

Agenda Item	6.1
Report No	PLN/078/22

HIGHLAND COUNCIL

Committee: North Planning Applications Committee
Date: 18 October 2022
Report Title: 22/00459/FUL: Ms Klara Pehalova
Land 50M East Of 18 Roag
Dunvegan
Isle Of Skye

Report By: Area Planning Manager - North

Purpose/Executive Summary

Description: Erection of house, garage and two holiday letting units

Ward: 10 - Eilean A' Cheò

Development category: Local

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 **GRANT** the application as set out in section 11 of the report

1. PROPOSED DEVELOPMENT

- 1.1 The application seeks full planning permission for the erection of a house, a detached garage and two holiday letting units. It represents an amended version of the previously withdrawn scheme – 21/02884/FUL – and follows much of the officer advice provided to address the deficiencies in that previous application.

The proposed house will measure 10m by 7.5m with a ridge height of 6.8m and will be of horizontal interlocking 'log' construction to the ground floor with vertical timber cladding to the upper section and profiled metal sheet to the roof. It is orientated north-south like the surrounding dwellings.

The proposed holiday lets will measure 7m by 5m with a ridge height of 4.5m and with walls constructed of horizontal interlocking 'logs' with the roofs finished in metal sheet. They sit slightly separated from the house in the southern portion of the site and are orientated with their roof ridges at right angles to that of the house.

The triple garage will measure 9m by 6m with a ridge height of 3m and again will be constructed of horizontal interlocking 'logs' but with the roof finished shown as a slate material. It is positioned to the north and at right angles to the house and a little closer to the road frontage.

A foul drainage soakaway is shown at the centre of the eastern boundary of the site with the croftland.

- 1.2 The existing access in the south-western corner of the site is shown as being improved to the SDB1 standard through a slight relocation to the south to make way for a new service bay.

- 1.3 Pre Application Consultation: No formal pre-application submission but this scheme responds to the design and layout concerns raised by officers in respect of the previous 21/02884/FUL proposal.

- 1.4 Supporting Information: a supporting statement has been submitted stating;

- Applicants intend to take on the tenancy of the 18 Roag croft
- Beyond the building proposal, the lower part of the croft will be used for livestock and the upper for growing vegetables
- Applicants will live in a caravan during the build of the holiday lets and then one of the lets during the build of the house
- Proposal only utilises 0.1ha of the available croftland
- To mitigate concerns about seaward views;
 - Letting units are single storey
 - Development is generally set down significantly from the level of the road
 - House and workshop are located to the northern side of the site and with a lower finished floor level than the neighbouring house to the north and the house over the road to minimise interruption of views

- Area of trees and shrubs between the development and the road frontage will be retained as screening

1.5 Variations: None

2. SITE DESCRIPTION

2.1 The site is an area of rough grazing agricultural croftland located to the eastern side of the public road and stretching from the public road down to the seashore. The overall area of the croft is 4.36ha. Most is to the seaward side of the public road. A small portion remains on the opposite side of the road. The site area of this application including the access to be shared with the seaward croft is about 0.13 ha.

The site is accessed from the public road frontage by an existing gated croft access towards the southern end of the frontage and close to the outside edge of a curve in the road. This access slopes away from the road down to the level of the proposed site. The change in levels is significant at about 3m.

The remainder of this sloping frontage to the north is occupied by an area which has been planted with a large number of trees and shrubs and partly used as a community vegetable garden according to one third party comment.

3. PLANNING HISTORY

3.1	08.12.2008	08/00210/OUTSL	Erection of a dwelling	Refused
3.2	24.03.2010	10/00005/FULSL	Erection of house and garage, formation of new access and installation of septic tank and soakaway (House to the north of the site)	Permitted
3.3	09.12.2019	19/04404/FUL	Erection of house, garage and cabin. (on the opposite side of the road, set back and slightly to the north)	Permitted
3.4	05.11.2021	21/02884/FUL	Erection of new dwelling house, garage and two holiday letting units	Withdrawn

4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown Neighbour – West Highland Free Press

Date Advertised: 25.02.2022

Representation deadline: 11 March 2022

Timeous representations: 5 Objections from 5 households

Late representations: None

4.2 Material considerations raised are summarised as follows and grouped into their

themes:

1) Road safety

- The access is on a bend and partially obscured from oncoming cars on the public road to the west.
- Already two other accesses and a layby used to park an ambulance nearby
- Visibility splay to the north will be obstructed by ambulance parked in adjacent layby
- House plus holiday lets will be an intensive level of use and reduce road safety
- Access improvement and relocation to the south would require relocation of telegraph pole and equipment
- There have been accidents on this stretch of road in the past

2) Site layout, design and seaward views

- House + two holiday lets is an overdevelopment of the site.
- Loss of views will occur over time due to planting of trees.
- Removal of existing trees will increase the visibility of the development
- Design of buildings does not respect the local architecture
- Previous application on site 08/00210/OUTSL was refused for views within the SLA reasons.

Officer comment – the development plan has moved on a great deal since this application was determined – see visual impact section below

3) Drainage and servicing

- A watercourse crossing the site does not appear on the plans or to have been considered and may impact the functioning of the proposed soakaway and increase flood risk
- Access will cross electricity supply and BT cables and passes over the soakaway for the house opposite
- Adjacent houses have suffered low water pressure in the past

4) Croftland

- This is region 1 croftland. Development should be restricted to region 3 land
- No guarantee that assignation of the croft will be granted
- Holiday lets are not 'crofting'.

Officer comment – the crofting commission have explicitly stated for other applications that holiday letting development is considered an acceptable form of crofting diversification

- There have been four previous decrofting directions on the croft – amounting to 0.655ha and leaving 4.36ha currently. Current proposal will increase loss of croftland to more than 1 hectare. Viability of the croft will

be seriously affected.

Officer comment – this appears to overstate the area of the application site at 0.345ha. It is, in fact, about 0.13ha.

- Flooding/contamination could affect neighbouring croft 17.

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 Crofting Commission – no response received

5.2 Scottish Water – no objection but recommend that the applicant completes a pre-development enquiry form to assess capacity at the Dunvegan Osedale water treatment works

5.3 Forestry Team – no response

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
- 36 - Development in the Wider Countryside
- 44 - Tourist Accommodation
- 47 - Safeguarding Inbye/AppORTioned Croftland
- 49 - Coastal Development
- 51 - Trees and Development
- 57 - Natural, Built & Cultural Heritage
- 61 - Landscape
- 64 - Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage

6.2 West Highland and Islands Local Development Plan 2019

No specific policies apply

6.3 Highland Council Supplementary Planning Policy Guidance

- Access to Single Houses and Small Housing Developments (May 2011)
- Developer Contributions (March 2018)
- Flood Risk and Drainage Impact Assessment (Jan 2013)
- Housing in the Countryside and Siting and Design (March 2013)
- Special Landscape Area Citations (June 2011)

7. OTHER MATERIAL CONSIDERATIONS

- 7.1 **Scottish Government Planning Policy and Guidance**
Scottish Planning Policy (as amended December 2020)
National Planning Framework 3

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, the special landscape area and visual impact
- c) Impact on croftland
- d) Access and road safety
- e) Drainage
- f) Conditions

a) Development plan/other planning policy

- 8.4 There is no longer a defined settlement development area for Roag and so the key development plan policy is considered to be Policy 36 which supports proposals that are not significantly detrimental in respect of matters including siting and design, compatibility with settlement pattern and landscape character, the loss of locally important croftland and drainage.

- 8.5 Consequently, the provisions of Policy 28 in respect of design, Policy 44 in respect of tourist accommodation, Policy 47 in respect of croftland, Policy 57 in respect of the Northwest Skye Special Landscape Area (SLA) and Policy 66 in respect of surface water drainage are also considered pertinent to this case.

b) Siting, design, the special landscape area and visual impact

- 8.6 Several third party comments have referenced a previously refused application on the site dating back to 2008. The reasons for refusal focussed upon the impact development on this land would have on the SLA and coastal views and incompatibility with the settlement pattern. An agricultural justification was also considered to have been lacking.

- 8.7 None of the policies relied on in those reasons for refusal are currently in place. There is no policy requirement for an agricultural justification as such although development on croftland requires to be considered under Policy 47 – see below. Protection of seaward views is now controlled through Policy 49, but this is specifically in relation to coastal development. However, it is considered that only limited weight can be given to this in this context as the site does not possess an explicitly coastal character setting although it overlooks the head of Loch Vatten - a narrow sea loch.
- 8.8 Part of the reason for this is that since 2008 a dwelling (ref 10/00005/FULSL) has been built to the north of the site. In 2008 the proposed site represented the first development in what was an undeveloped part of the settlement – linear development on the seaward side of the road ended some 100m to the south. The siting of a house in this location is now better related to the continuation of the wider settlement on this side of the road, an impression supported by its relationship to the housing on the opposite side of the road.
- 8.9 In this regard, it is not considered that the proposal will have a negative impact on the SLA which specifically identifies one of its sensitivities to change as being,
“...Settlement expansion which would dilute the traditional linear and scattered settlement patterns, or which would alter the balance of scale of individual and groups of dwellings and their relationship with the landscape...”
For the reasons above, the proposal is not considered to trigger this particular concern.
- 8.10 In terms of visual impact, the proposal has been criticised by third parties as representing overdevelopment of the site and of exhibiting an architectural style that does not accord with the surrounding vernacular.
- 8.11 Although the four buildings proposed represent a distinct cluster of development, it is only the house that is more than a single storey in height. The two holiday lets are very much of shed-like proportions and present a blank elevation to the road. The triple garage is larger, but with a lower roof pitch and its scale and massing is in keeping with its garage/workshop function. Also, there is a distinct gap down the middle of the site between the house and garage pair and the two holiday lets. Following officer advice, the layout has been deliberately designed to minimise the amount of land take from the croft and overall, it is not considered that the proposal represents overdevelopment of the site. The site sits below the road and accordingly, the impression of the scale of the development is mitigated with reference to the more elevated neighbouring house to the north through this.
- 8.12 The proposed dwellinghouse design has been amended to take account of previous officer criticism. As well as being re-orientated north-south to tie-in with surrounding houses and contrast with the orientation of the ‘ancillary’ buildings of the proposal, the prominent overhanging eaves of the previous design have been greatly trimmed back and the ridge height reduced by 750mm to 6.8m.
- 8.13 The horizontal timber cladding at ground floor level continues to be in the form of ‘logs’ which interlock at the corners and this materials choice is also proposed for the single storey buildings. At first floor on the house, a more traditional vertical

timber cladding is proposed under a metal sheet roof. The interlocking log form has been criticised by third parties as being out of keeping with the vernacular represented by surrounding development.

- 8.14 Officers agree that the retention of this timber style still leaves the dwelling with something of the 'alpine chalet' about its design. However, the changes made to it in terms of its overall form, scale and orientation are welcomed. Overall, what is proposed is a relatively small (60m²), 1½ storey timber dwellinghouse with a metal sheet roof and this is considered to be acceptable in this location. Details of the external material palette can be controlled by the recommended condition.
- 8.15 In respect of the specifics of this location and visual impact, as set out above, some weight must also be given to the difference in land levels between the finished floor level of the house and other proposed buildings and the level of the public road. The submitted section plan indicates that the difference in level is about 3m. This means that only the first floor of the house would be above the eyeline of a car passenger or pedestrian on the road. It must be remembered that it is only these public views that the planning system seeks to protect and not the private views enjoyed by other dwellings.
- 8.16 It is considered that this land level difference will have a significant positive effect upon the perceived visual impact of the proposal and public amenity. The retained tree and shrub planting on the slope down from the road will augment this effect and become more significant over time. A condition is recommended requiring a landscaping scheme to be submitted and approved that will allow for this vegetation to be formally retained.
- 8.17 In other regards, the proposal is not considered likely to have any unacceptable impacts upon the amenity of neighbouring properties.

Overall, given the amendments made to the previous design and the natural advantages of the site in terms of levels and vegetation screening, the siting, design and visual impact of the proposal is considered to be acceptable and to meet the policy requirements of the current development plan.

c) Impact on croftland

- 8.18 Policy 47 requires development proposals to minimise the loss of inbye croftland through avoiding the siting of development on better quality agricultural land and avoiding blocking access to the remaining land. The local grazings committee have objected to the proposal because it is on better quality land and represents the fifth dwelling on the historical croft (including the original croft house) and that cumulative impacts threatens the viability of the croft.
- 8.19 On this last point, whilst understanding the concern, officers consider the argument to be at variance with the facts. The croft tenancy being offered to the applicants by the current tenant currently extends to 4.36ha. It includes open land between the public road and the sea and a smaller area of partially developed land on the other side of the road. Other than the existing house to the north of the application site, all previous development and consents have been on this landward portion of the croft.

The current proposal would not obstruct access to the remainder of the croft (in fact, access would be improved) and covers an area of 0.13ha including these shared access arrangements. So, even after development, the agricultural element of the croft would still exceed 4ha (10 acres) with 3ha of that being on the remaining best quality land leading down to the coast. This is larger than many crofts on Skye and does not suggest that viability (as measured by those other crofts) is threatened.

8.20 Although no formal consultation response was received the crofting commission have in general taken a positive attitude to the contribution holiday lets can make to crofting incomes and the viability of crofts.

8.21 Accordingly, officers do not see a clash between this proposal and the requirements of Policy 47.

d) Access and road safety

8.22 One of the amendments requested by officers in respect of the previously submitted scheme was for the access improvement to involve a slight relocation to the south and this has been included in the current scheme.

8.23 The reasoning behind this request is that, because the access is on the outside of the bend in the public road, a position closer to the apex will afford the best visibility in either direction for the increased level of traffic that will use the improved access. To the north the road is generally straight but narrow and with a number of accesses onto it. It is considered that a speed of 30mph is a reasonable estimate for average safe vehicle movements along this stretch, requiring visibility from the improved access of at least 90m. This can easily be achieved.

8.24 To the south another bend in the road (referred to as a 'chicane' by third parties) largely constrains visibility as there are mature trees along the seaward side of the road. Consequently, only 60m of visibility can be relied upon. However, the 'chicane' bend in the road, coupled with its narrowness and, again, existing accesses onto it, are considered likely to reduce average safe speeds to no more than 20mph. In these circumstances 60m of visibility is acceptable and a condition is recommended to ensure that an access (and service bay) achieving these visibility splays is provided before other development takes place.

8.25 Third parties have stated that accidents have occurred on this stretch of road in the past and officers note that the house access on the opposite side of the road and the inside of the bend has poor visibility. However, the new improved access is not considered likely to make this situation any worse.

8.26 Comment has also been made that a neighbour often parks an ambulance in the public road layby that exists immediately adjacent to where the new service bay will be situated. This would obscure visibility to the north. It is suggested that if the parking of the ambulance on the public road proves to be an obstruction once the proposed development is carried out, then the onus will be on the operator of the ambulance to find alternative safe parking arrangements. This is not an appropriate planning reason to refuse the planning application.

8.27 It has also been stated that the development of the access will require the relocation of a telegraph pole and associated equipment, involve development over power and telecom cables as well as a soakaway serving the property on the opposite side of the road. These are matters the applicant will have to address but fall outwith the remit of planning.

e) Drainage

8.28 A watercourse running through the site has been identified in correspondence but is not shown on the submitted plans which do not include surface water drainage plans. As with any potential development site, such a situation is a constraint which must be factored into the build if flood risk is to be minimised in accordance with Policy 66. Ground conditions can also influence the type of foul drainage soakaway system that will be required through the building warrant.

8.29 In this case it is considered prudent to recommend conditions requiring full details of surface water drainage to be submitted to and approved by the authority prior to the commencement of development and setting the finished floor level of the house to be a minimum of 250mm above the finished ground level. Although this may well duplicate work required for the building warrant, the planning assessment will be particularly focussed upon the flood risk outcomes rather than the practical design.

f) Conditions

8.30 As is normal with such proposals, given the site layout and the relationship between the holiday lets with each other and the main house, a condition is recommended limiting their use to holiday letting or ancillary accommodation only. Use as permanent dwellings would not be acceptable.

8.31 The applicants have also indicated their intention to live in a caravan on the site whilst building the holiday lets and then live in one of the holiday lets whilst building the main house. The occupation of the caravan is permitted development during the course of the build, but a condition is recommended to secure its timely removal thereafter. The standard condition referred to at 8.30 above has been reworded to include a three-year time limit on its occupation by the applicants to take account of this phasing plan.

Non-material considerations

8.30 None

Matters to be secured by Section 75 Agreement

8.31 No developer contributions towards secondary education or primary education are required, as there is sufficient capacity at present. The single house proposed does not trigger the requirement for affordable housing contribution or community facilities contribution as outlined in the Developer Contributions Supplementary Guidance November 2018. This does not mean any future proposals for housing will be exempt from Developer Contribution Payments.

8.32 In order to mitigate the impact of the development on infrastructure and services the following matters require to be secured prior to planning permission being issued:

- None

9. CONCLUSION

9.1 The development of the site raises a number of key considerations, namely; architectural design, use of croftland and the safety of the improved access. However, for the reasons given above, none of these issues raise considerations so negative as to justify a reason for refusal.

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 **GRANT** the application subject to the following conditions and reasons

- 1 The use of one of the holiday letting units as temporary residential accommodation for the applicants only, shall cease as soon as the main house is available for occupation or within three years of the granting of this planning permission, whichever is the soonest. Other than this caveat, the two holiday letting units shall be used for holiday letting purposes only and shall not be used as a principal private residence or be occupied by any family, group or individual for more

than three months (cumulative) in any one calendar year.

Reason: To ensure that the development does not become used as more than one permanent residential unit in the interest of the area's visual amenity, access constraint, lack of private amenity space and in accordance with the use applied for.

- 2 Any residential caravan brought onto the application site is permitted solely for the use of the applicant or developer for the duration of construction works associated with the development hereby approved. Within one month of the completion of the development or first occupation of the dwellinghouse, whichever is the sooner, the caravan shall be removed permanently from the application site, along with all associated fixtures and fittings.

Reason: To ensure that any development which has ceased to serve its intended purpose is removed from the site, in the interests of visual amenity.

- 3 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 and

- 4 The finished floor level of the buildings hereby approved shall be no less than 250mm above the adjacent finished ground level.

Reason: To minimise the risk of flooding

- 5 No other development shall commence until the site access has been constructed in accordance with The Highland Council's Access to Single Houses and Small Housing Developments guidelines and the approved drawings with:

- i. the junction formed to comply with drawing ref. SDB1 and
- ii. visibility splays of 2.4m x 90m to the north and 2.4m x 60m to the south (the X dimension and Y dimension respectively) formed from the centre line of the junction.

Within the stated visibility splays, at no time shall anything obscure visibility between a driver's eye height of 1.05m positioned at the X dimension and an object height of 0.60m anywhere along the Y

dimension.

Reason: In order to ensure the safety and free flow of traffic on the public road, facilitate servicing outwith the carriageway and maintain the integrity of the public road carriageway.

- 6 Prior to the first occupation of the house and/or holiday lets, parking spaces shall be provided as detailed on the approved plans and shall thereafter be maintained for this use in perpetuity.

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

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

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

- 8 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 any existing or proposed walls, fences and 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.

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.

Septic Tanks & Soakaways

Where a private foul drainage solution is proposed, you will require separate consent from the Scottish Environment Protection Agency (SEPA). Planning permission does not guarantee that approval will be given by SEPA and as such you are advised to contact them direct to discuss the matter (01349 862021).

Local Roads Authority Consent

In addition to planning permission, you may require one or more separate consents (such as road construction consent, dropped kerb consent, a road openings permit, occupation of the road permit etc.) from the Area Roads Team prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local Area Roads office for further guidance at the earliest opportunity.

Failure to comply with access, parking and drainage infrastructure requirements may endanger road users, affect the safety and free-flow of traffic and is likely to result in enforcement action being taken against you under both the Town and Country Planning (Scotland) Act 1997 and the Roads (Scotland) Act 1984.

Further information on the Council's roads standards can be found at:

<http://www.highland.gov.uk/yourenvironment/roadsandtransport>

Application forms and guidance notes for access-related consents can be downloaded from:

http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_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>

Short Term Letting

The new mandatory licensing scheme for short term lets is due to open for applications on 1 October 2022.

Scottish Government Guidance on the Licensing Scheme is provided below.

<https://www.gov.scot/publications/short-term-lets-scotland-licensing-scheme-part-1-guidance-hosts-operators-2/>

Highland Council Licensing Information page:

https://www.highland.gov.uk/info/1125/licences_permits_and_permissions/1021/short_term_lets

Signature: Dafydd Jones

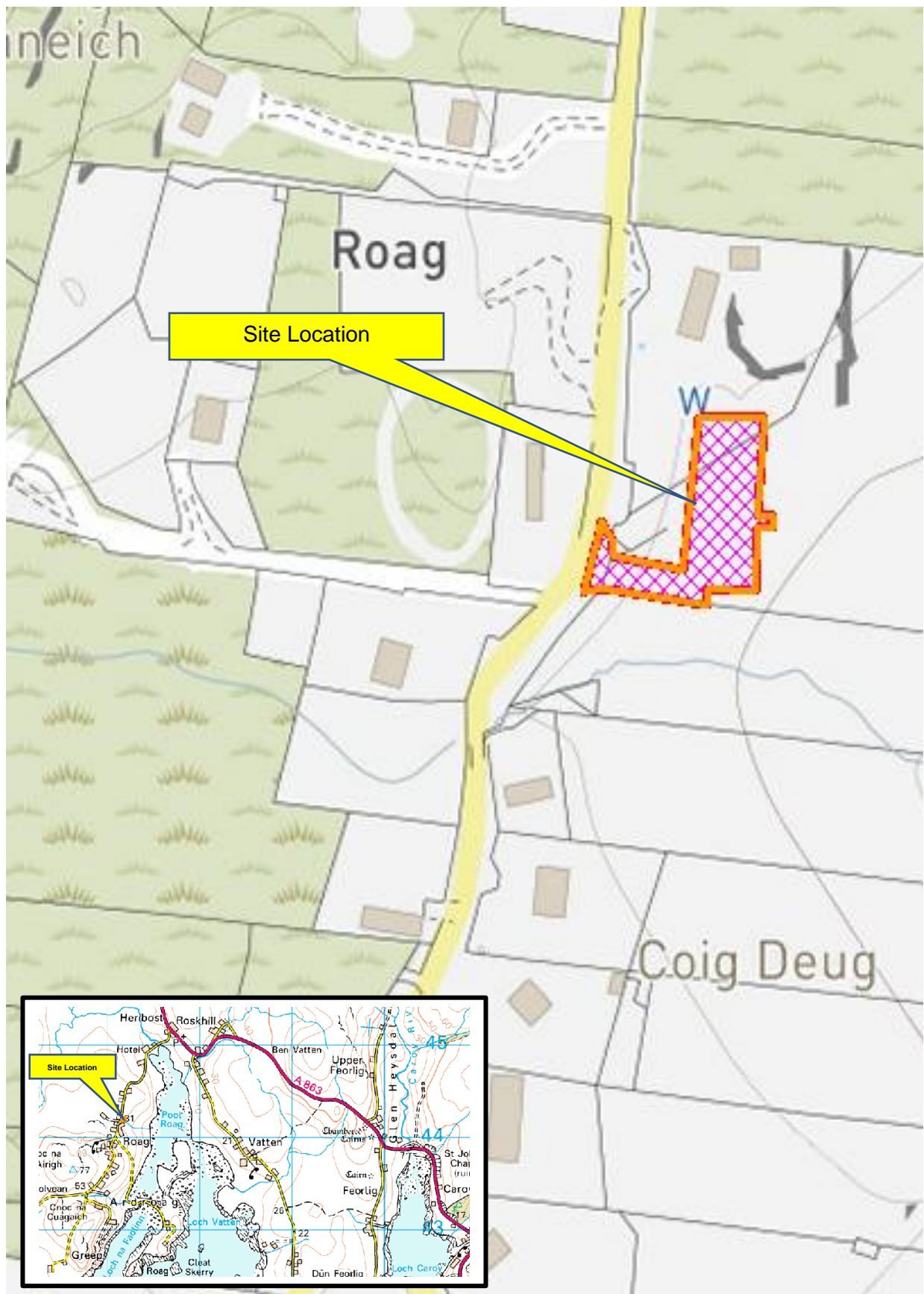
Designation: Area Planning Manager – Area Planning Manager - North

Author: Mark Harvey

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

Relevant Plans:

Plan No	Document Type	Document No.	Version No.	Date Received
Plan 1	Committee Location plan			
Plan 2	Site Layout Plan	21:07:01	REV C	11 Feb 2022
Plan 3	Location plan	21:07:00	A	02 Feb 2022
Plan 4	Visual Information (9 sheets)	000005	REV A	11 Feb 2022
Plan 5	Floor/Elevation Plan	000002	REV A	11 Feb 2022
Plan 6	Elevations	000001		02 Feb 2022
Plan 7	Elevations	000003		02 Feb 2022
Plan 8	Elevations	000004		02 Feb 2022
Plan 9	Section Plan	21:07:02	A	02 Feb 2022



Infrastructure and Environment Service

22/00459/FUL

Erection of house, garage and two holiday letting units at land 50m East of 18 Roag, Dunvegan, Isle Of Skye.

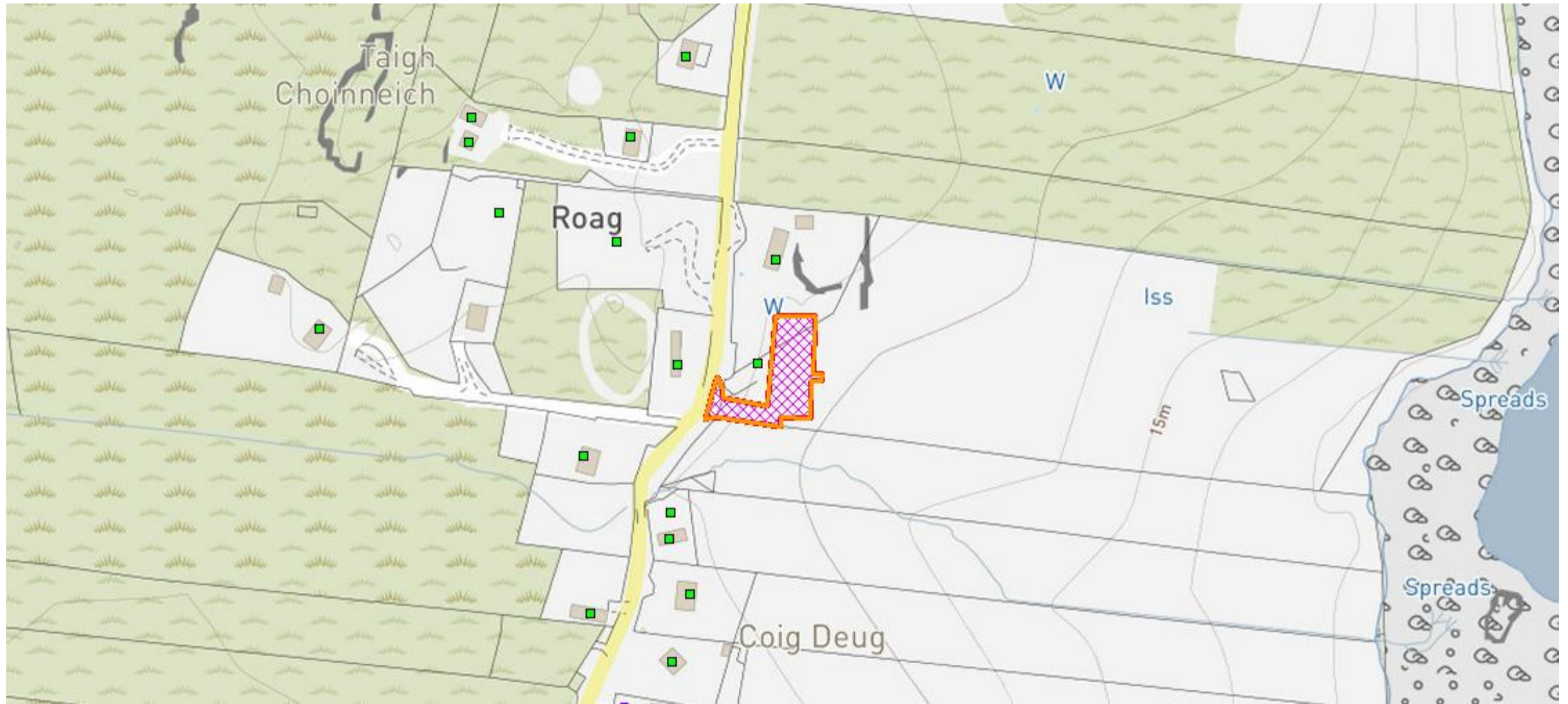
October 2022

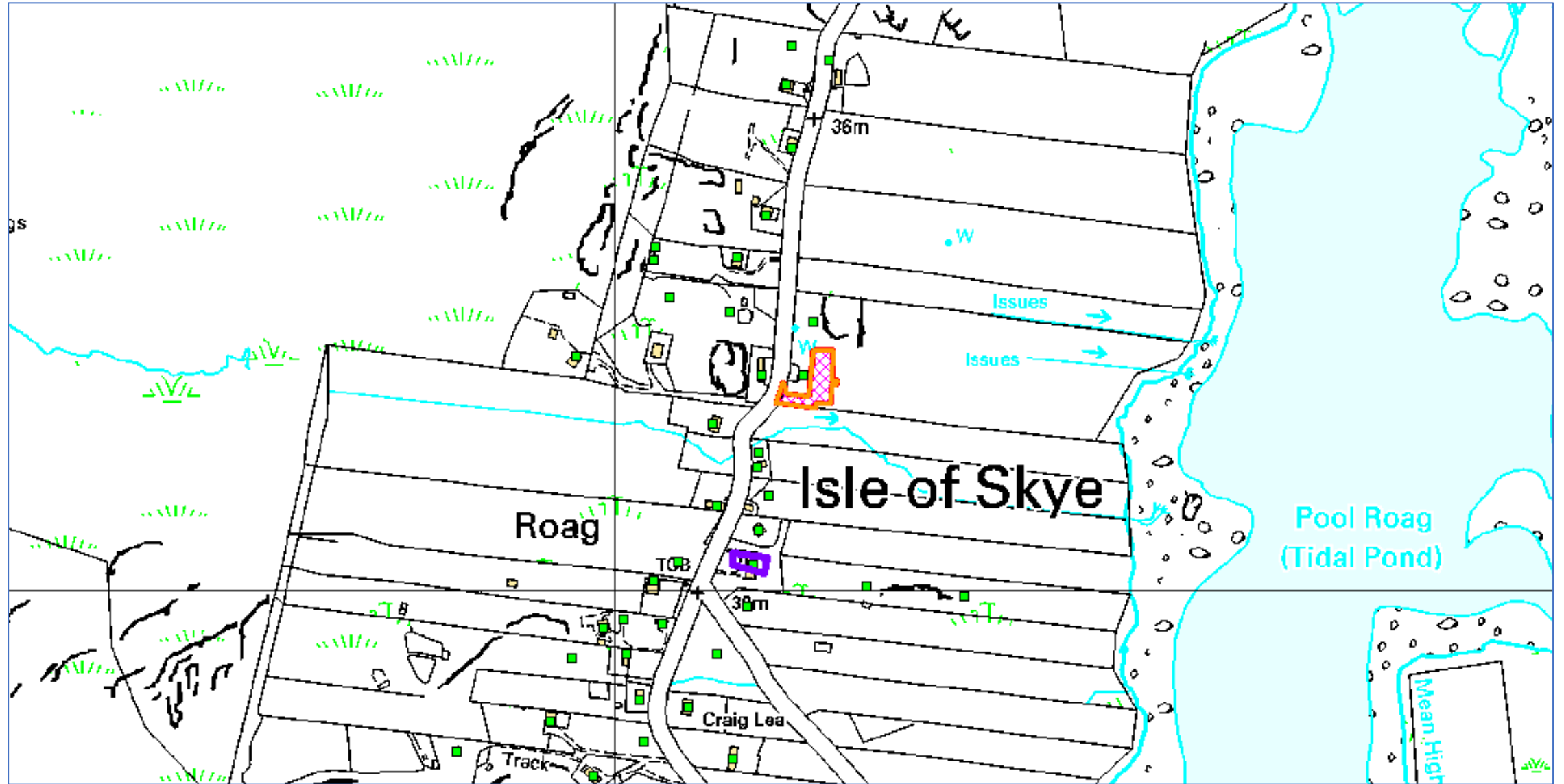


22/00459/FUL: Location Plan – Scale 1:1250



22/00459/FUL: Location Plan – Scale 1:2500

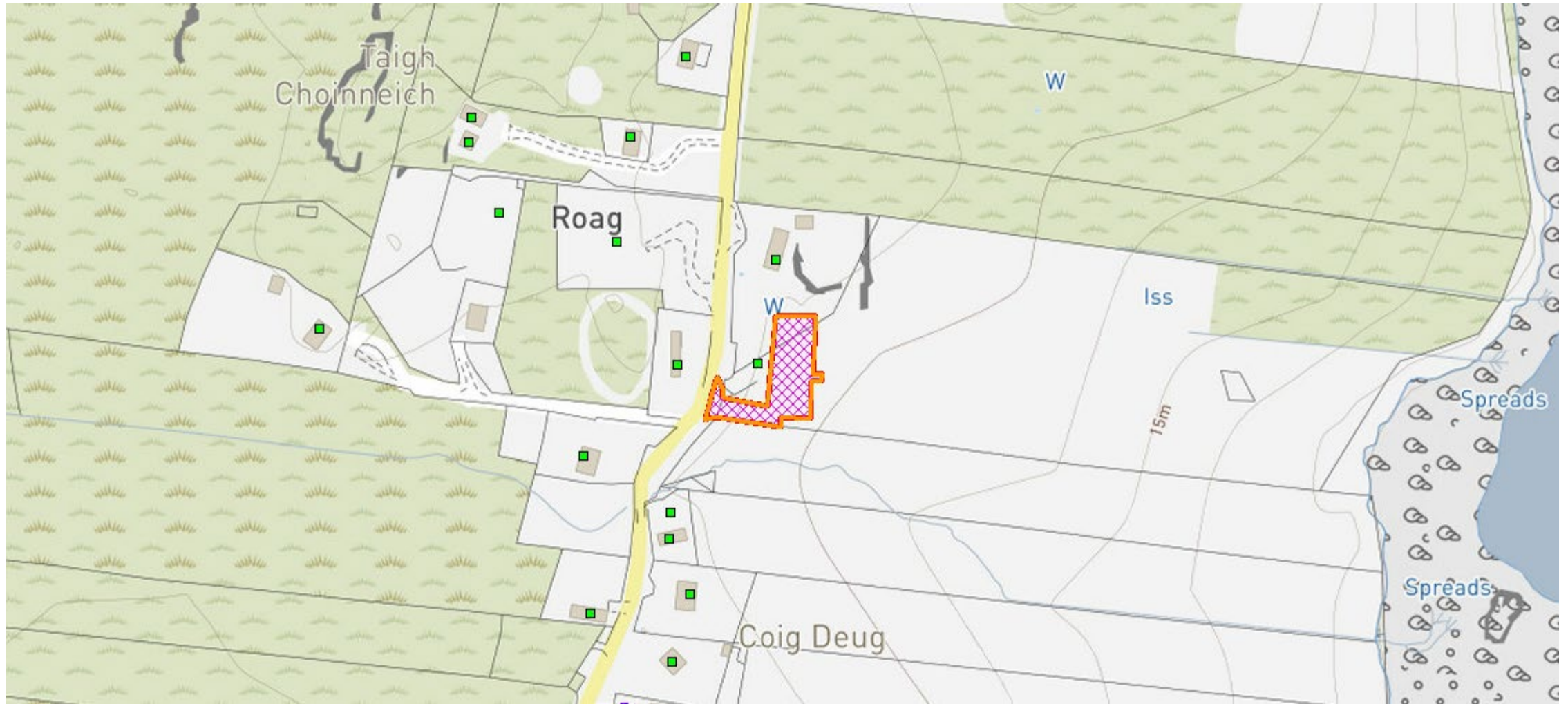


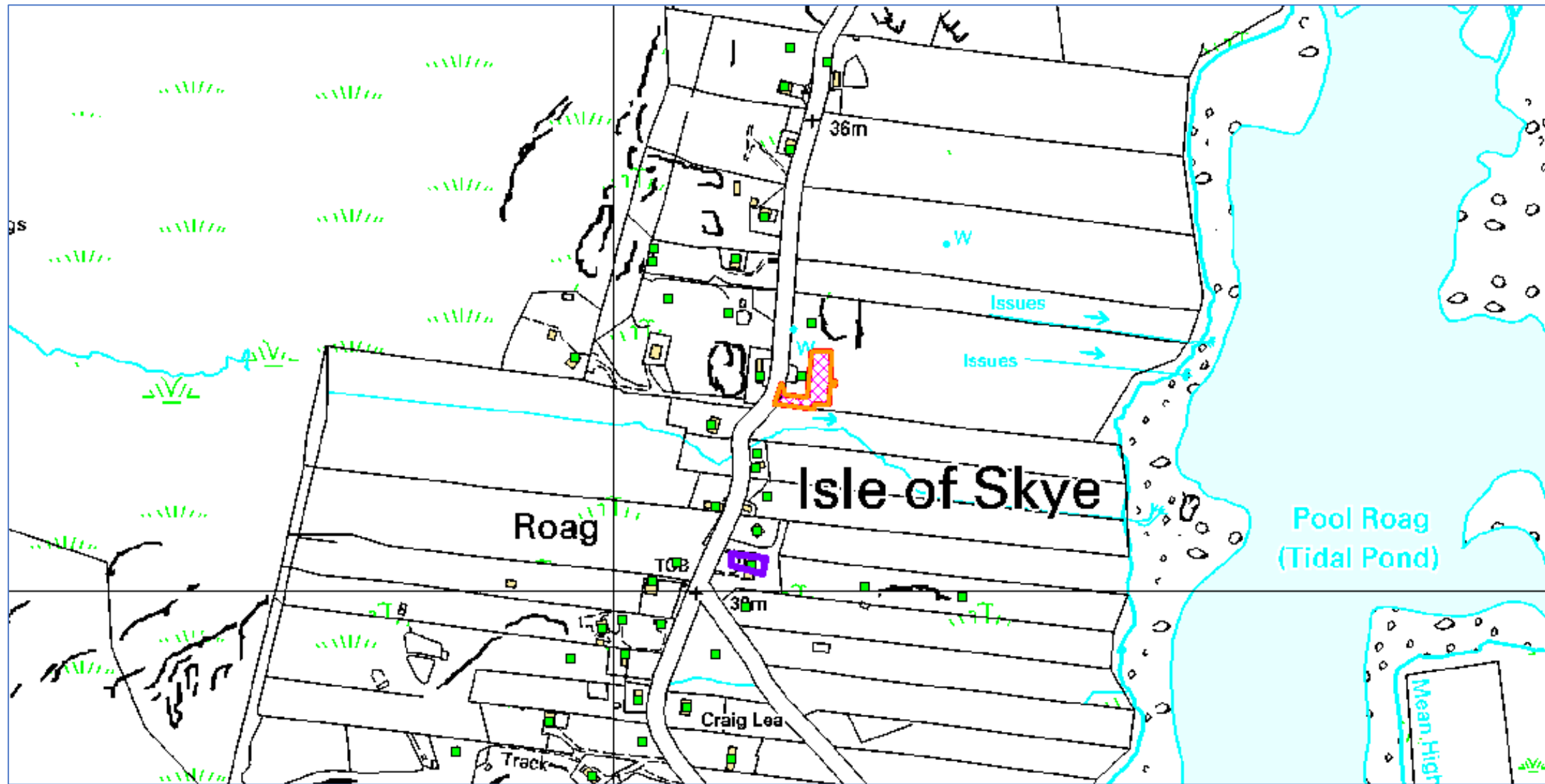


22/00459/FUL: Location Plan – Scale 1:1250



22/00459/FUL: Location Plan – Scale 1:2500

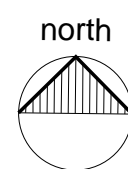






- Application curtilage
- Garden area; to be decrofted

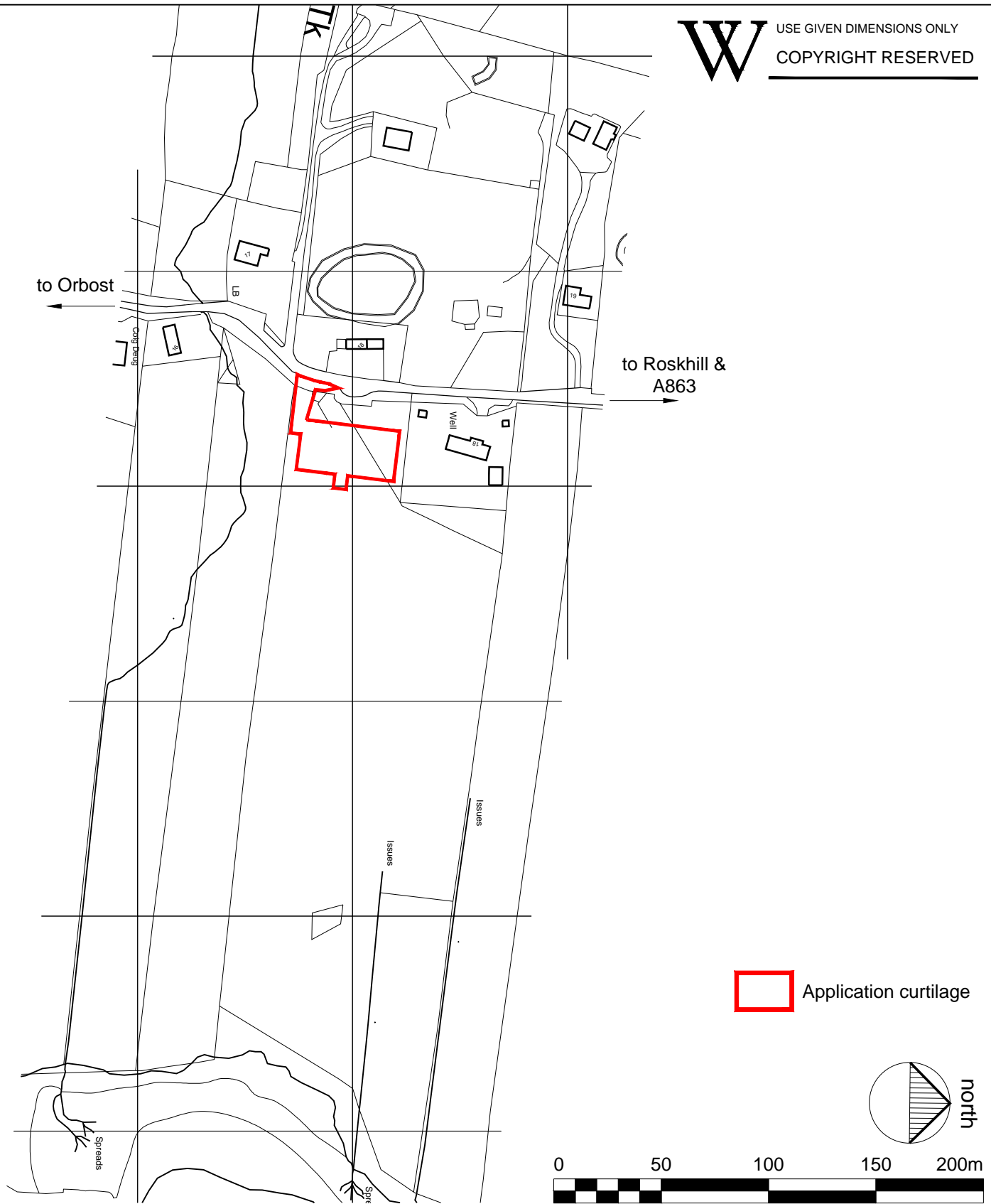
PLANNING



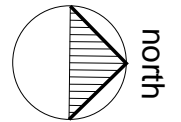
Rev C : 11 Feb 22 : parking labelled
 Rev B : 01 Feb 22 : red line, notes added
 Rev A : 25 Jan 22 : site layout adjusted



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 Application curtilage



Location Plan 18 Roag, Isle of Skye

Scale: 1:2500

Date: 23 April 2020

Rev A : 01 Feb 22 : red line amended

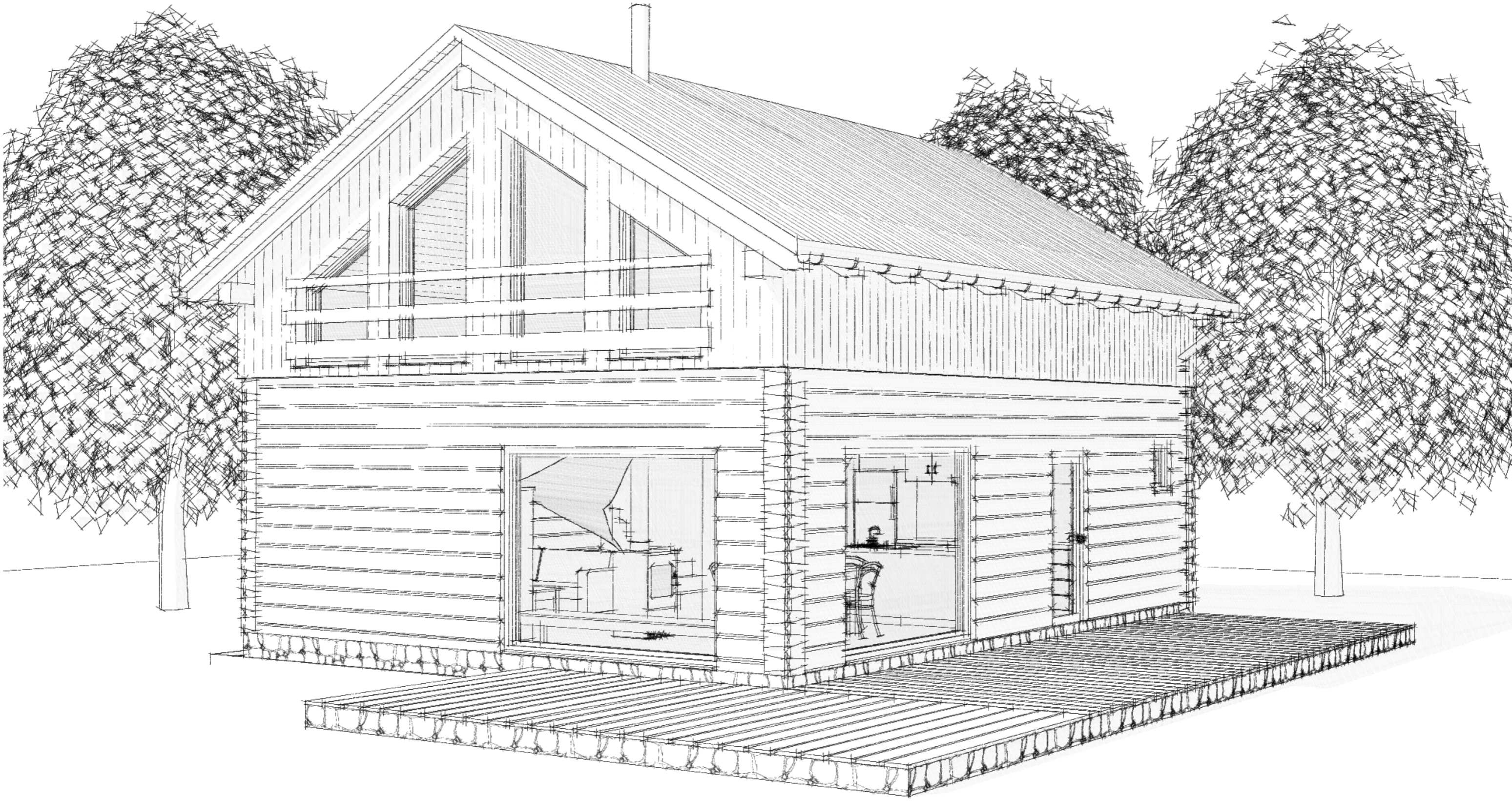
WITTETS ARCHITECTS

Riverbank, Broadford, Skye IV49 9AB
T 01471 822434 F 01471 822477
e mw@wittets.co.uk www.wittets.co.uk

21:07:00A

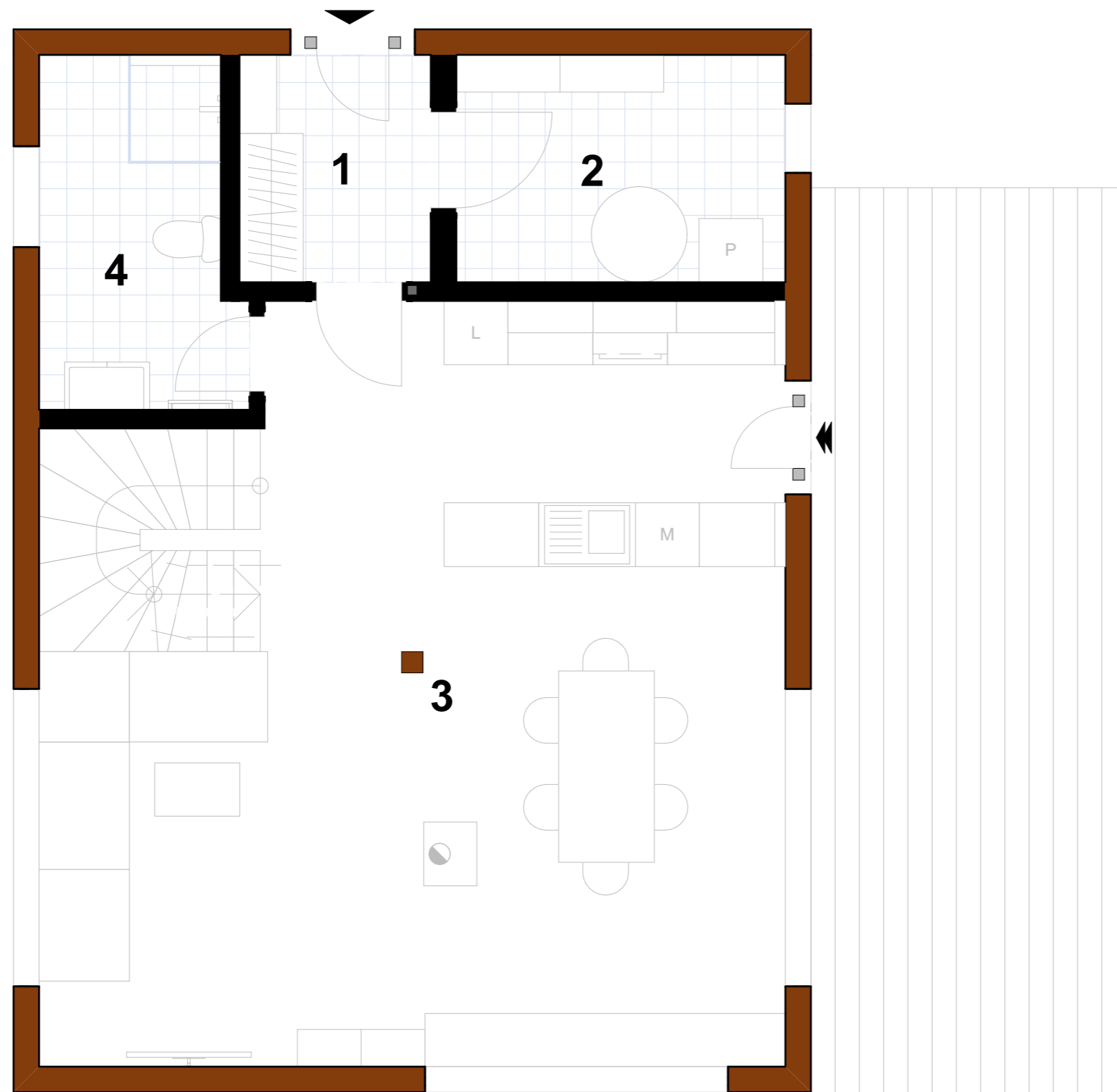
Drawn by: mw

A4



Main House

First floor



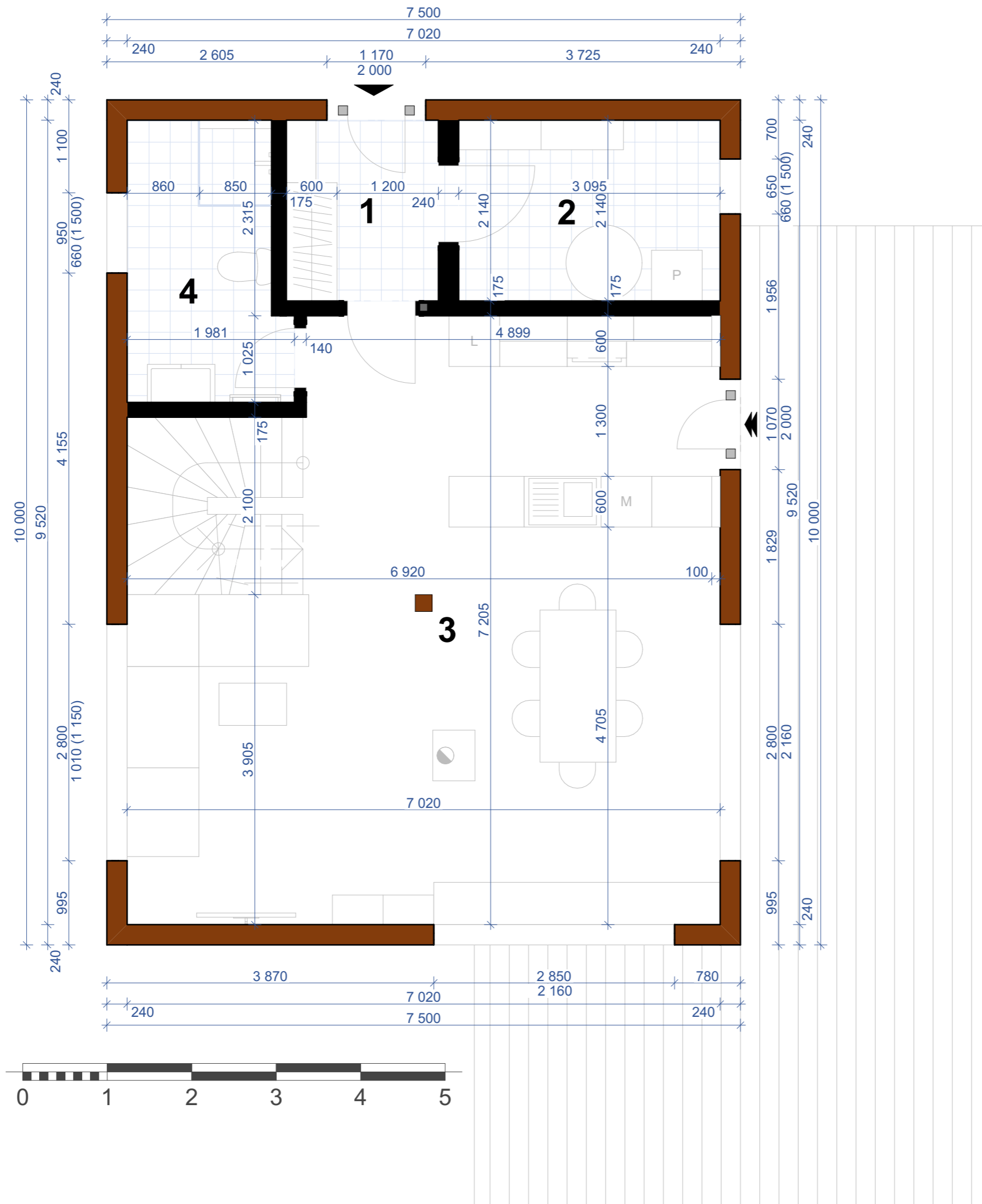
1	Hall	3,85
2	Utility room	6,62
3	Living room / Kitchen	48,03
4	Bathroom	5,92
		64,43 m²



Main House

OK PYRUS

First floor

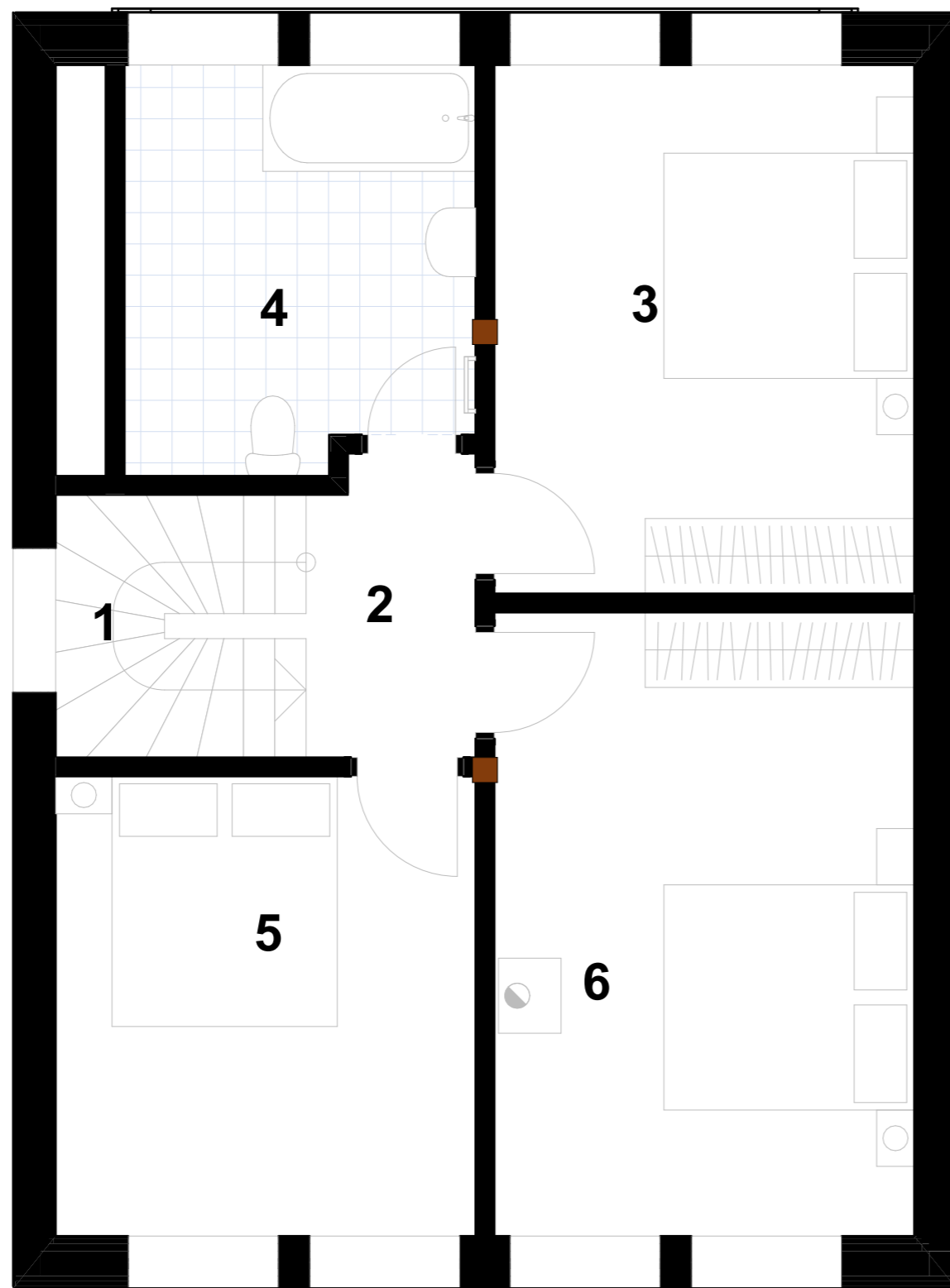


1	Hall	3,85
2	Utility room	6,62
3	Living room / Kitchen	48,03
4	Bathroom	5,92
		64,43 m²

Main House

OK PYRUS

Second floor



1	Staircase	4,29
2	Corridor	3,10
3	Bedroom	14,17
4	Bathroom	8,83
5	Bedroom	12,33
6	Bedroom	16,72

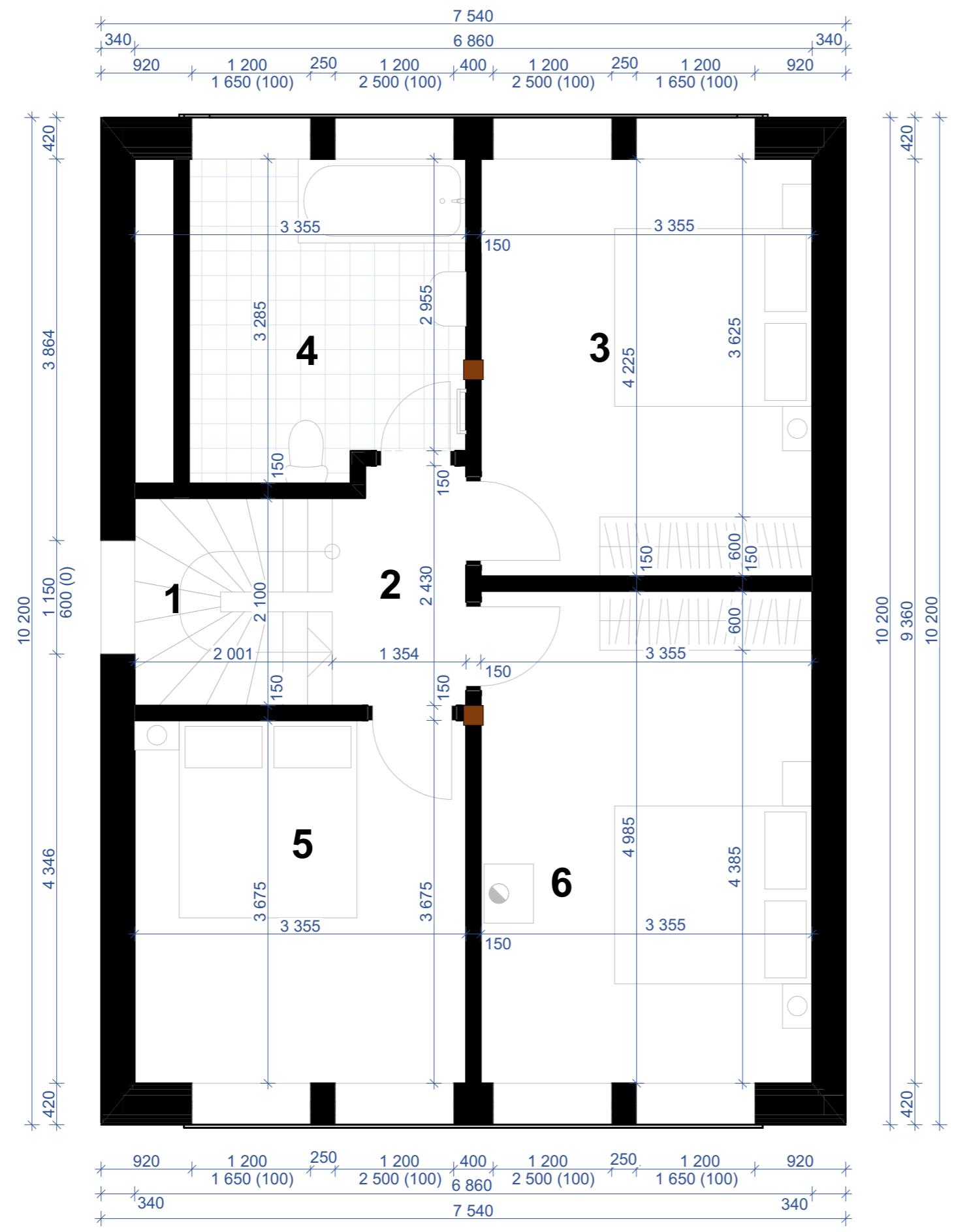
59,44 m²



Main House

OK PYRUS

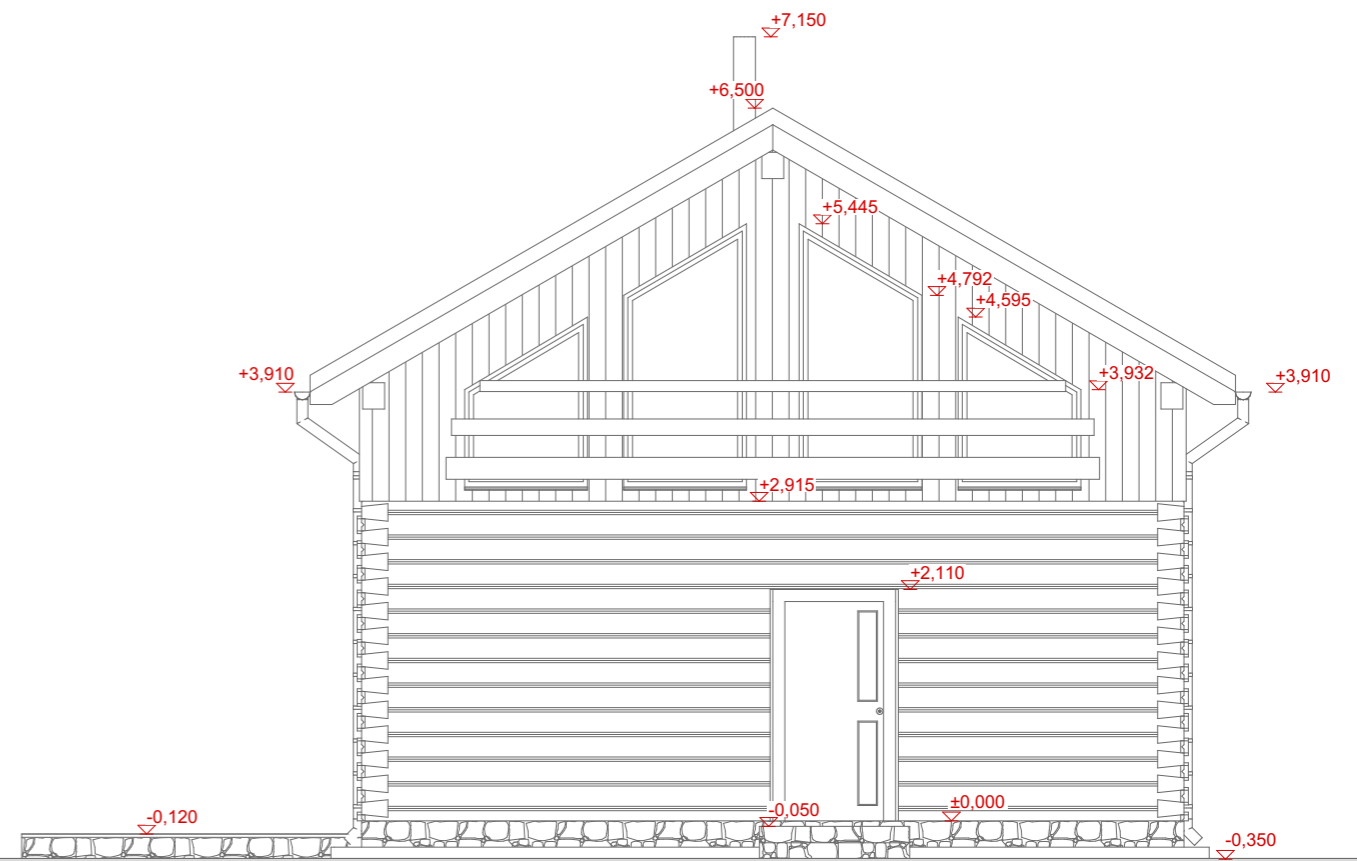
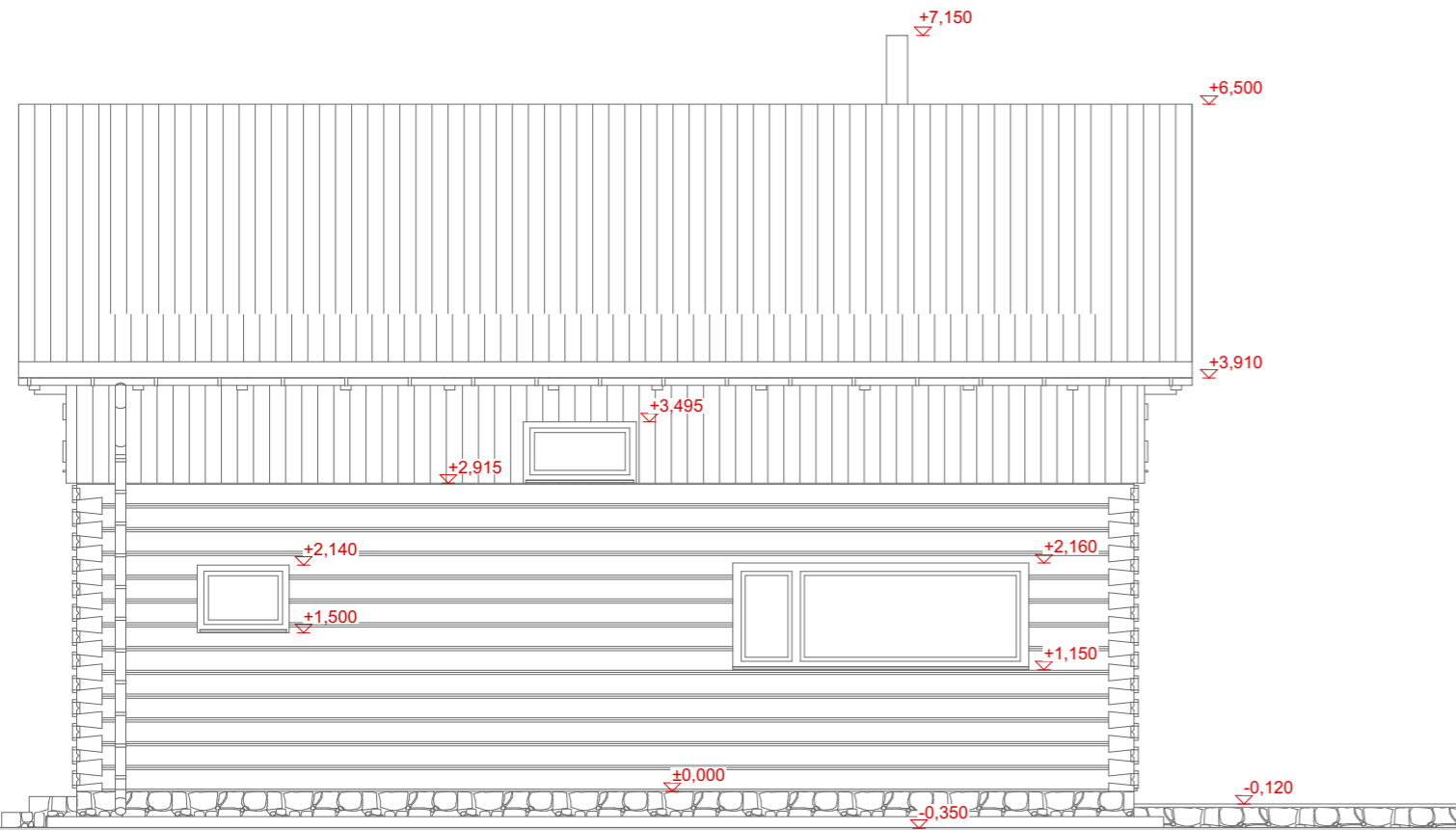
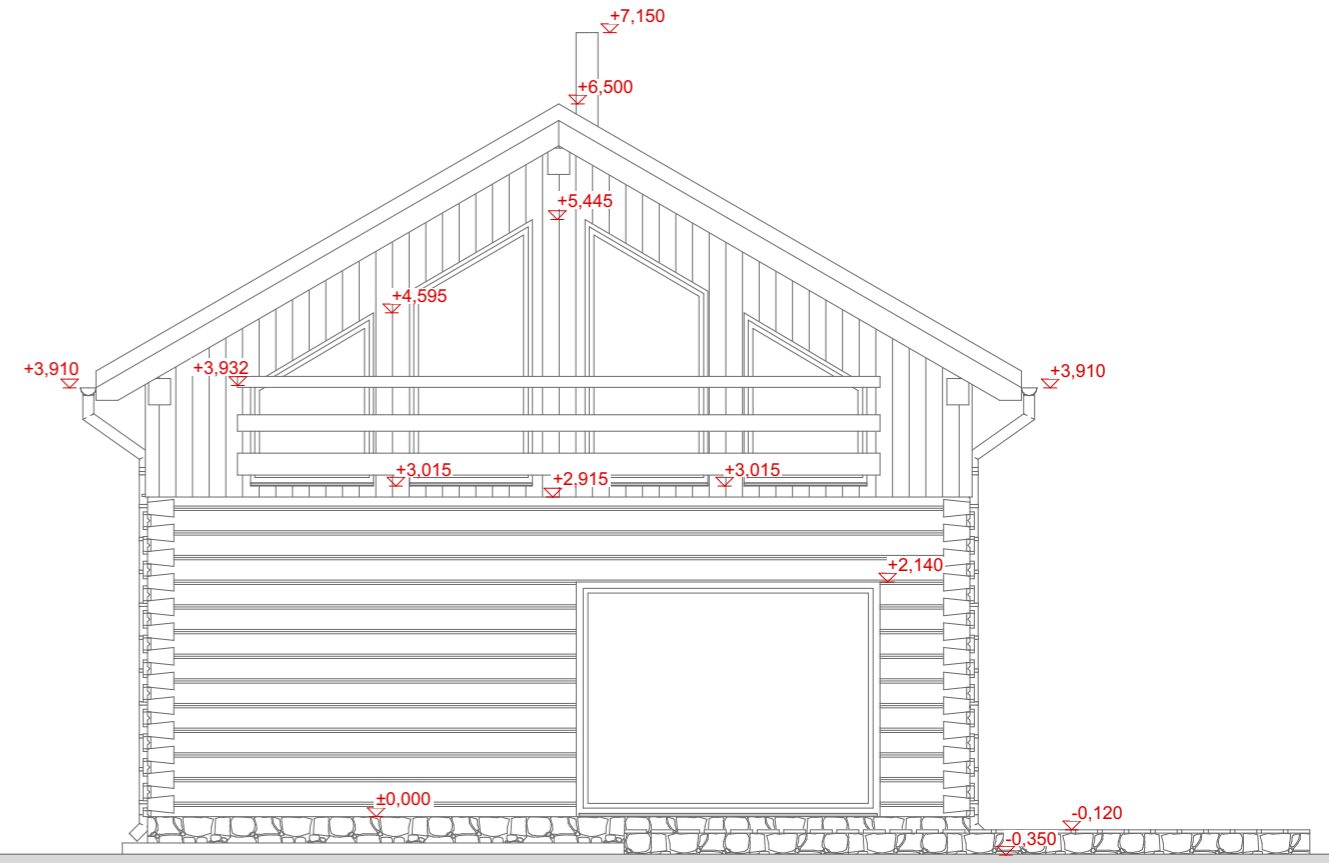
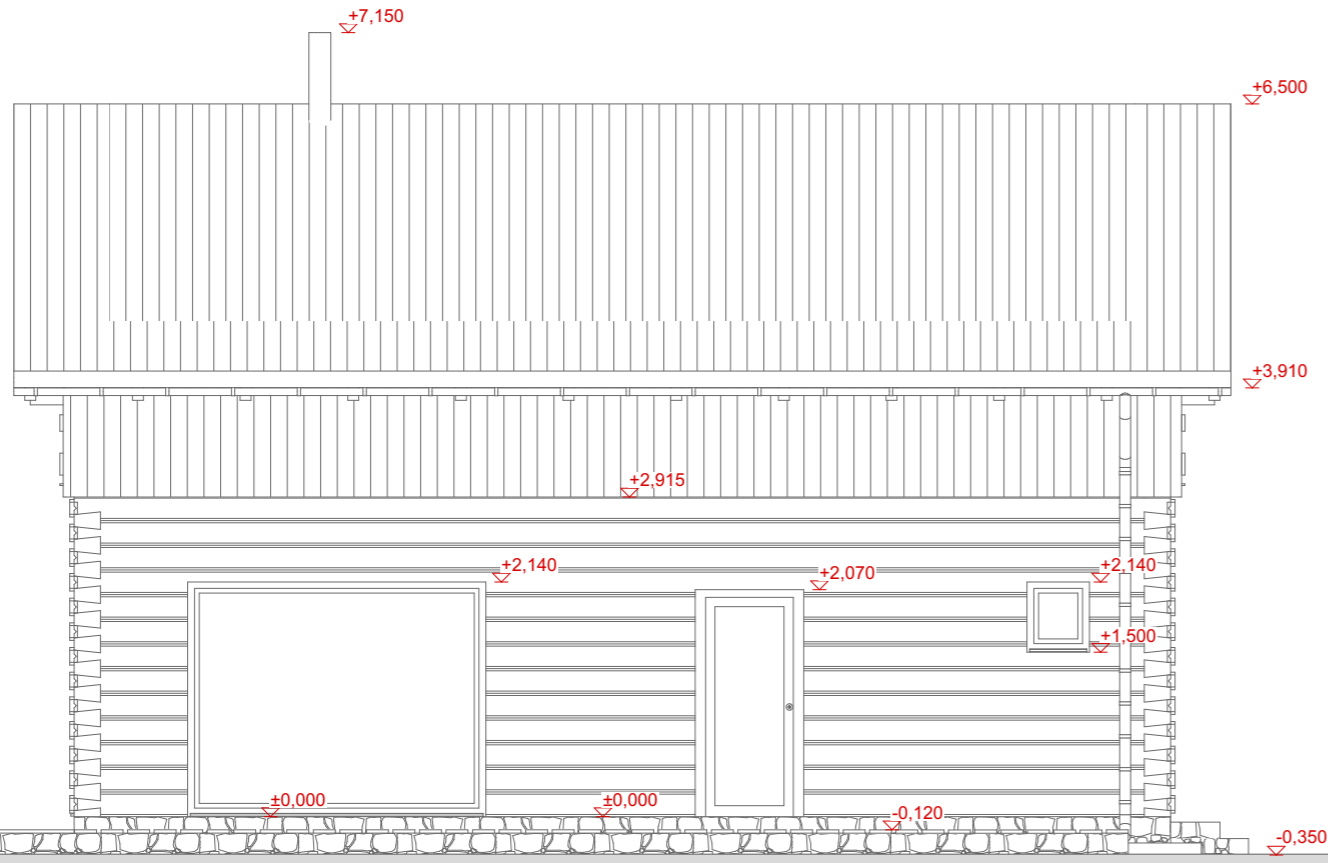
Second floor



1	Staircase	4,29
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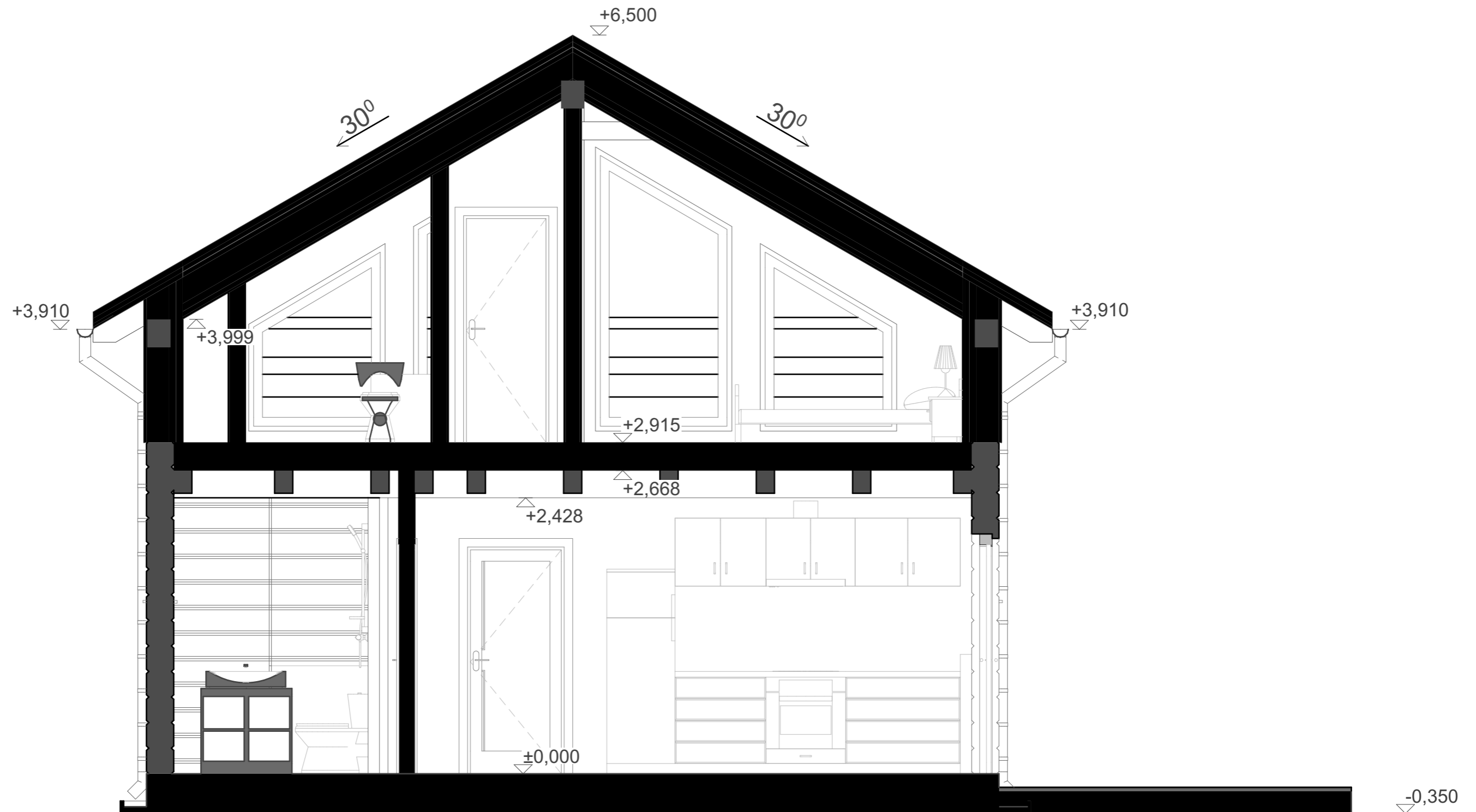
Main House

Views

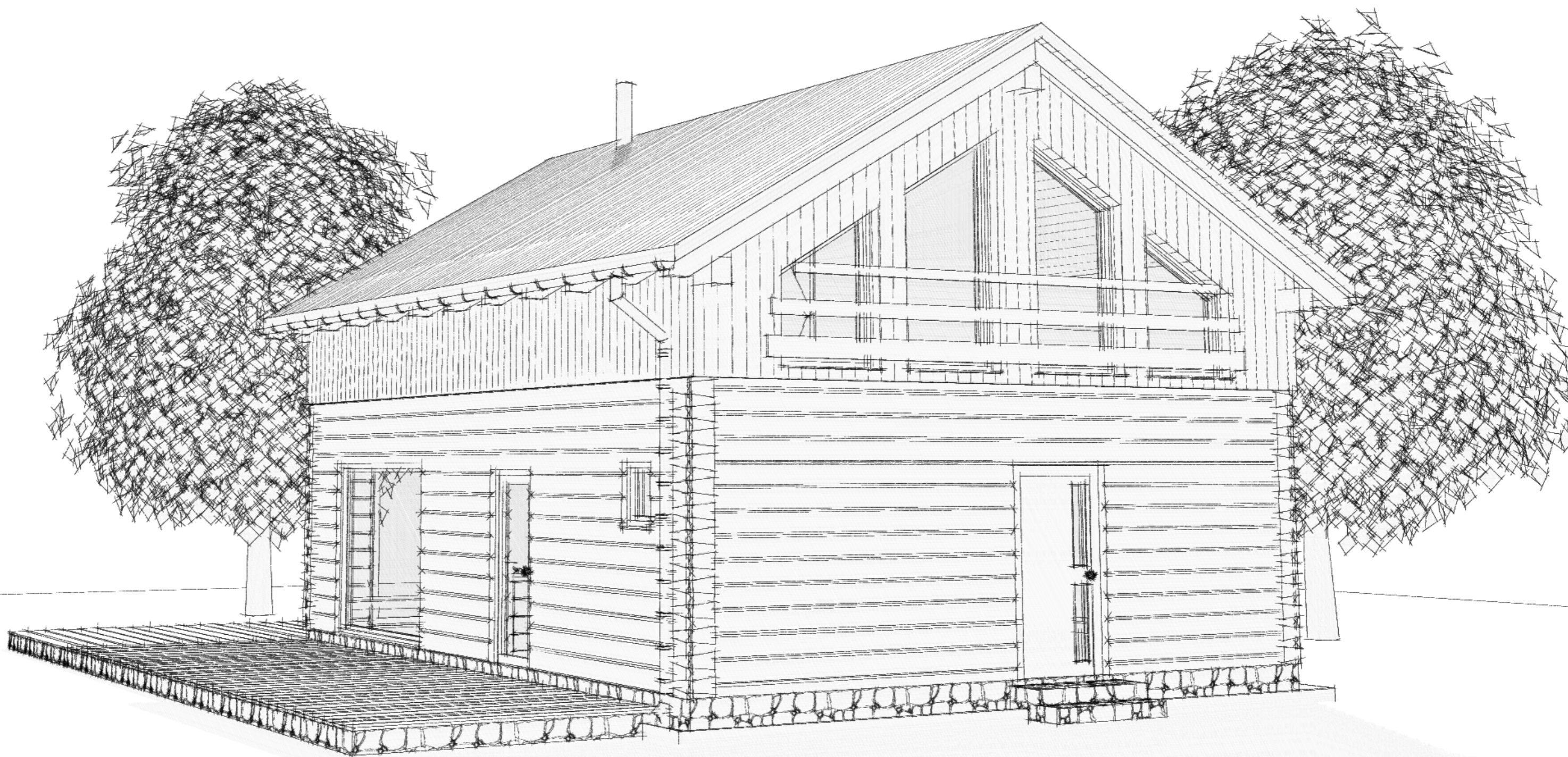


Main House

OK PYRUS

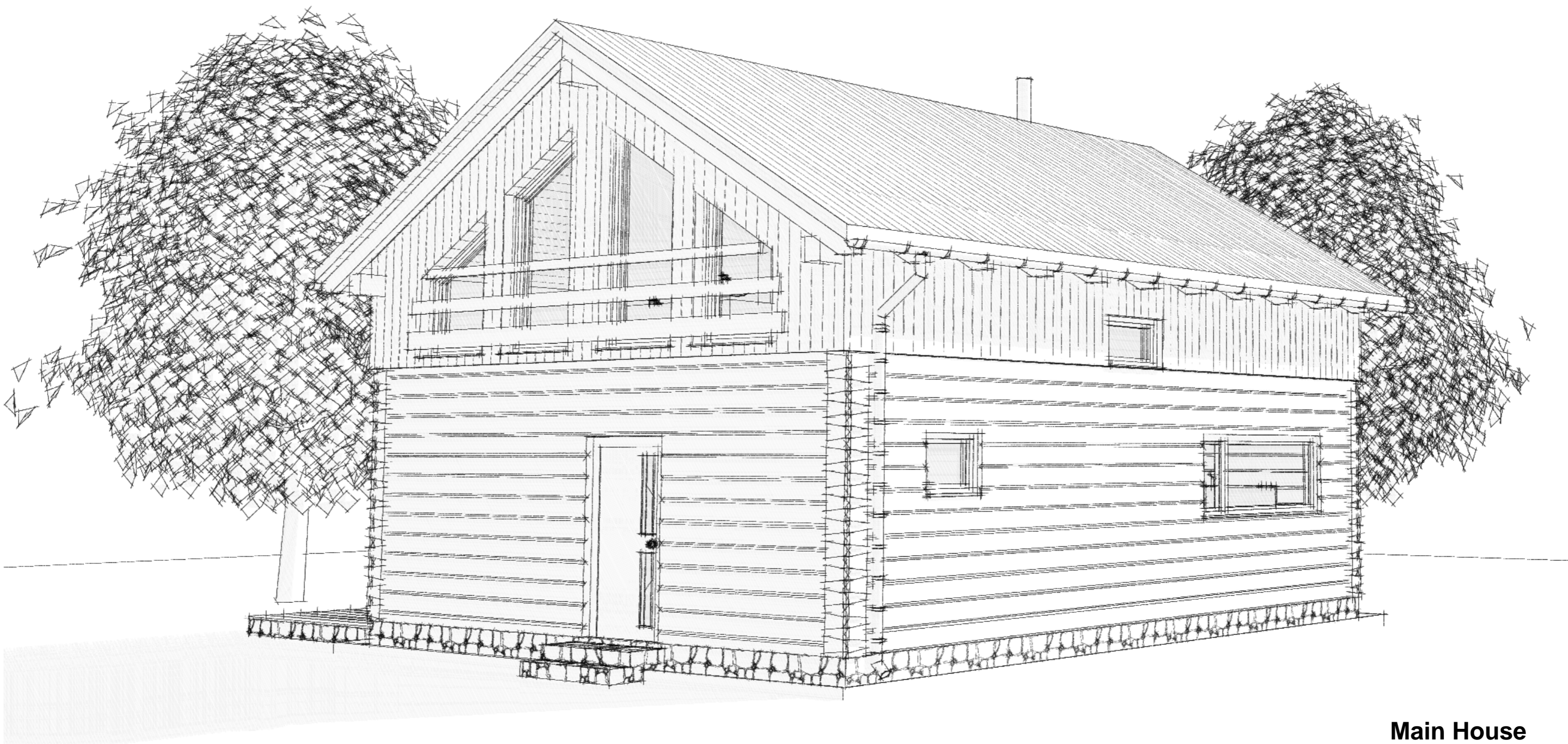


Sketch

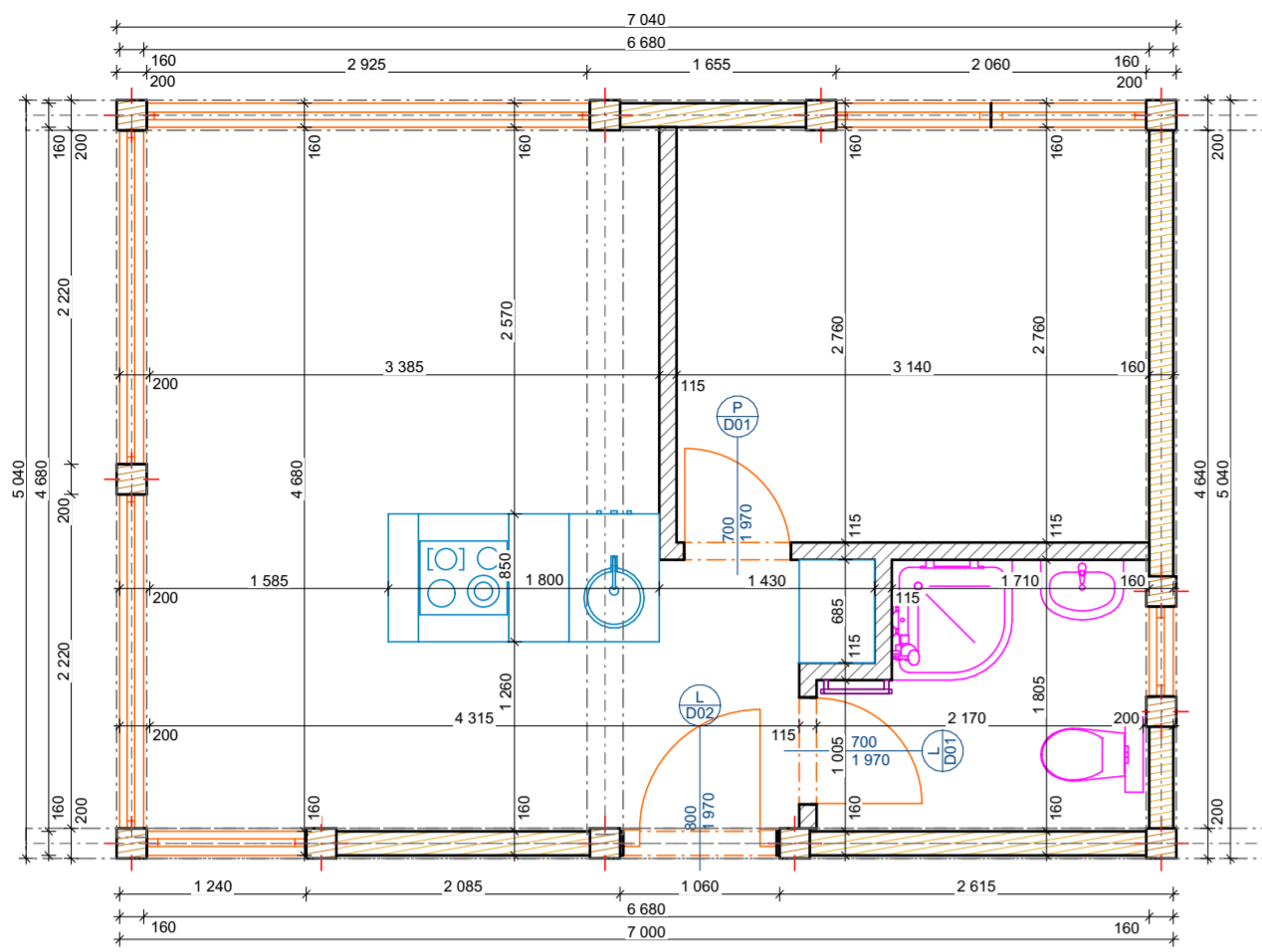


Main House

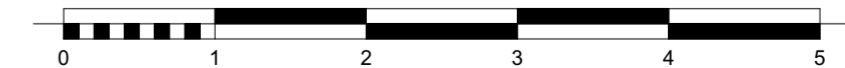
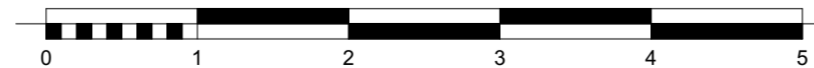
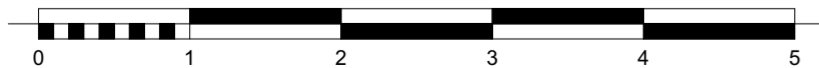
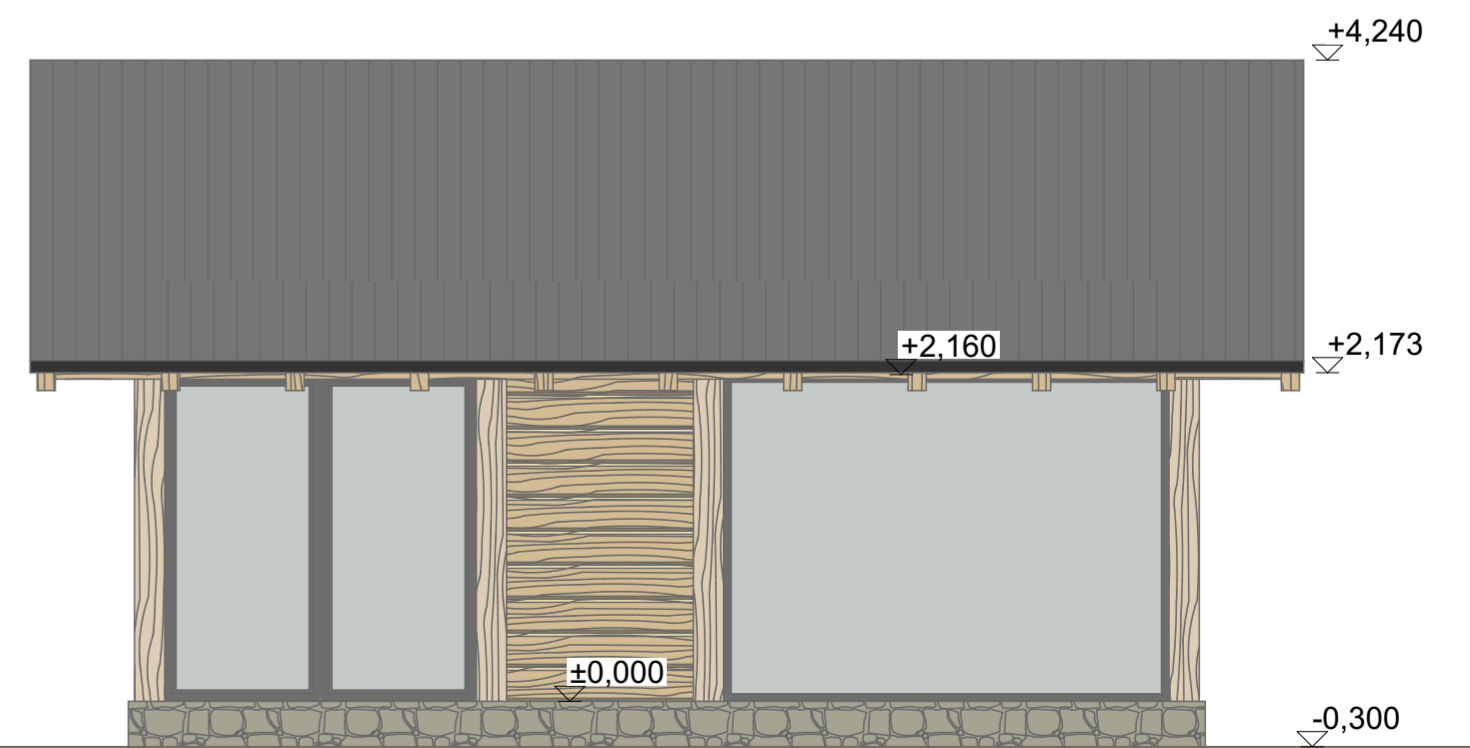
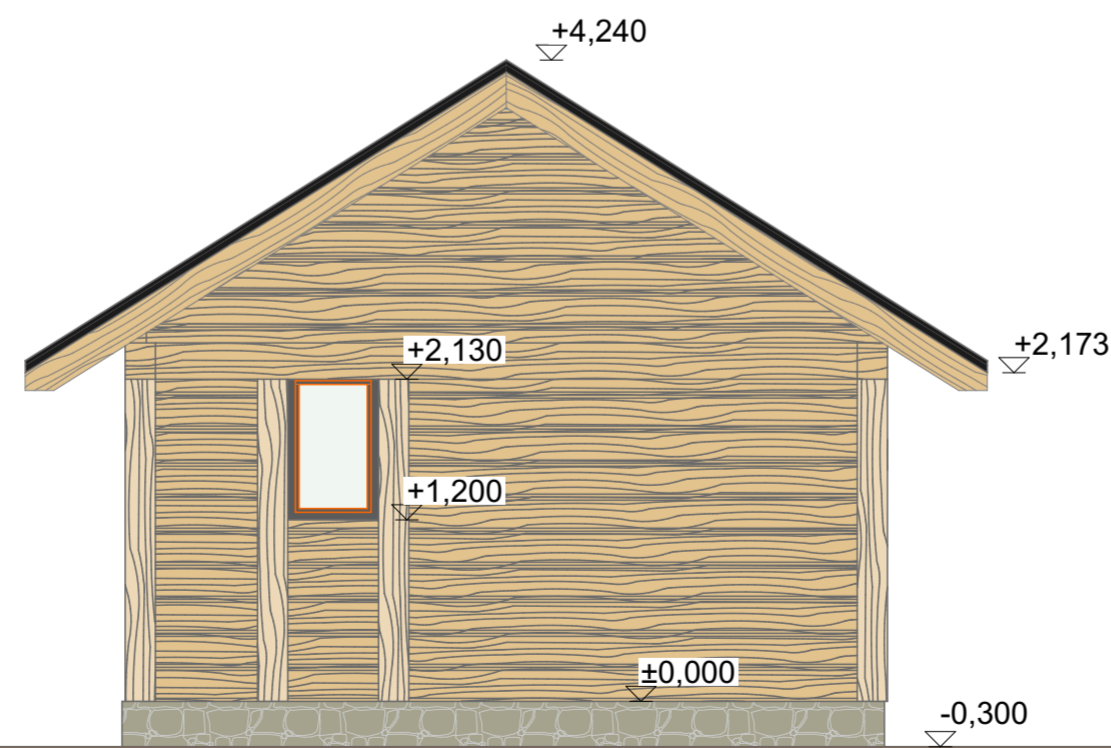
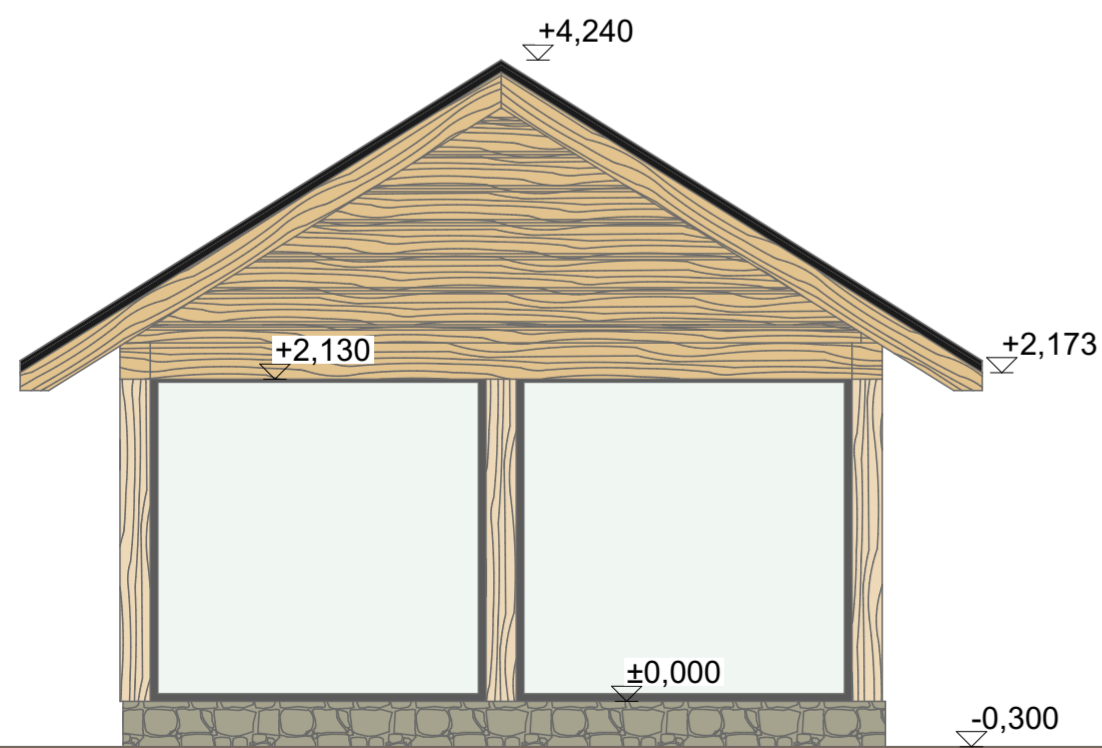
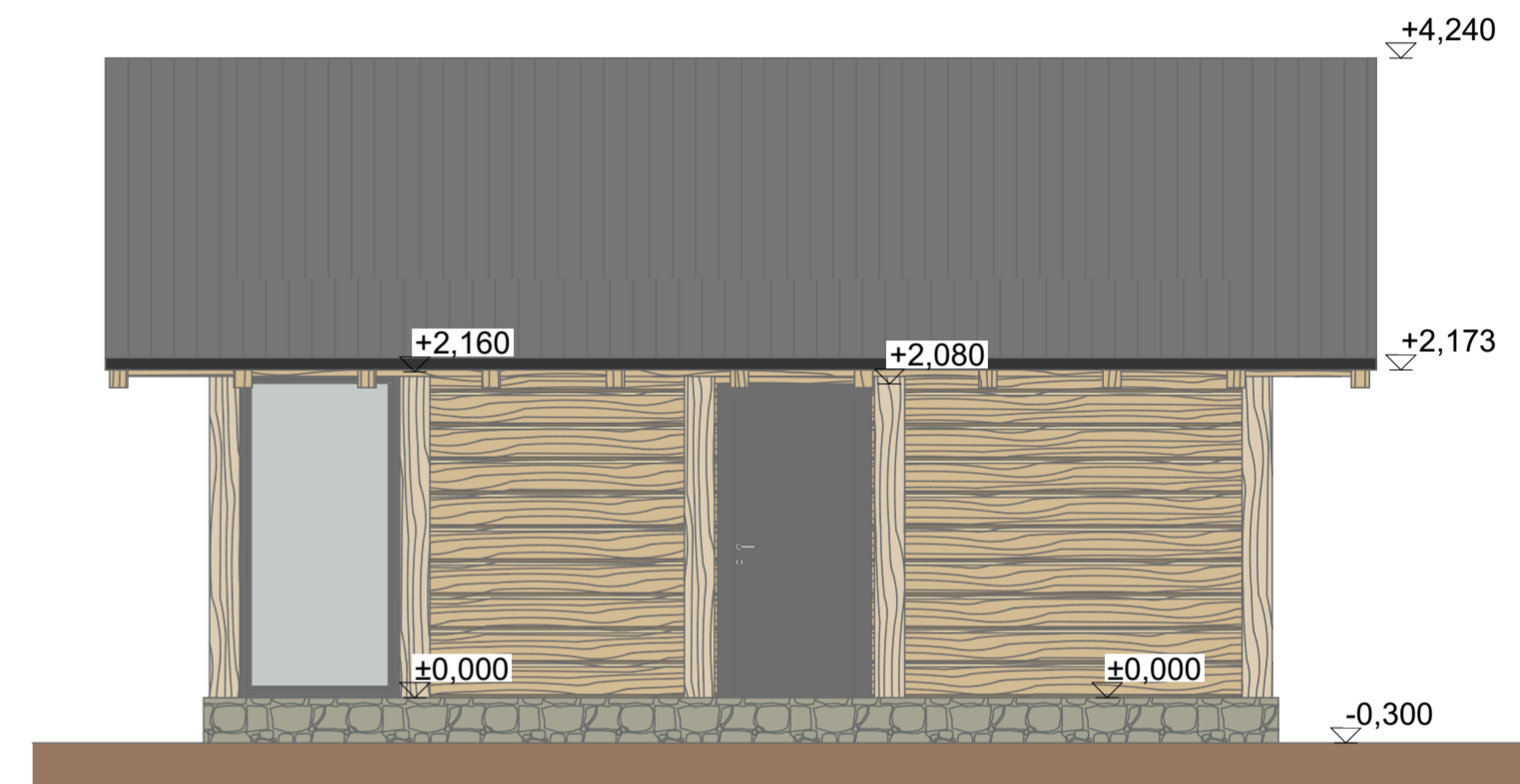
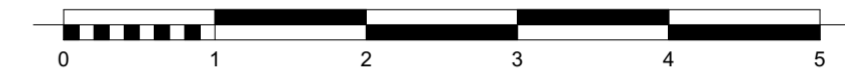
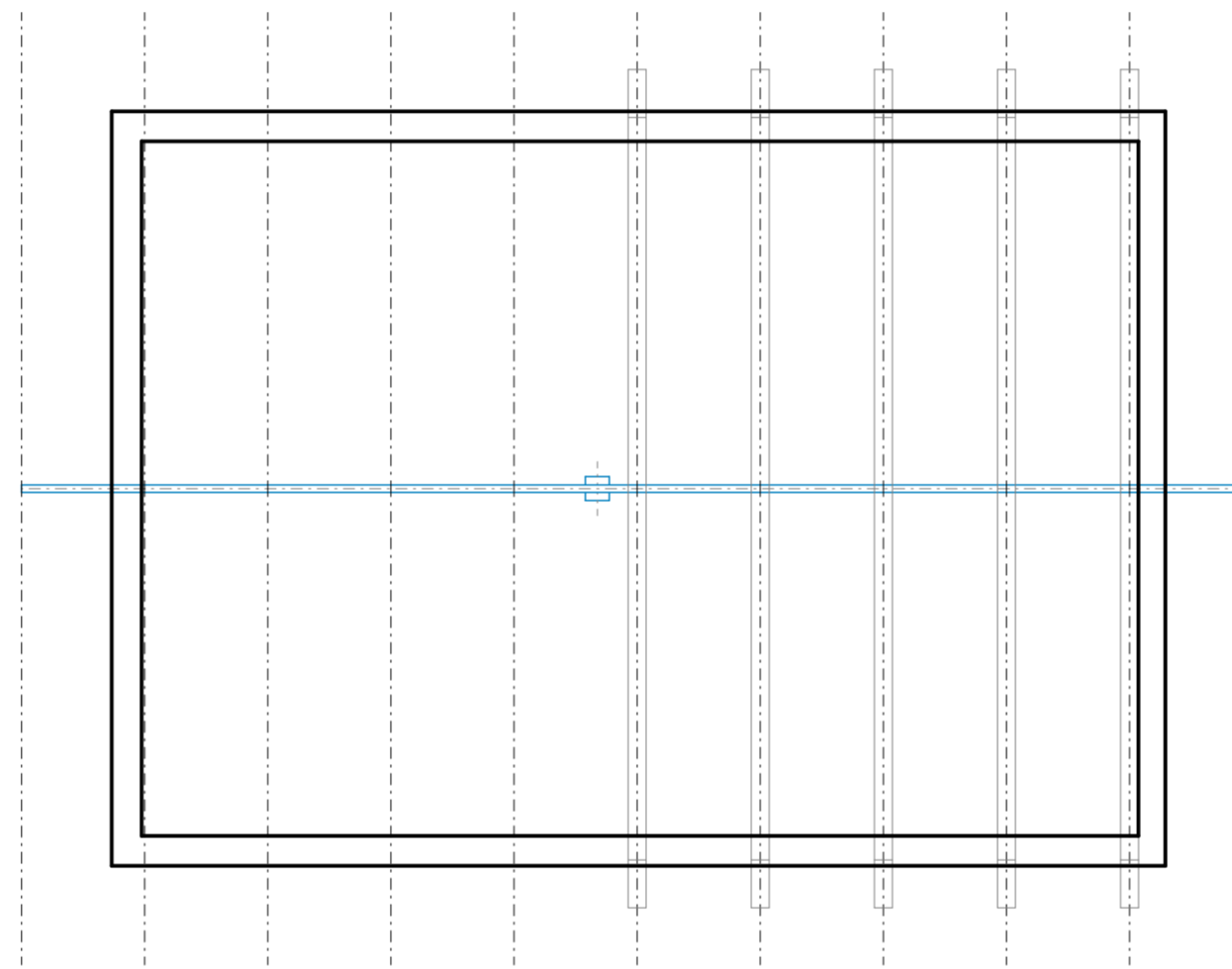
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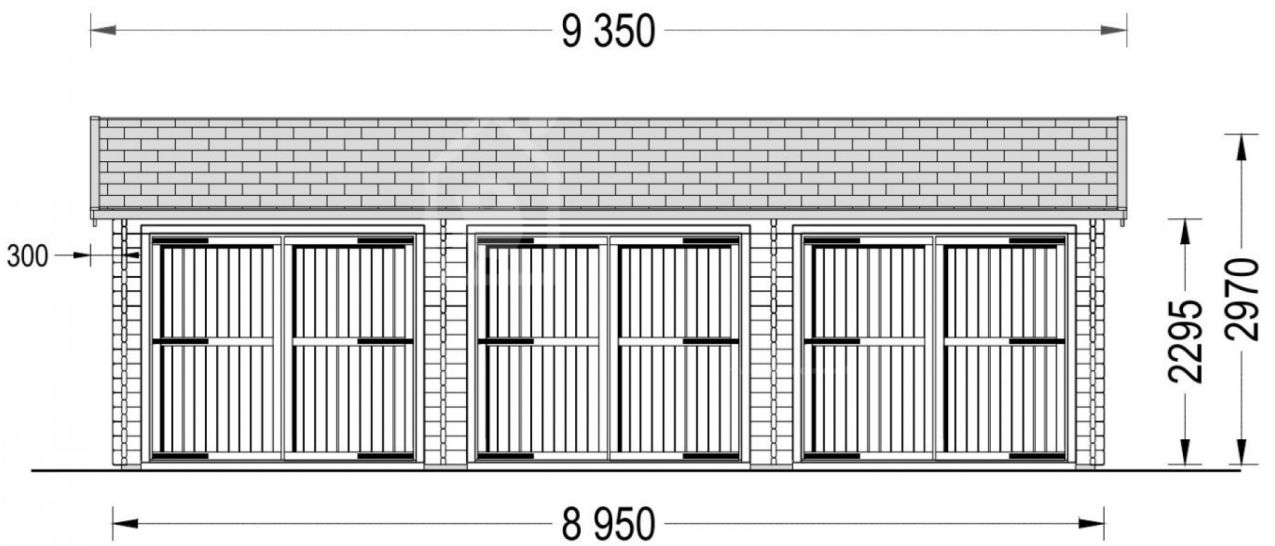
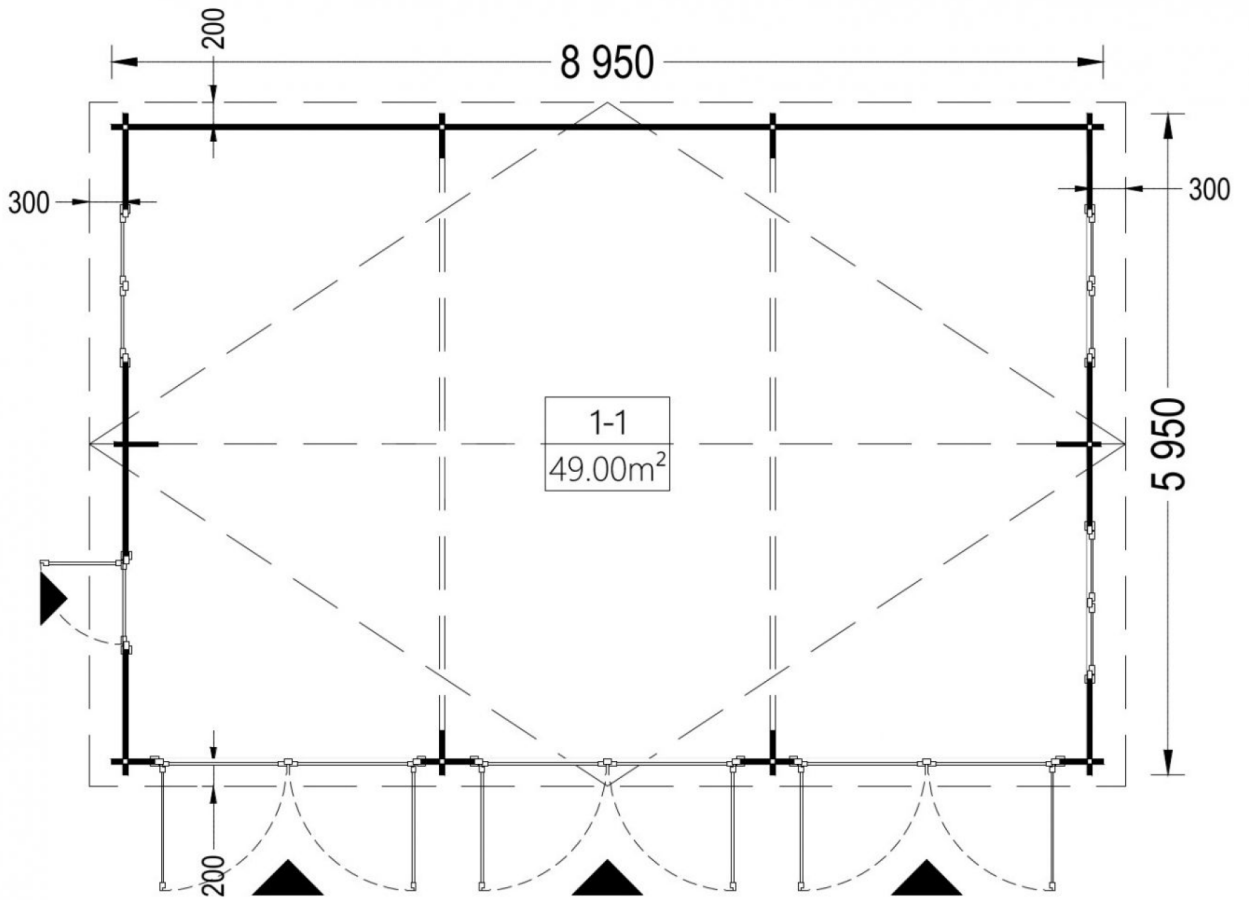


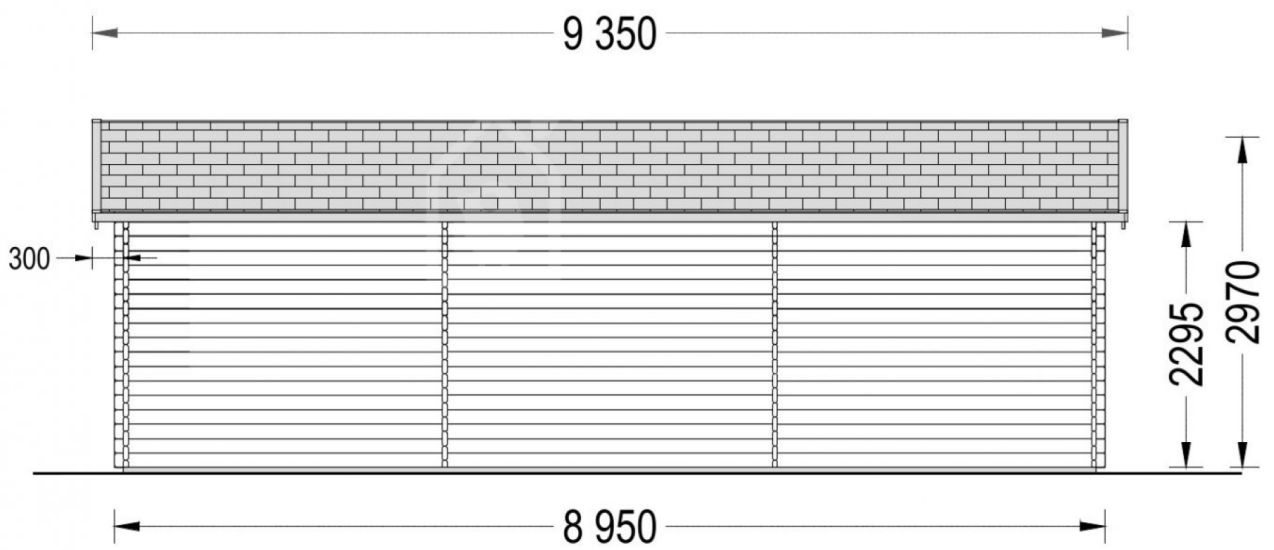
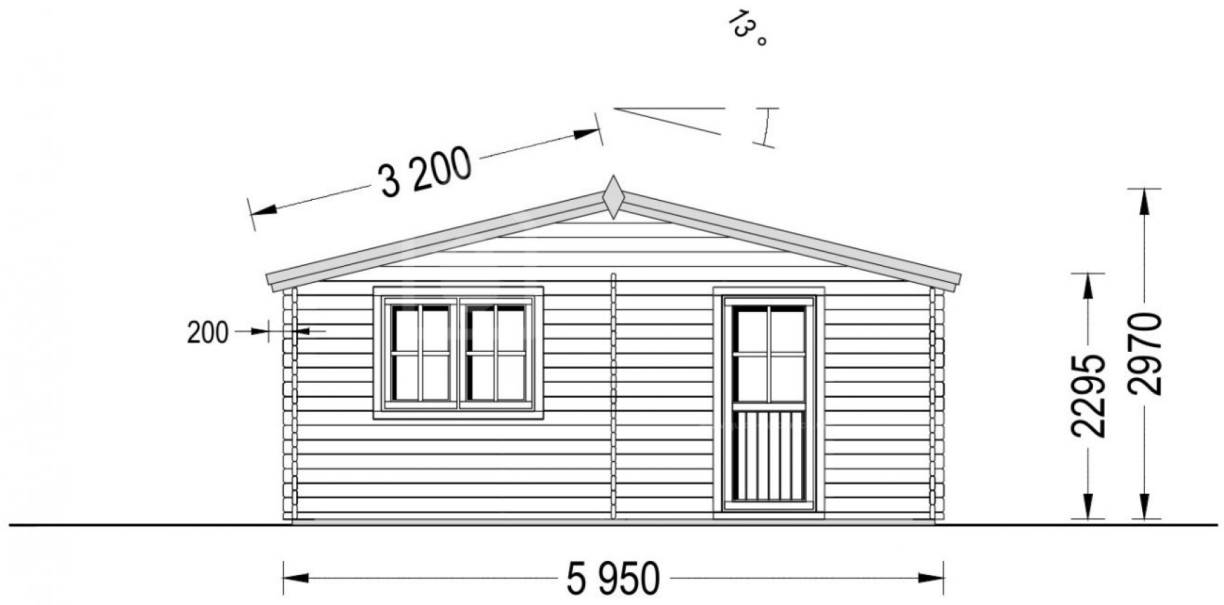
Main House

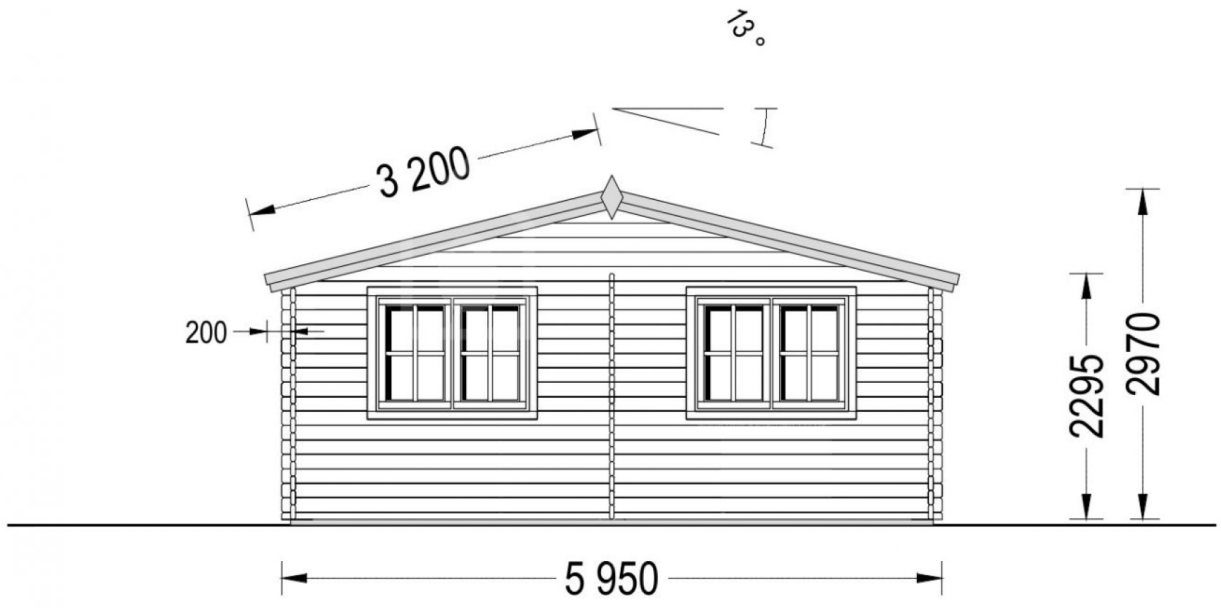


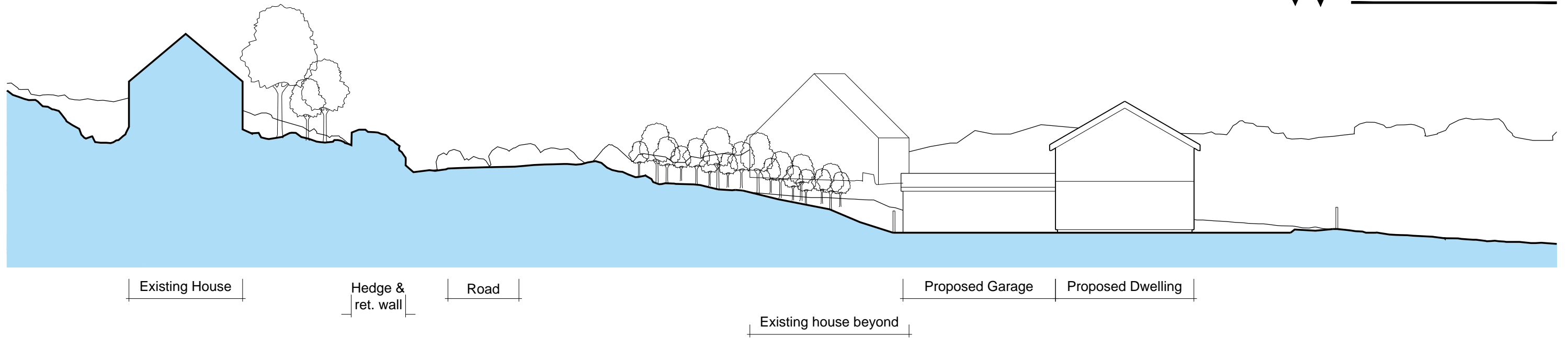
Tabulka prvků krovu								
OZN	Název prvku	Počet	Šířka profilu	Výška profilu	Délka prvku krovu	Zaokrouhlená délka prvku krovu	Plocha	Objem
H1	Hambalek 21	5	120	200	5,600	5,600	17,35	0,63
						28 000 mm	17,35 m ²	0,63 m ³
K1	Krokov pro RM 24	22	120	200	3,813	3,850	53,16	1,95
						84 700 mm	53,16 m ²	1,95 m ³
						112 700 mm	70,51 m ²	2,58 m ³



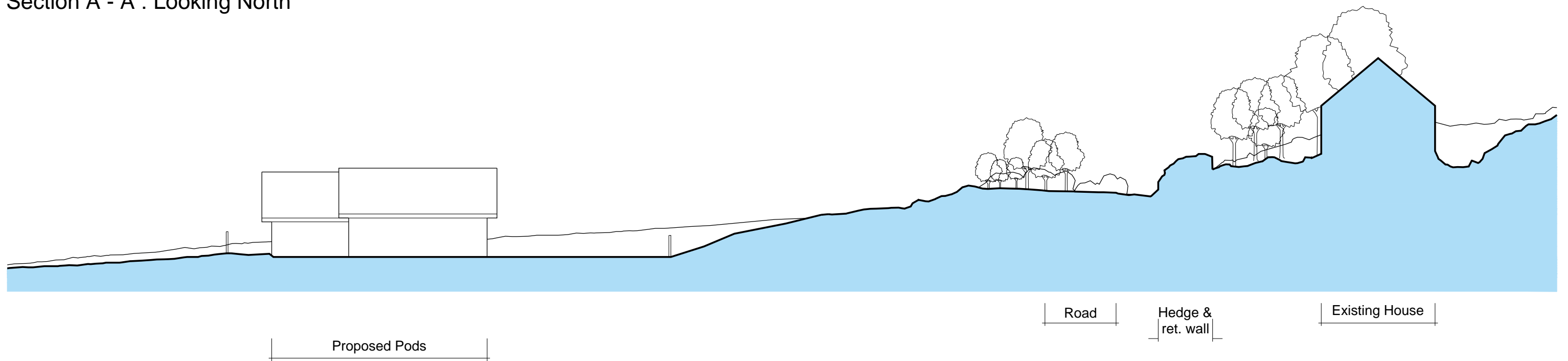






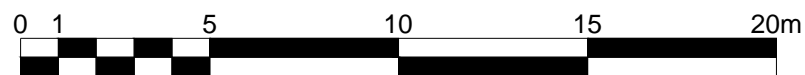


Section A - A : Looking North



Section B - B : Looking South

Rev A : 01 Feb 22 : site layout adjusted



PLANNING