing at any time. Use figured dimensions only. All setting out dimensions are to be confirmed prior to the commencement of any associated works, with any discrepancies reported to the architect immediately.

All dimensions are to the structure and exclude any plaster / plasterboard finishes.

status	PLANNING	
drawing	21003 - P03	scale
		1 : 50 (A3)
		ref. S05

project	HAMARA COOLIN DRIVE ISLE OF SKYE
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t/b	PROPOSED POD PLAN & SECTION
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