

Agenda Item	6.7
Report No	PLN/012/24

## HIGHLAND COUNCIL

**Committee:** North Planning Applications Committee  
**Date:** 30 January 2024  
**Report Title:** 23/00731/FUL: Mr & Mr Roderick & Stuart Thomas  
Land To East Of 7 Balmeanach, The Braes, Portree  
**Report By:** Area Planning Manager - North

### Purpose/Executive Summary

**Description:** Erection of 2no dwelling houses and associated works

**Ward:** **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 This application seeks full planning permission for the erection of two dwelling houses comprising a one and a half storey, five bedroom house and a single storey, one bedroomed dwelling. The agent has stated that both buildings are to be used as dwelling houses.
- 1.2 The site was previously used as a fish farm shore base, although that use ceased in the late 1990's. An access from the public road was formed to service the shore base and that access still exists.
- 1.3 Pre-Application Consultation: No request for pre-application advice was submitted.
- 1.4 Supporting Information: A Design Statement has been submitted along with an Otter Survey and site photographs.
- 1.5 Variations: The design of the smaller of the two houses (Dwelling 2) has been amended to show a mono-pitch sedum roof instead of the flat, membrane clad roof as originally submitted.

## **2. SITE DESCRIPTION**

- 2.1 The site lies some 1.3km north of the Braes road end and comprises an area of open grassland on the seaward side of the public road which slopes downhill in an easterly direction. On the southern side of the site access there are two existing houses (one of which has a separate garage building) on the seaward side of the road. Further houses lie to the north of the site access on the landward side of the road. The site lies within the Trotternish and Tianavaig Special Landscape Area.

## **3. PLANNING HISTORY**

- 3.1 SL 1984/48 – Erection of commercial building and shore base Application Permitted
- 3.2 SL 1984/49 – Erection of two semi-detached houses Application Permitted
- 3.3 7 March 2008 07/00426/FULSL - Erection of house Application Refused
- 3.4 25 January 2012 09/00361/FULSL - Erection of dwelling house, upgrade of existing access to improved access bellmouth and access road Application Permitted
- 3.5 The 07/00426/FULSL application proposed a very large house measuring some 34m long by 14m wide. This was refused by Committee on the basis that “by virtue of its size (footprint and volume) the development would be visually intrusive, thereby conflicting with Local Plan policies for Open Water and the protection of important seaward views”. The 09/00361/FULSL application was for a house measuring some 23m by 12m and was approved by Committee on the basis that this smaller structure would not have a detrimental impact on seaward views.

## 4. PUBLIC PARTICIPATION

### 4.1 Advertised: Unknown Neighbour

Date Advertised: 27 February 2023

Representation deadline: 18 March 2023

Timeous representations: 7 objections from 7 households

Late representations: 1 objection from 1 household

### 4.2 Material considerations raised are summarised as follows:

- a) Adverse impact on public seaward views.  
Officer response: Both of the proposed buildings would sit sufficiently lower than the key visual receptor represented by the public road for them not to adversely impact upon public seaward views.
- b) Concern regarding the efficacy of the proposed foul drainage arrangements.  
Officer response: The development could only proceed if it would meet the relevant Building Standards in this respect.
- c) The larger of the two houses intrudes upon an existing servitude right of access.  
Officer response: Any disputes relating to servitude rights would be a civil matter between the involved parties and is outwith the scope of the Planning System.
- d) The design of the buildings does not relate to existing housing in the area by virtue of the larch clad walls and metal/single ply membrane roofs.  
Officer response: Natural larch boarding has been accepted on many other house designs in the Highlands on the basis that this type of finish is visually recessive within the landscape. The same is true of the corrugated grey metal sheet roof proposed for the larger house (Dwelling1) and the sedum roof for the smaller dwelling.
- e) Adverse impact on otters and eagles (which fly over the area and might be disturbed by construction activity).  
Officer response: An otter survey has been provided which states that a lack of freshwater resource (important for coastal European otter) is likely to be a limiting factor in use of the local area for shelter, with no burns noted to pass through the study site. No holt sites were recorded, and the level of European otter evidence identified during the survey would seem to indicate that the study area does not provide critical otter habitat (e.g. for rearing young). It is further stated that as no impacts are predicted for European otter, no avoidance or mitigation measures are required. In respect of eagles, it is not considered that the small amount of additional activity arising from construction works in an area already the subject of human activity would be likely to disturb these birds.
- f) The proposal lies outside the Settlement Development Area.

Officer response: The Development Plan allows applications outside Settlement Development Areas to be considered positively, subject to them complying with the relevant policy considerations.

g) The site is partly at risk of flooding.

Officer response: Neither SEPA nor the Council's Flood Team object to the application.

h) Adverse impact on views from existing houses.

Officer response: It is an established principle of the Planning System that an existing house is not entitled to a protected view.

i) Adverse impact from construction noise and disturbance as well as potential damage to the public road which is in a poor state of repair.

Officer response: Construction noise/disturbance would be relatively short-lived and as such is not considered to represent a justifiable reason for refusing this application. The Council have a statutory duty to maintain the public road.

j) Possible establishment of a precedent for other new builds.

Officer response: Each planning application is treated on its merits against the relevant policies of the Development Plan.

k) Vehicles leaving the site at night would illuminate rooms of a nearby house.

Officer response: Given that vehicles travelling on the public road at night must already illuminate these rooms it is not considered that the proposed development could be refused on this basis.

l) The proposal represents over-development of the site, which could be exacerbated with the construction of outbuildings in the future.

Officer response: The site is large, extending to 0.86 hectares and is therefore easily capable of accommodating the proposed development with ample open space left over. As is usual with any large site a condition can be applied removing permitted development rights.

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](http://www.wam.highland.gov.uk/wam).

## 5. CONSULTATIONS

5.1 **Flood Risk Management Team** – No objection and no conditions sought.

5.2 **SEPA** – No objection, recommend condition preventing any development lower than 5.5m AOD.

5.3 **Scottish Water** – No objection.

5.4 **Crofting Commission** – No objection, standard consultation response.

## 6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

## 6.1 **National Planning Framework (NPF) 4 National Planning Policy:**

1. Tackling the climate and nature crises
2. Climate mitigation and adaptation
3. Biodiversity
4. Natural Places
17. Rural homes

## 6.2 **Highland Wide Local Development Plan 2012**

- 28 - Sustainable Design
- 29 - Design Quality and Place-making
- 36 - Development in the Wider Countryside
- 47 - Safeguarding Inbye/AppORTioned Croftland
- 49 - Coastal Development
- 57 - Natural, Built and Cultural Heritage
- 58 – Protected Species
- 61 - Landscape
- 64 - Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage

## 6.3 **West Highlands and Islands Local Development Plan 2019**

No site-specific policies apply

## 6.4 **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)
- Highland's Statutorily Protected Species (March 2013)
- Rural Housing Supplementary Guidance (December 2021)
- Special Landscape Area Citations (June 2011)
- Sustainable Design Guide (Jan 2013)

## 7. **OTHER MATERIAL POLICY CONSIDERATIONS**

- 7.1 None

## 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. 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.

## **Determining Issues**

- 8.3 The key considerations in this case are:
- a) compliance with the development plan
  - b) siting, design and landscape impact
  - c) neighbour amenity
  - d) access and parking
  - e) flood risk
  - f) protected species
  - g) croft land

### Development Plan

- 8.4 All planning applications must now be determined in accordance with the provisions of NPF4 and the existing Local Development Plan unless material considerations provide justification otherwise. If there is an inconsistency between NPF4 policies and an LDP which was adopted before 13 February 2023, the NPF prevails under Section 24(3) of the Town and Country Planning (Scotland) Act 1997 (as amended), and NPF 4 takes precedence over HwLDP Policy 36. In this case the Development Plan is comprised of NPF4 and the West Highlands and Islands Local Development Plan (although this has no site-specific policies of relevance to this application) and the Highland-Wide Local Development Plan, the relevant policies of which focus on siting, design, access, neighbour amenity, croft land and flood risk (policies 28, 29, 36, 47 and 64), landscape impact (policies 36, 49, 57 and 61) and protected species (policy 58). For the reasons laid out below, the proposal is considered to comply with these policies.
- 8.5 NPF4 Policies 1-3 apply to all development proposals throughout Scotland. When considering development proposals, significant weight will be given to the global climate and nature crises. Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible. Development proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats and building and strengthening nature networks and the connections between them. Proposals should also integrate nature-based solutions, where possible. The application has been amended to incorporate a sedum roof into the smaller of the two houses and this is considered to provide a contribution towards biodiversity.
- 8.6 NPF Policy 4d states that development proposals which affect a site designated as a Landscape Area in the Local Development Plan will only be supported where development will not have significant adverse effects on the integrity of the area or the qualities for which it has been identified. Policies 49, 57 and 61 of the HwLDP are also relevant in this respect and the issue of landscape impact is considered below.
- 8.7 NPF Policy 17(c) relates to remoter rural areas and supports new homes in these areas where they support and sustain existing fragile communities; supports identified

local housing outcomes; and is suitable in terms of location, access and environmental impact. All 3 of these criteria need to be met. Braes can be classed as a fragile community and the addition of two further houses would undoubtedly help support and sustain it. The Council's Local Housing Strategy 2023 – 28 identifies local housing outcomes, which include providing housing options, and creating resilient communities and places. Two additional houses would potentially increase housing options, and additional residents would help create a resilient community.

#### Siting, Design and Landscape Impact

- 8.8 In siting terms the proposal is considered to be compatible with the local settlement pattern of Braes. To the north of the site development has taken place mostly on the western (landward) side of the road, but to the south the opposite is true, with buildings almost exclusively on the seaward (eastern) side of the public road. Accordingly, the proposal would not be at odds with the local pattern of development. The other siting consideration is whether the development would adversely affect public seaward views. The key visual receptor in this regard is the public road. The highest of the two proposed buildings would be the smaller house (dwelling 2), and the roof parapet of this modest structure would be some 3m below the level of this road. As such, seaward views would not be obstructed by this building to such a degree for them to be adversely affected. The second house (dwelling 1) sits even lower relative to the public road, with its ridge some 8m below it. On the basis of these factors the proposed siting is considered acceptable.
- 8.9 Turning to design, while the one and half storey dwelling is relatively large it would be seen in the context of an expansive, open landscape in which it would not read as being out of scale. The simple contemporary designs of the buildings are in keeping with key elements of the local vernacular and can be supported due to the low ridge heights, rectangular floorplans and windows with a predominantly vertical emphasis. The external finishes of larch boarding on the walls and grey profiled metal sheeting and a sedum mat on the roofs are also representative of the local building tradition and would be visually recessive within the landscape setting. The larch wall cladding is referred to as being left to weather naturally in the submitted Design Statement, but as this has not been specified on the submitted drawings this can be controlled by condition. Given the large size of the site a condition which removes permitted development rights is also considered appropriate.
- 8.10 Given these positive siting and design considerations it can be concluded that the proposed development would be easily assimilated into the local landscape setting without adversely affecting the qualities of the Special Landscape Area.

#### Neighbour Amenity

- 8.11 The nearest existing or planned dwelling house lies some 44m to the southwest of the nearest of the proposed buildings (namely dwelling 1). This is an extensive degree of separation, which is considered more than sufficient to safeguard the privacy and amenity of this existing property. A footnote which advises the applicant that the proposed external Air Source Heat Pump must be installed in accordance with the Microgeneration Certification Scheme standards can be applied. These standards require that noise from this unit is within acceptable limits.

### Access and Parking

- 8.11 The site would be served by the existing track which provided access from the public road to the fish farm shore base which previously occupied the site. The junction of this track with the public road is satisfactory in terms of its sightlines. The submitted site plan shows that the junction would be upgraded to the Council's shared SDB2 standard, and this can be secured by condition. The submitted site plan also shows that the necessary car parking and turning spaces can be accommodated within the plot boundaries, and the provision of these spaces can be secured by condition.

### Flood Risk

- 8.12 The Flood Team advise that the minimum safe level for development in relation to coastal flooding risk is 5.44m Above Ordnance Datum (AOD). Given that the submitted sectional drawing shows that the lower of the two proposed dwelling would be at a level of 6.0m AOD the Flood Team offer no objection to the application and do not seek any conditions. SEPA advise that they consider the minimum safe level to be 5.5m AOD and ask that a condition be applied as safeguard to ensure that no development takes place below this level.

### Protected Species

- 8.13 An otter survey has been submitted which includes the application site and a 200m buffer around it. The survey states that no holt sites were recorded and the level of European otter evidence identified during the survey would seem to indicate that the study area does not provide critical otter habitat (e.g. for rearing young). It is further stated that as no impacts are predicted for European otter, no avoidance or mitigation measures are required.

### Croft Land

- 8.14 The Crofting Commission's consultation response does not provide any reason to believe that the proposal conflicts with the Council's policy on the development of croft land, although it appears from the Council's database that the site has been decrofted in any event.

### **Other material considerations**

- 8.15 There are no other material considerations.

### **Non-material considerations**

- 8.16 None

### **Matters to be secured by Legal Agreement / Upfront Payment**

- 8.17 The site lies within the catchment areas of Portree Primary and High schools. Neither of these establishments is approaching capacity, and as such no educational developer contribution is required. The proposal does not trigger any other contribution thresholds.



## 9. CONCLUSION

- 9.1 The proposed development is considered to conform with the local settlement pattern and is not considered to adversely affect public seaward views. The design of the scheme is considered acceptable in that it relates to the local vernacular. There would be no adverse effect on existing residential privacy and amenity, and the site can be accessed in accordance with the Council's standards. There would be no risk to the development from coastal flooding, no adverse impact on croft land and protected species would not be affected.
- 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 N issued**

It is recommended to

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

1. 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.  
**Reason:** In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).
2. The timber wall finishes shall be left natural and not stained or coloured unless with the written permission of the Planning Authority.  
**Reason:** In the interests of visual amenity, and to ensure that the development is visually recessive within the local landscape setting.
3. Notwithstanding the provisions of Classes 1a,-b, 1d, 2b, 3a-e of Schedule 1 to the Town and Country Planning (General Permitted Development) (Scotland)

Order 1992 as amended, or any Order revoking and re-enacting that Order, with or without modification, and with the exception of a single garden shed not exceeding 4 square metres in area, no development of a type identified in the aforementioned classes, shall take place within the curtilage of the houses hereby approved without planning permission being granted on an application made to the Planning Authority.

**Reason:** In order to allow the Planning Authority to retain effective control over the development of the site and in the interests of residential amenity.

4. No other development shall commence until the site access has been upgraded in accordance with The Highland Council's Access to Single Houses and Small Housing Developments guidelines and the attached Access Schedule (dated 9 January 2024), with the junction formed to comply with drawing ref. SDB2.

**Reason:** To ensure that an adequate level of access is timeously provided for the development; in the interests of road safety and amenity.

5. Prior to the first occupation of the development hereby approved, the car parking and turning arrangements detailed on approved plan ref. 968-HH-XX-00-103 REV P02 shall be completed in full and made available for use. Thereafter, all car parking and turning spaces shall be maintained as such in perpetuity.

**Reason:** To ensure that sufficient space is provided within the application site for the parking and turning of cars, so they do not have to park within or reverse onto the public road.

6. No development shall take place below 5.5m Above Ordnance Datum (AOD).

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

## **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.

## **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 and Soakaways**

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

### **Local Roads Authority Consent**

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

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

Further information on the Council's roads standards can be found at: <http://www.highland.gov.uk/yourenvironment/roadsandtransport>

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

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

## **Mud and Debris on Road**

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

## **Construction Hours and Noise-Generating Activities**

You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact [env.health@highland.gov.uk](mailto: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>

## **Air Source Heat Pump**

The external Air Source Heat Pump requires to be installed in accordance with the Microgeneration Certification Scheme 020: Planning Standards for Permitted Development of Wind Turbines and Air Source Heat Pumps on Domestic Properties.

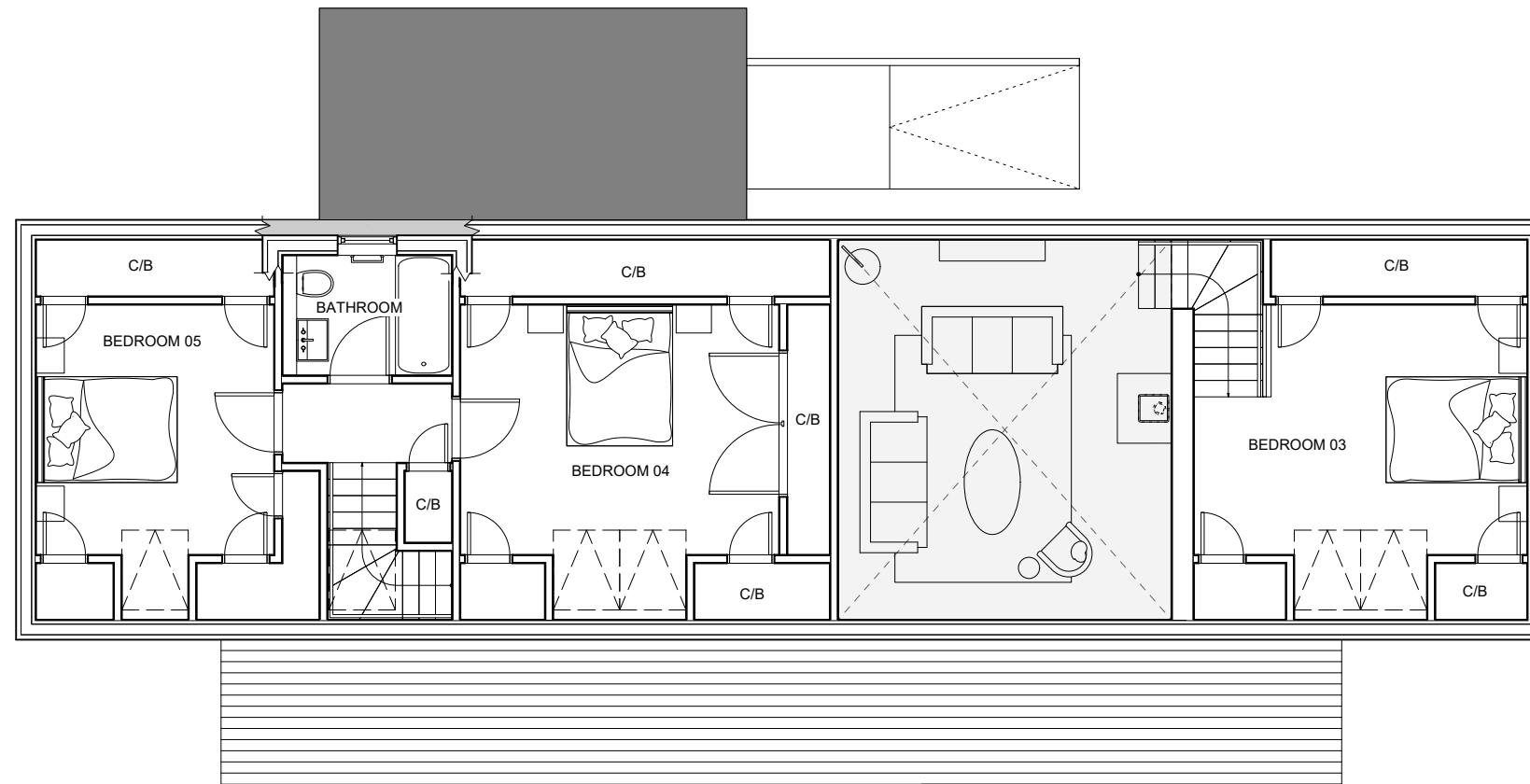
Signature: Dafydd Jones  
Designation: Area Planning Manager - North

Author: Graham Sharp

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

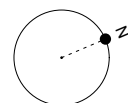
Relevant Plans:

- Plan 1 - Committee Location Plan
- Plan 2 - 968-HH-XX-00-101 REV P02 Location Plan
- Plan 3 - 968-HH-XX-00-103 REV P02 Site Layout Plan
- Plan 4 - 968-HH-XX-20-401 Elevations Dwelling 1
- Plan 5 - 968-HH-XX-20-402 Elevations Dwelling 1
- Plan 6 - 968-HH-XX-20-403 REV P01 Elevations Dwelling 2
- Plan 7 - 968-HH-XX-20-404 REV P01 Elevations Dwelling 2
- Plan 8 - 968-HH-XX-00-201 REV P01 Site Section Plan AA
- Plan 9 - 968-HH-XX-00-202 REV P01 Site Section Plan BB
- Plan 10 - 968-HH-XX-00-203 REV P01 Site Section Plan CC
- Plan 11 - 968-HH-00-20-201 Ground Floor Plan Dwelling 1
- Plan 12 - 968-HH-01-20-203 First Floor Plan Dwelling 1
- Plan 13 - 968-HH-00-20-205 Floor Plan Dwelling 2



**PROPOSED HOUSE FOR:**  
RODERICK THOMAS

**SITE ADDRESS:**  
7 BALMEANACH  
THE BRAES  
PORTREE  
IV51 9NH

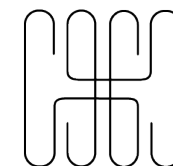


Proposed External Finishes

**Walls:** Vertical Larch Cladding  
**Roof:** Metal Profile Roof - Grey  
**Gutters:** Galvanised Gutters  
**Windows:** Timber Framed Windows



REV.	DATE	AMENDMENT



**HebHomes**

tel +44 (0)141 550 7360  
email info@hebhomes.com  
web www.hebhomes.com

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

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**Note:** Construction must comply with all NHBC and industry standards.

**DRAWING SET**  
PLANNING APPLICATION

**CLIENT**  
H\_968\_THOMAS

**SCALE @ ISO A3**  
1:100

**DATE**  
09/02/23

**DRAWN BY**  
AC

**CHECKED BY**  
FM/ PM

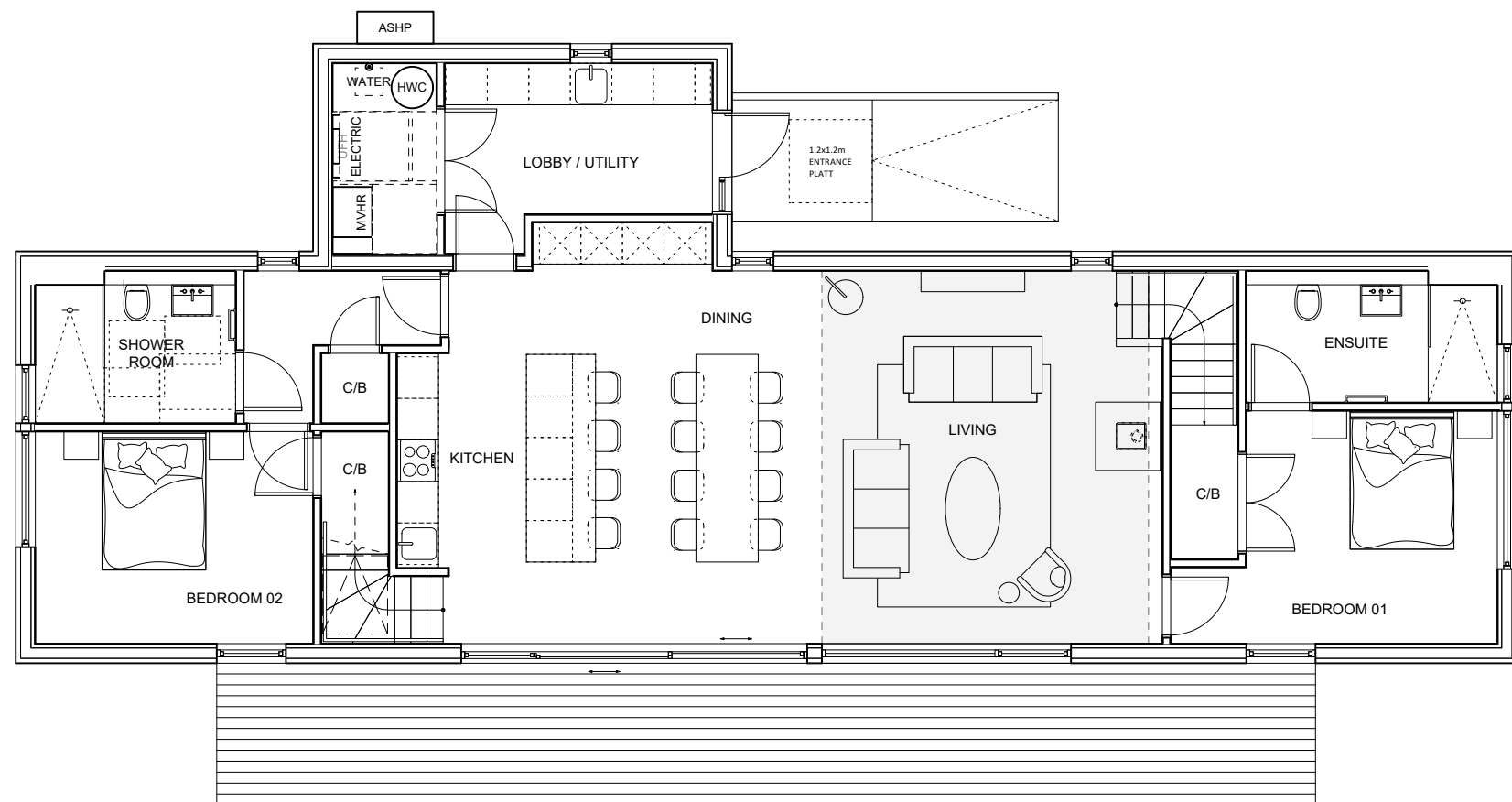
**DRAWING TITLE**  
DWELLING 1 - FIRST FLOOR PLAN

**STATUS**  
S2

**PURPOSE FOR ISSUE**  
For Information

**DRAWING NO.**  
968-HH-01-20-203

**REVISION**



**PROPOSED HOUSE FOR:**  
RODERICK THOMAS

**SITE ADDRESS:**  
7 BALMEANACH  
THE BRAES  
PORTREE  
IV51 9NH

Proposed External Finishes

**Walls:** Vertical Larch Cladding  
**Roof:** Metal Profile Roof - Grey  
**Gutters:** Galvanised Gutters  
**Windows:** Timber Framed Windows

REV.	DATE	AMENDMENT

**HebHomes**

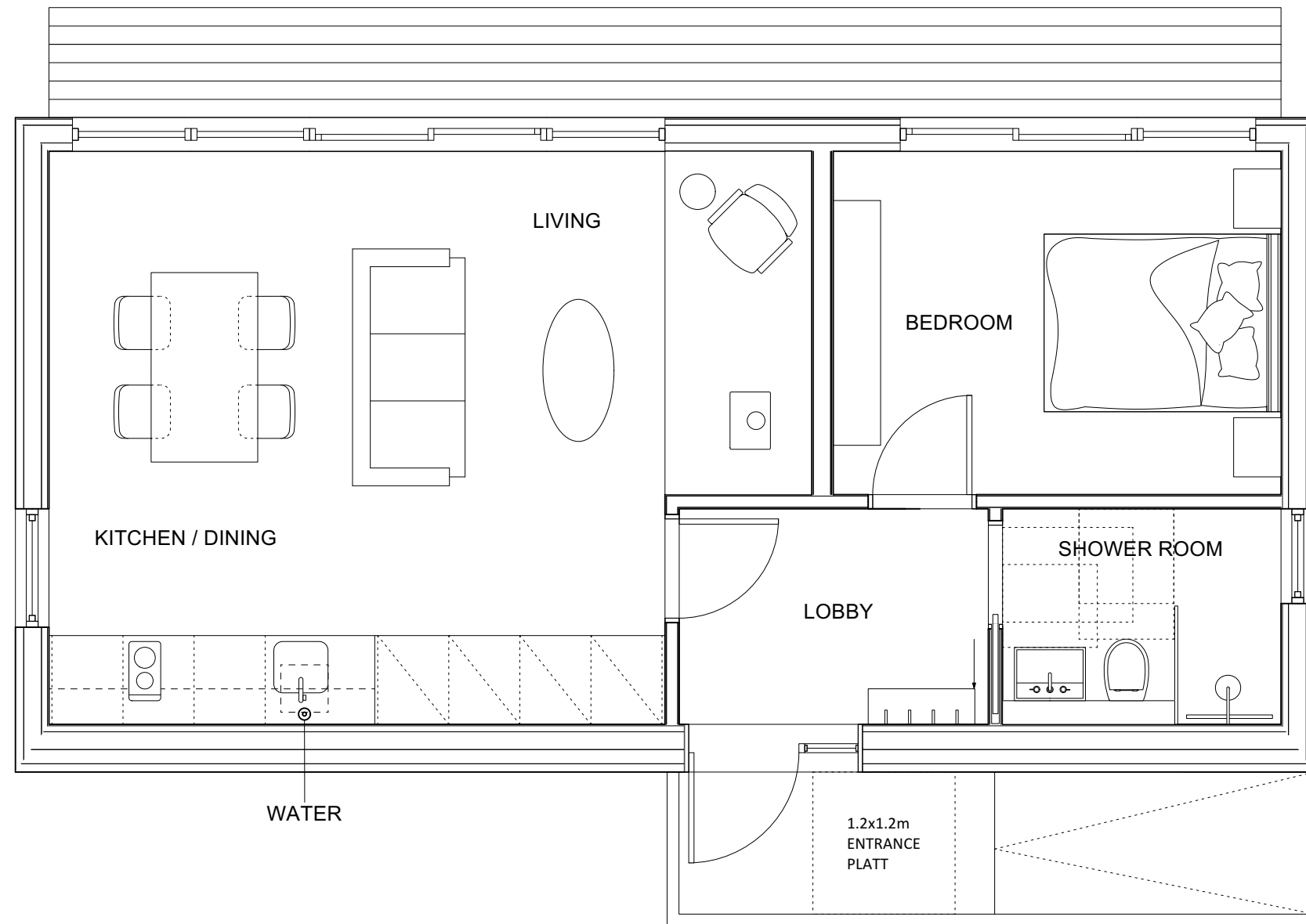
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 web www.hebhomes.com

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

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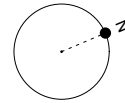
**Note:** Construction must comply with all NHBC and industry standards.

<b>DRAWING SET</b> PLANNING APPLICATION		<b>CLIENT</b> H_968_THOMAS	
<b>SCALE @ ISO A3</b> 1:100	<b>DATE</b> 09/02/23	<b>DRAWN BY</b> AC	<b>CHECKED BY</b> FM/ PM
<b>DRAWING TITLE</b> DWELLING 1 - GROUND FLOOR PLAN			
<b>STATUS</b> S2		<b>PURPOSE FOR ISSUE</b> For Information	
<b>DRAWING NO.</b> 968-HH-00-20-201		<b>REVISION</b>	



**PROPOSED HOUSE FOR:**  
RODERICK THOMAS

**SITE ADDRESS:**  
7 BALMEANACH  
THE BRAES  
PORTREE  
IV51 9NH

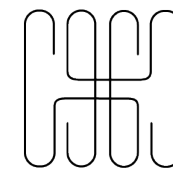


Proposed External Finishes

- Walls:** Vertical Larch Cladding
- Roof:** Single Ply Flat Roof
- Gutters:** Concealed Gutters
- Windows:** Timber Framed Windows



REV.	DATE	AMENDMENT



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**DRAWING SET**  
PLANNING APPLICATION

**CLIENT**  
H\_968\_THOMAS

**SCALE @ ISO A3**  
1:50

**DATE**  
09/02/23

**DRAWN BY**  
AC

**CHECKED BY**  
FM/ PM

**DRAWING TITLE**  
DWELLING 2 - GROUND FLOOR PLAN

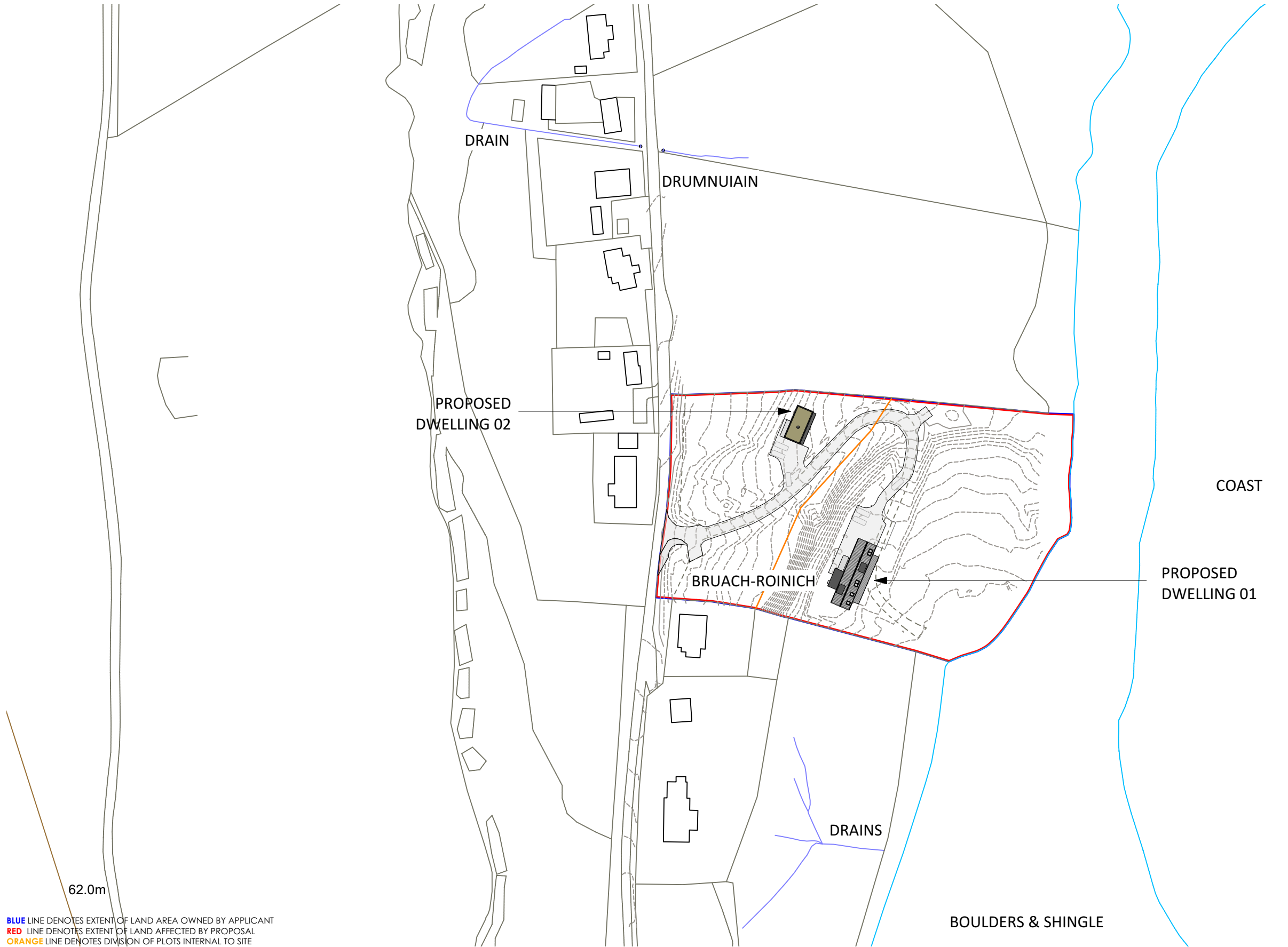
**STATUS**  
S2

**PURPOSE FOR ISSUE**  
For Information

**DRAWING NO.**  
968-HH-00-20-205

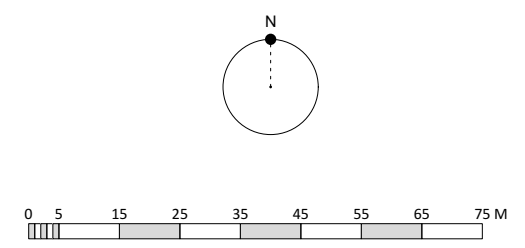
**REVISION**



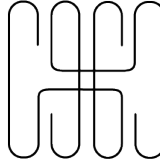


**BLUE** LINE DENOTES EXTENT OF LAND AREA OWNED BY APPLICANT  
**RED** LINE DENOTES EXTENT OF LAND AFFECTED BY PROPOSAL  
**ORANGE** LINE DENOTES DIVISION OF PLOTS INTERNAL TO SITE

**PROPOSED HOUSE FOR:**  
 RODERICK THOMAS  
  
**SITE ADDRESS:**  
 7 BALMEANACH  
 THE BRAES  
 PORTREE  
 IV51 9NH

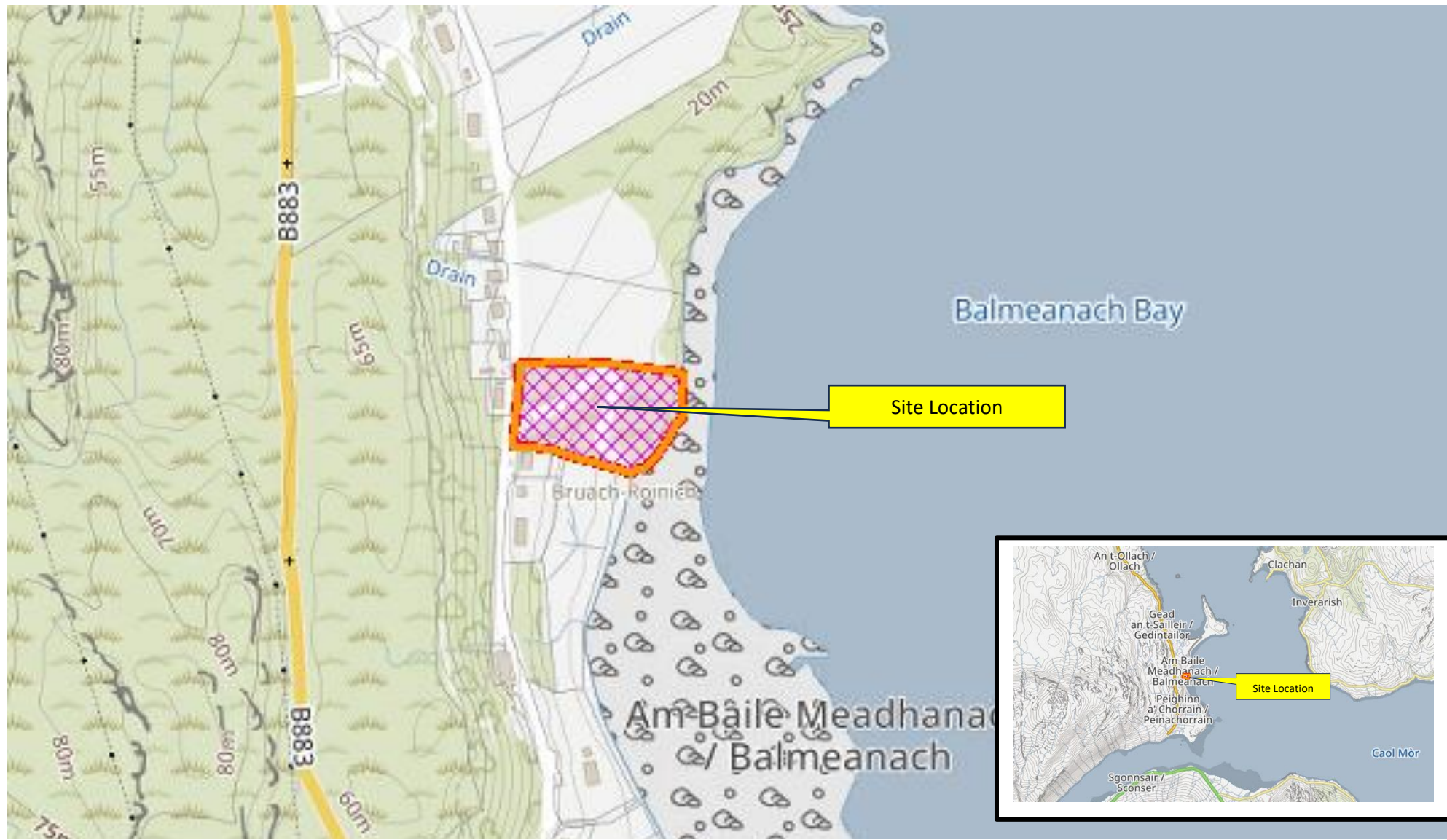


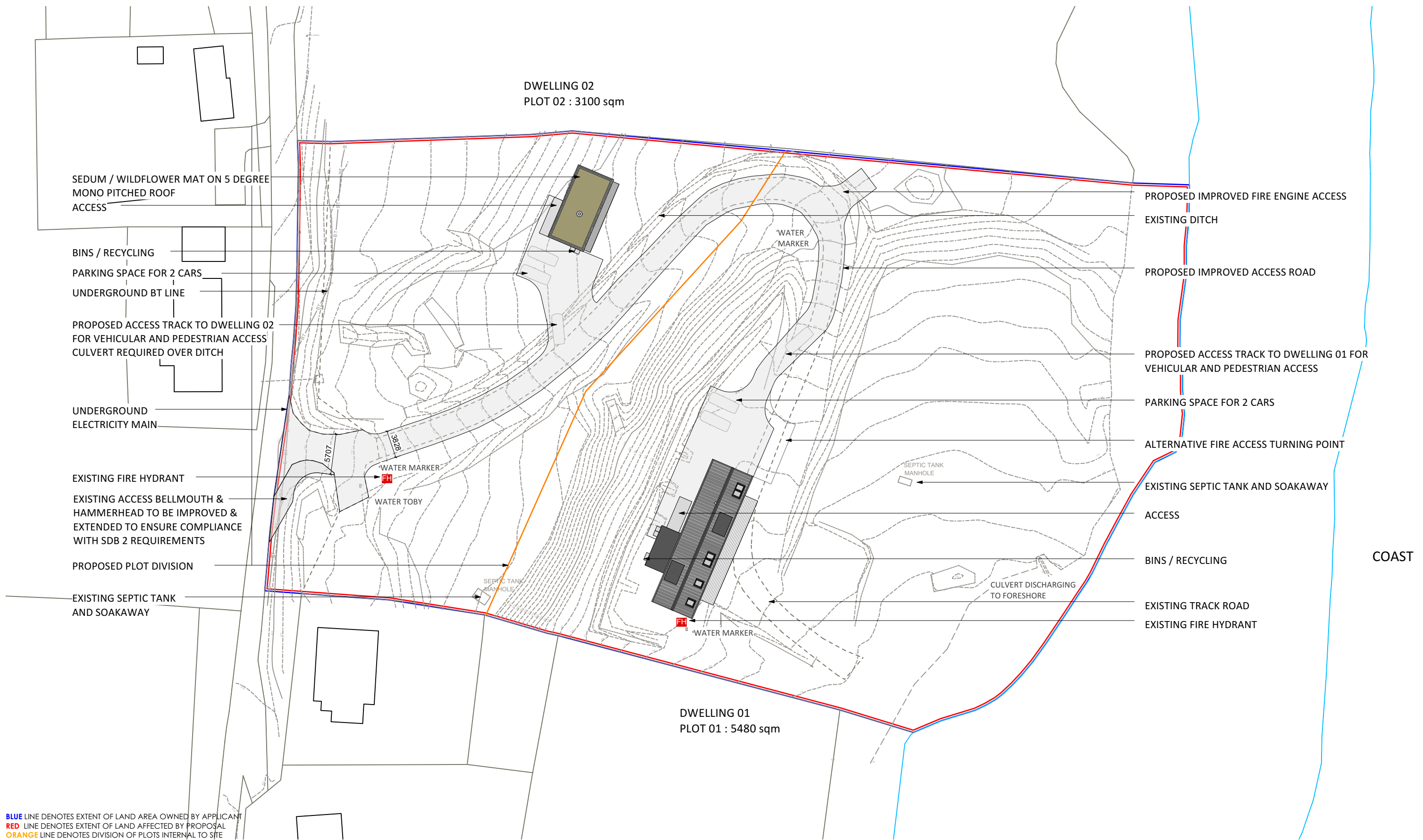
REV.	DATE	AMENDMENT
P01	05-12-23	DWELLING 02 ROOFING ALTERED
P02	06-12-23	ACCESS ROAD ANNOTATION UPDATED


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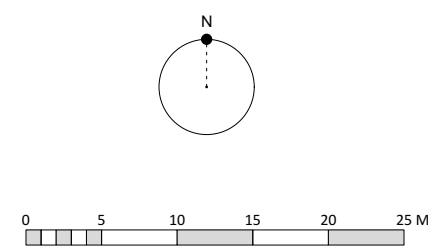
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<b>SCALE @ ISO A3</b> 1:1250	<b>DATE</b> 09/02/23	<b>DRAWN BY</b> AC	<b>CHECKED BY</b> FM/ PM
<b>DRAWING TITLE</b> PROPOSED LOCATION PLAN			
<b>STATUS</b> S2		<b>PURPOSE FOR ISSUE</b> For Information	
<b>DRAWING NO.</b> 968-HH-XX-00-101		<b>REVISION</b> P02	



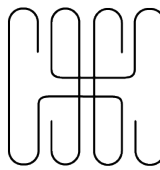


**BLUE** LINE DENOTES EXTENT OF LAND AREA OWNED BY APPLICANT  
**RED** LINE DENOTES EXTENT OF LAND AFFECTED BY PROPOSAL  
**ORANGE** LINE DENOTES DIVISION OF PLOTS INTERNAL TO SITE

**PROPOSED HOUSE FOR:**  
 RODERICK THOMAS  
  
**SITE ADDRESS:**  
 7 BALMEANACH  
 THE BRAES  
 PORTREE  
 IV51 9NH



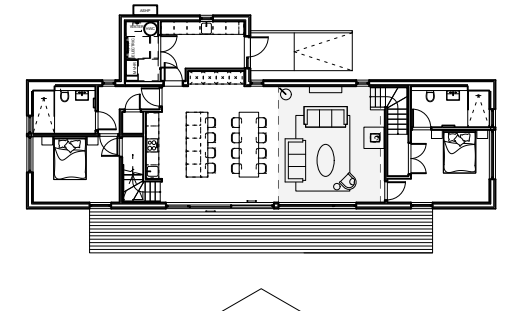
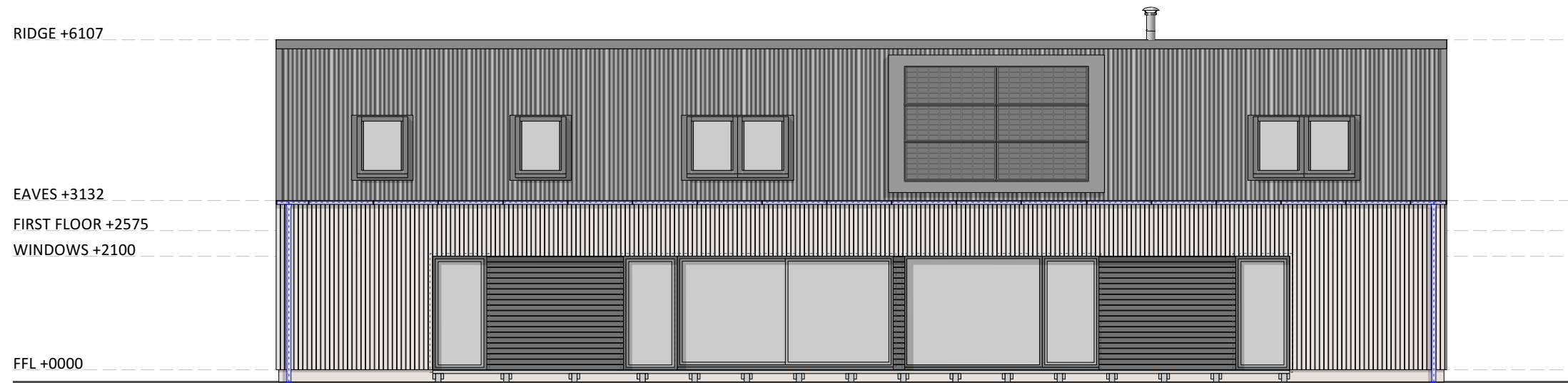
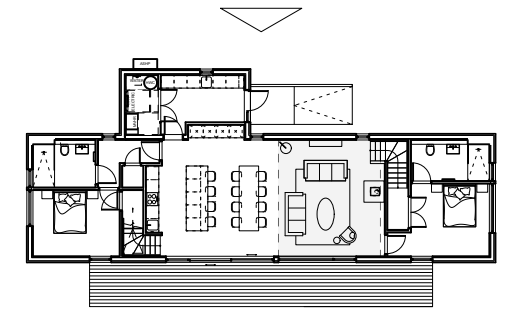
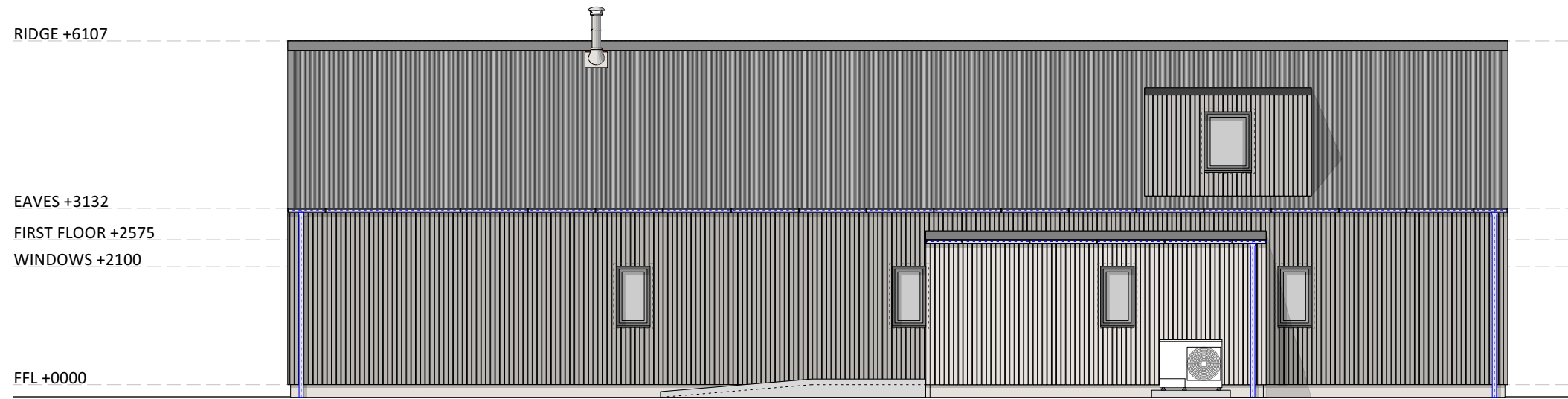
REV.	DATE	AMENDMENT
P01	05-12-23	DWELLING 02 ROOFING ALTERED
P02	06-12-23	ENTRANCE BELLMOUTH ANNOTATED


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<b>SCALE @ ISO A3</b> 1:500	<b>DATE</b> 09/02/23	<b>DRAWN BY</b> AC	<b>CHECKED BY</b> FM/ PM
<b>DRAWING TITLE</b> PROPOSED BLOCK PLAN			
<b>STATUS</b> S2		<b>PURPOSE FOR ISSUE</b> For Information	
<b>DRAWING NO.</b> 968-HH-XX-00-103		<b>REVISION</b> P02	





**PROPOSED HOUSE FOR:**  
RODERICK THOMAS

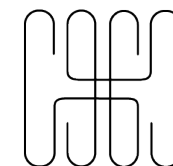
**SITE ADDRESS:**  
7 BALMEANACH  
THE BRAES  
PORTREE  
IV51 9NH

Proposed External Finishes

**Walls:** Vertical Larch Cladding  
**Roof:** Metal Profile Roof - Grey  
**Gutters:** Galvanised Gutters  
**Windows:** Timber Framed Windows



REV.	DATE	AMENDMENT



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<b>DRAWING SET</b> PLANNING APPLICATION		<b>CLIENT</b> H_968_THOMAS	
<b>SCALE @ ISO A3</b> 1:100	<b>DATE</b> 09/02/23	<b>DRAWN BY</b> AC	<b>CHECKED BY</b> FM/ PM
<b>DRAWING TITLE</b> DWELLING 1 - FRONT & REAR ELEVATIONS			
<b>STATUS</b> S2		<b>PURPOSE FOR ISSUE</b> For Information	
<b>DRAWING NO.</b> 968-HH-XX-20-401		<b>REVISION</b>	

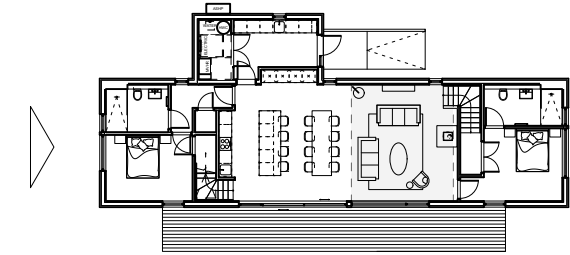
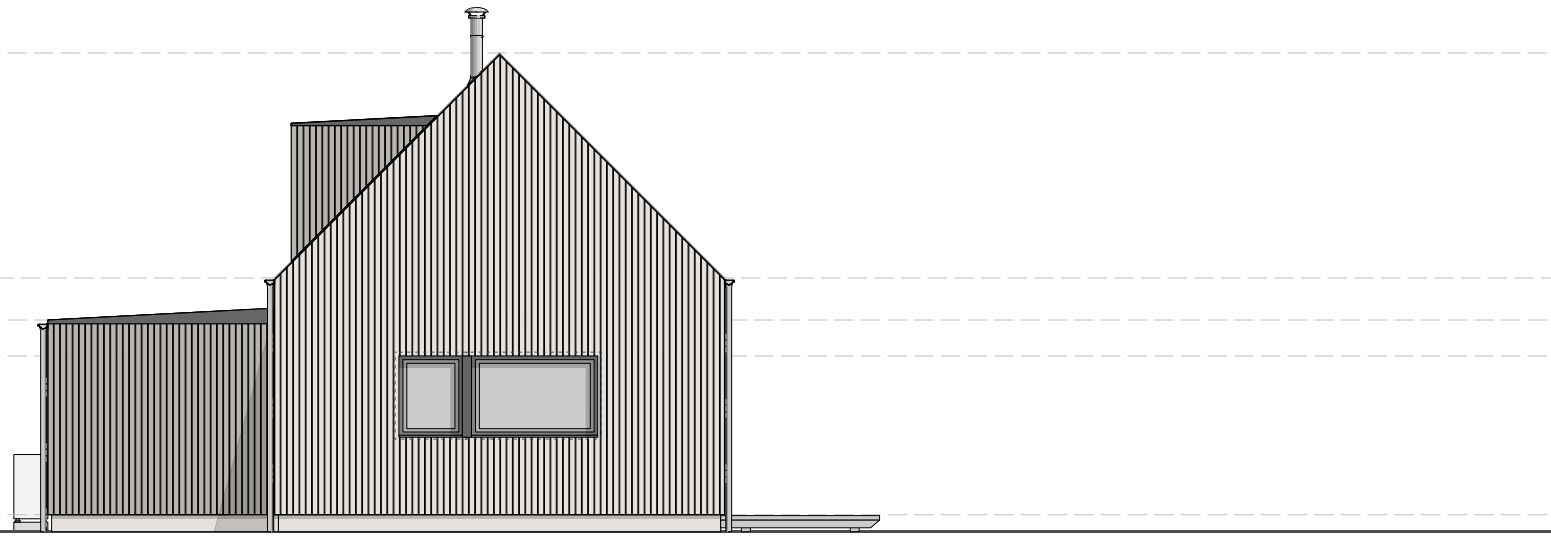
RIDGE +6107

EAVES +3132

FIRST FLOOR +2575

WINDOWS +2100

FFL +0000



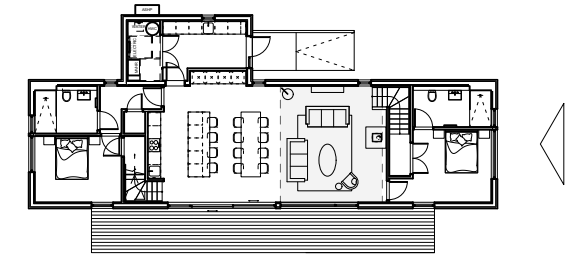
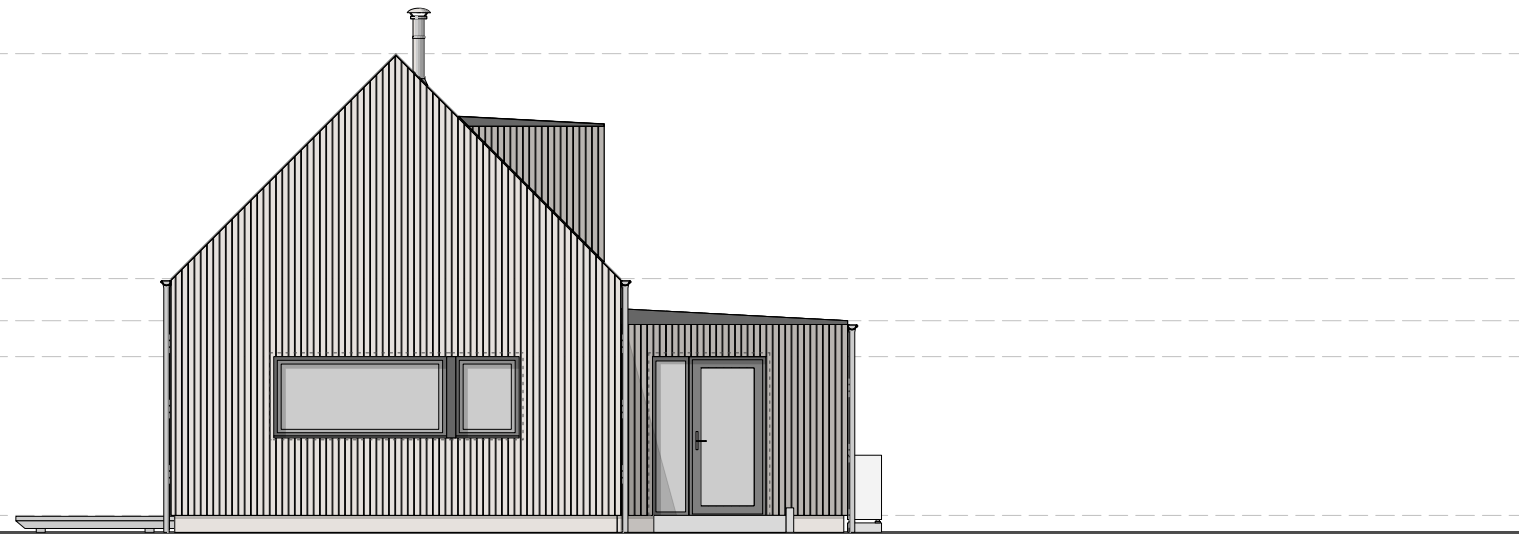
RIDGE +6107

EAVES +3132

FIRST FLOOR +2575

WINDOWS +2100

FFL +0000



**PROPOSED HOUSE FOR:**  
RODERICK THOMAS

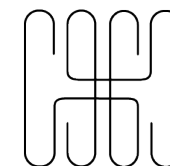
**SITE ADDRESS:**  
7 BALMEANACH  
THE BRAES  
PORTREE  
IV51 9NH

Proposed External Finishes

**Walls:** Vertical Larch Cladding  
**Roof:** Metal Profile Roof - Grey  
**Gutters:** Galvanised Gutters  
**Windows:** Timber Framed Windows



REV.	DATE	AMENDMENT



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**DRAWING SET**  
PLANNING APPLICATION

**CLIENT**  
H\_968\_THOMAS

**SCALE @ ISO A3**  
1:100

**DATE**  
09/02/23

**DRAWN BY**  
AC

**CHECKED BY**  
FM/ PM

**DRAWING TITLE**  
DWELLING 1 - SIDE ELEVATIONS 1 & 2

**STATUS**  
S2

**PURPOSE FOR ISSUE**  
For Information

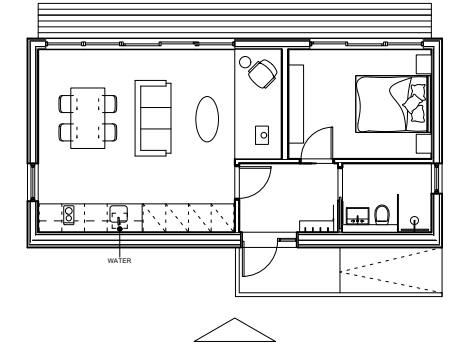
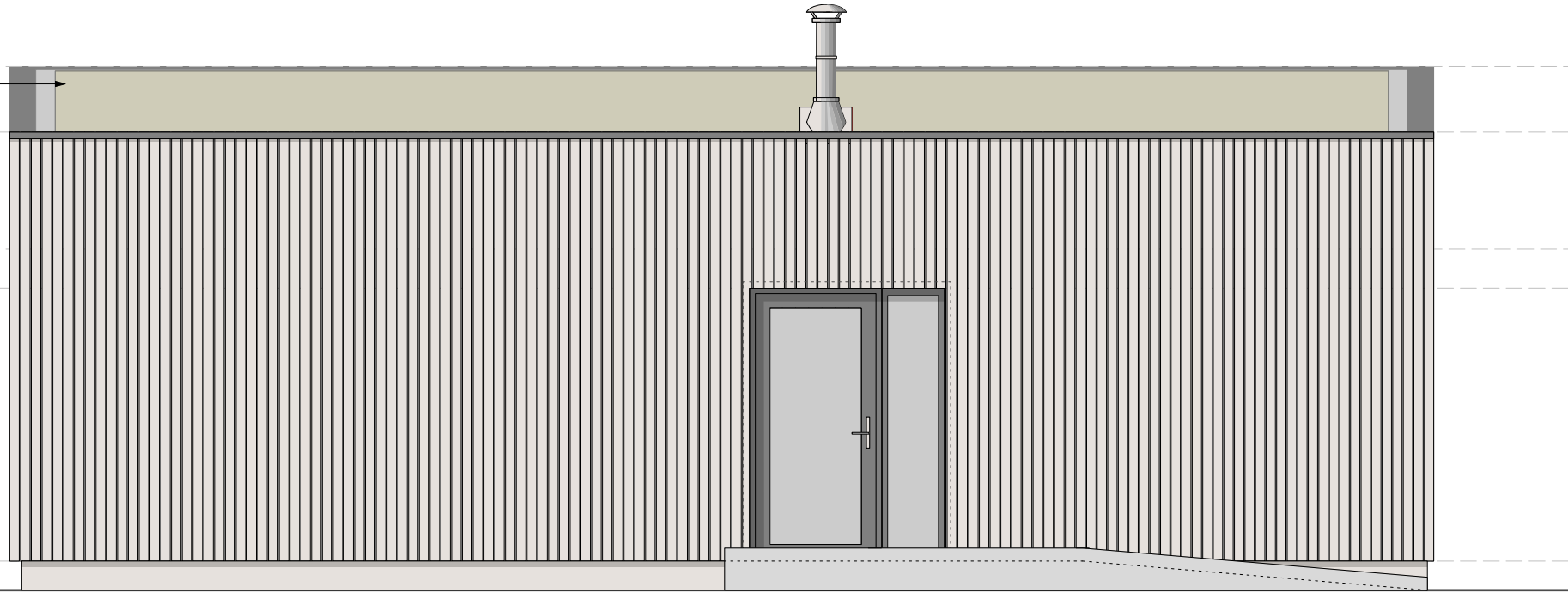
**DRAWING NO.**  
968-HH-XX-20-402

**REVISION**

RIDGE +3805  
 SEDUM OR WILDFLOWER MAT ON 5 DEG MONO PITCH ROOF  
 LOWER PARAPET +3300

CEILING LEVEL +2400  
 WINDOWS +2100

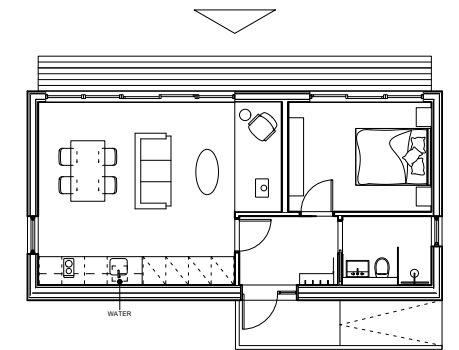
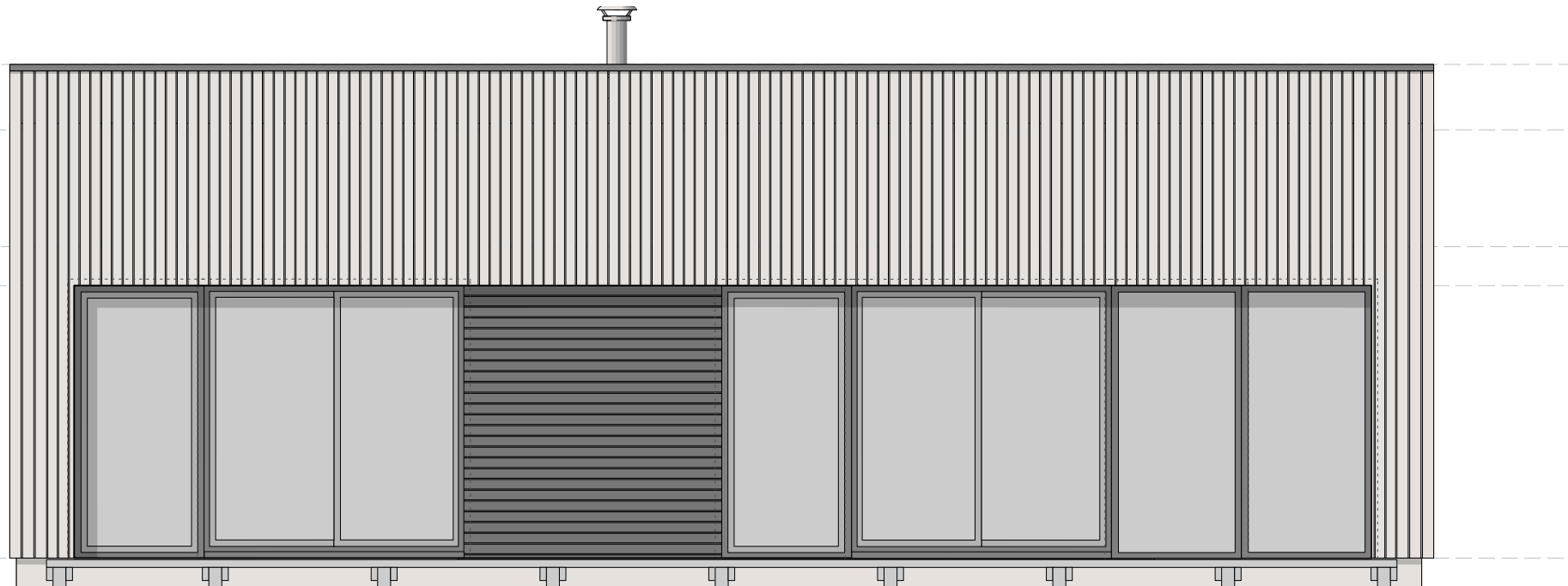
FFL +0000



RIDGE +3805  
 LOWER PARAPET +3300

CEILING LEVEL +2400  
 WINDOWS +2100

FFL +0000



**PROPOSED HOUSE FOR:**  
 RODERICK THOMAS

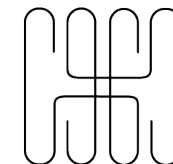
**SITE ADDRESS:**  
 7 BALMEANACH  
 THE BRAES  
 PORTREE  
 IV51 9NH

Proposed External Finishes

**Walls:** Vertical Larch Cladding  
**Roof:** Single Ply Flat Roof  
**Gutters:** Concealed Gutters  
**Windows:** Timber Framed Windows



REV.	DATE	AMENDMENT
P01	05-12-23	DWELLING 02 ROOFING ALTERED



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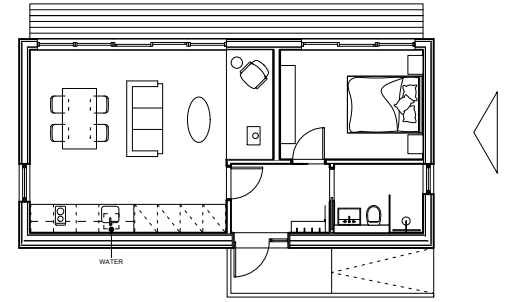
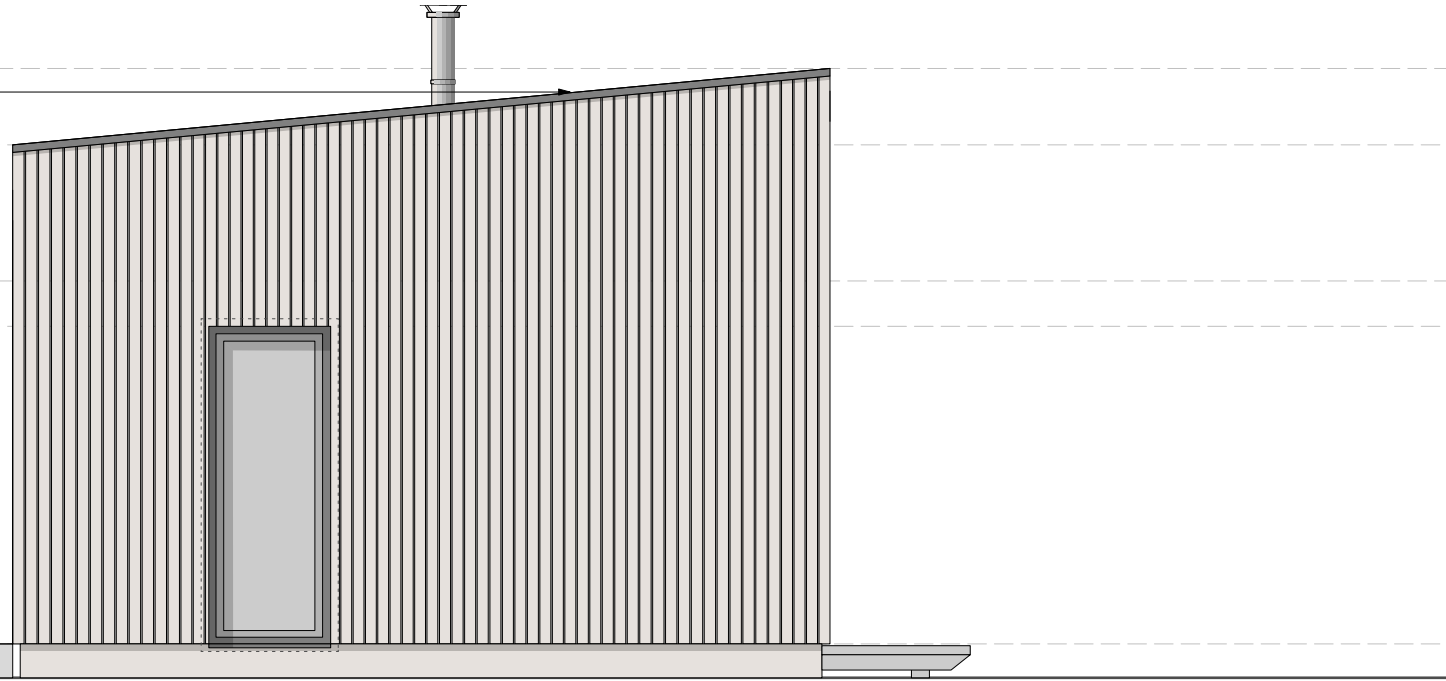
**Note:** Construction must comply with all NHBC and industry standards.

<b>DRAWING SET</b> PLANNING APPLICATION		<b>CLIENT</b> H_968_THOMAS	
<b>SCALE @ ISO A3</b> 1:50	<b>DATE</b> 09/02/23	<b>DRAWN BY</b> AC	<b>CHECKED BY</b> FM/ PM
<b>DRAWING TITLE</b> DWELLING 2 - FRONT & REAR ELEVATIONS			
<b>STATUS</b> S2		<b>PURPOSE FOR ISSUE</b> For Information	
<b>DRAWING NO.</b> 968-HH-XX-20-403		<b>REVISION</b> P01	

RIDGE +3805  
 SEDUM OR WILDFLOWER MAT ON 5 DEG MONO PITCH ROOF  
 LOWER PARAPET +3300

CEILING LEVEL +2400  
 WINDOWS +2100

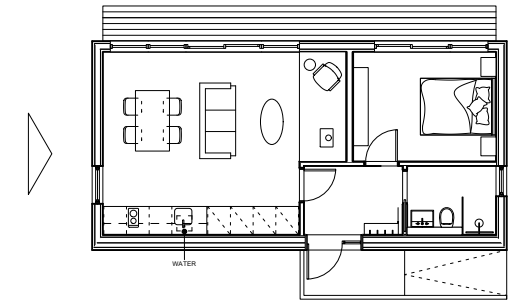
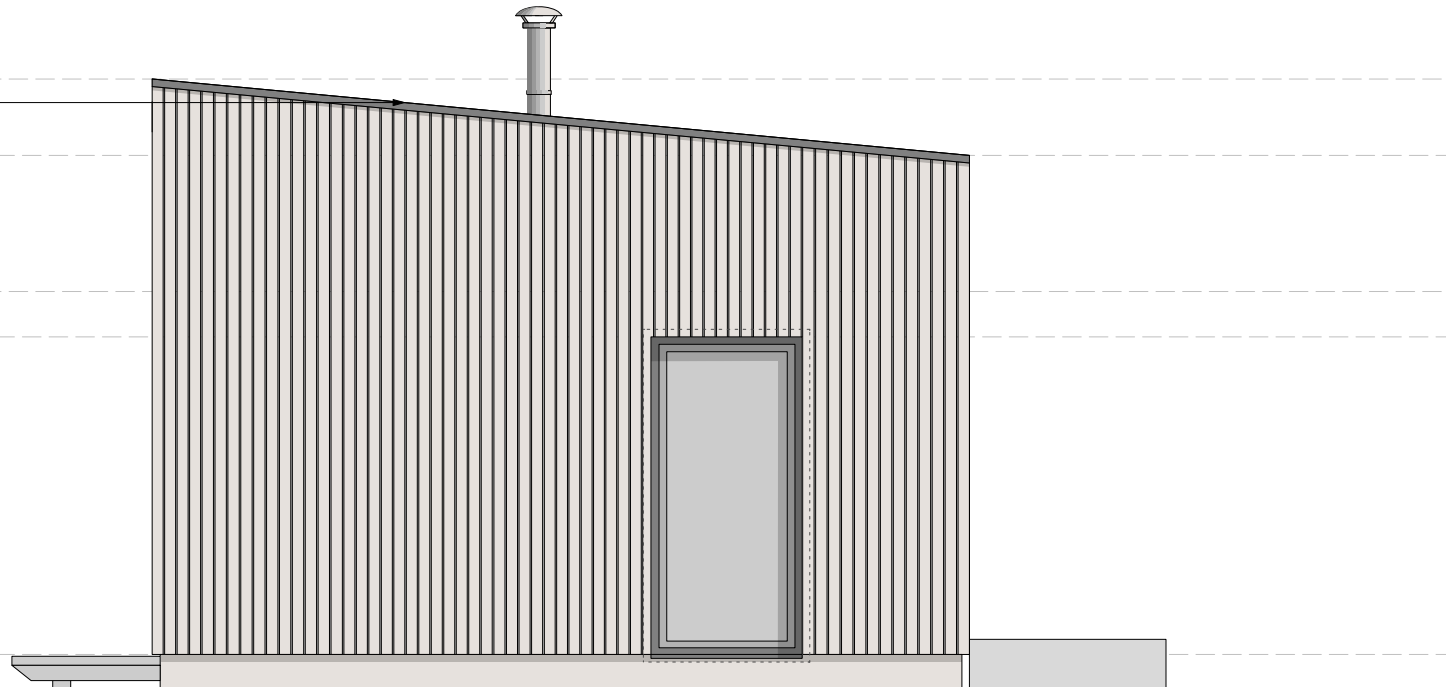
FFL +0000



RIDGE +3805  
 SEDUM OR WILDFLOWER MAT ON 5 DEG MONO PITCH ROOF  
 LOWER PARAPET +3300

CEILING LEVEL +2400  
 WINDOWS +2100

FFL +0000



**PROPOSED HOUSE FOR:**  
 RODERICK THOMAS

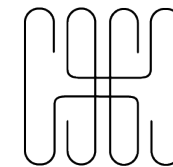
**SITE ADDRESS:**  
 7 BALMEANACH  
 THE BRAES  
 PORTREE  
 IV51 9NH

Proposed External Finishes

**Walls:** Vertical Larch Cladding  
**Roof:** Single Ply Flat Roof  
**Gutters:** Concealed Gutters  
**Windows:** Timber Framed Windows



REV.	DATE	AMENDMENT
P01	05-12-23	DWELLING 02 ROOFING ALTERED



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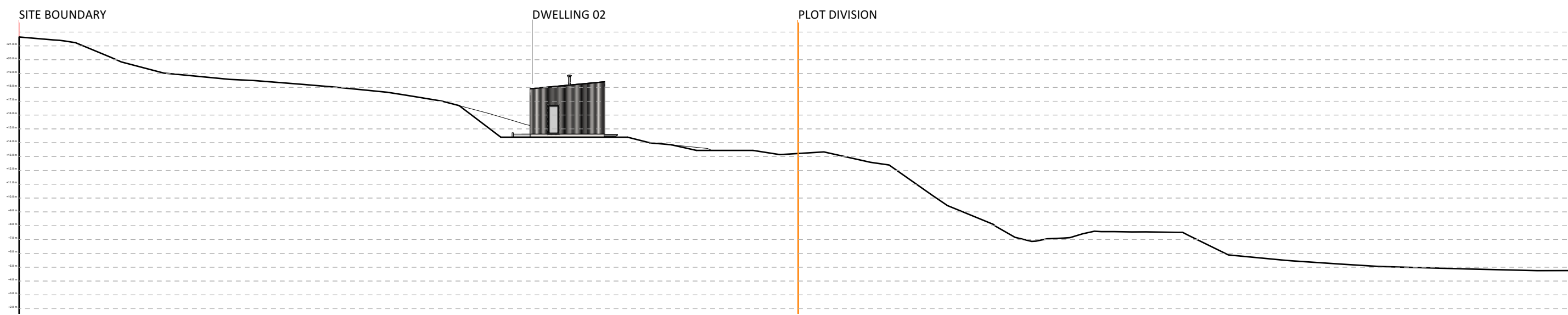
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<b>SCALE @ ISO A3</b> 1:50	<b>DATE</b> 09/02/23	<b>DRAWN BY</b> AC	<b>CHECKED BY</b> FM/ PM
<b>DRAWING TITLE</b> DWELLING 2 - SIDE ELEVATIONS 1 & 2			
<b>STATUS</b> S2		<b>PURPOSE FOR ISSUE</b> For Information	
<b>DRAWING NO.</b> 968-HH-XX-20-404		<b>REVISION</b> P01	



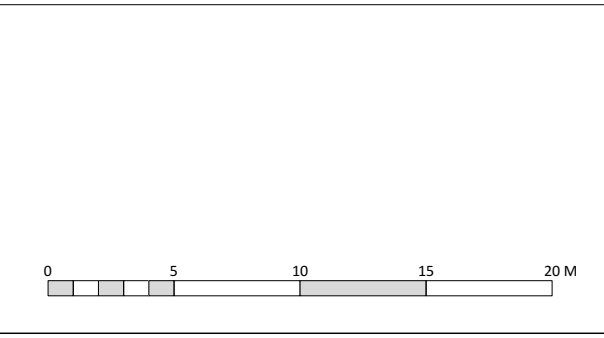
EXISTING SECTION A-A



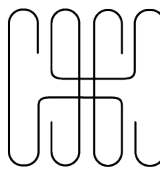
PROPOSED SECTION A-A

**PROPOSED HOUSE FOR:**  
RODERICK THOMAS

**SITE ADDRESS:**  
7 BALMEANACH  
THE BRAES  
PORTREE  
IV51 9NH



REV.	DATE	AMENDMENT
P01	05-12-23	DWELLING 02 ROOFING ALTERED



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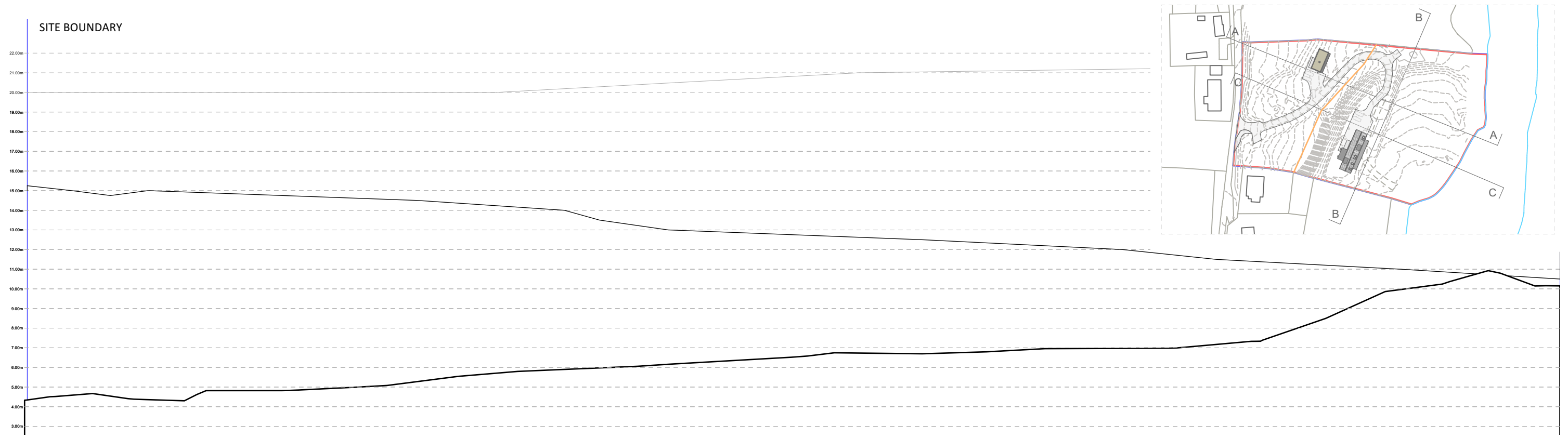
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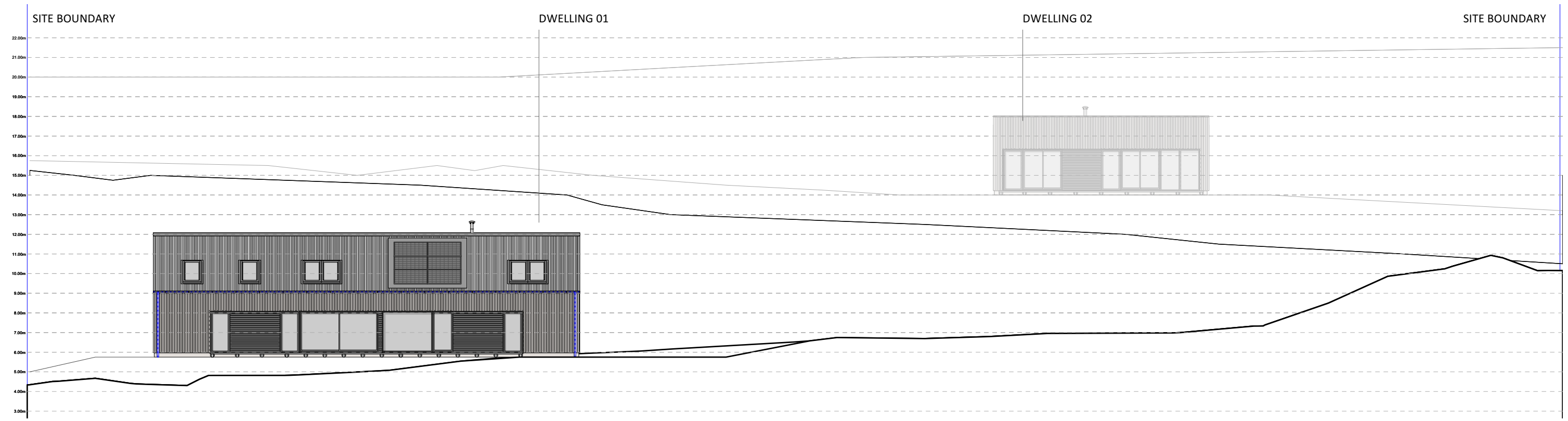
**Note:** Construction must comply with all NHBC and industry standards.

<b>DRAWING SET</b> PLANNING APPLICATION		<b>CLIENT</b> H_968_THOMAS	
<b>SCALE @ ISO A3</b> 1:300	<b>DATE</b> 09/02/23	<b>DRAWN BY</b> AC	<b>CHECKED BY</b> FM/ PM
<b>DRAWING TITLE</b> EXISTING & PROPOSED SITE SECTION A-A			
<b>STATUS</b> S2		<b>PURPOSE FOR ISSUE</b> For Information	
<b>DRAWING NO.</b> 968-HH-XX-00-201		<b>REVISION</b> P01	





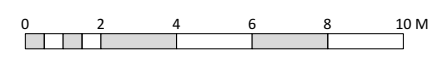
EXISTING SECTION B-B



PROPOSED SECTION B-B

**PROPOSED HOUSE FOR:**  
RODERICK THOMAS

**SITE ADDRESS:**  
7 BALMEANACH  
THE BRAES  
PORTREE  
IV51 9NH



REV.	DATE	AMENDMENT
P01	05-12-23	DWELLING 02 ROOFING ALTERED

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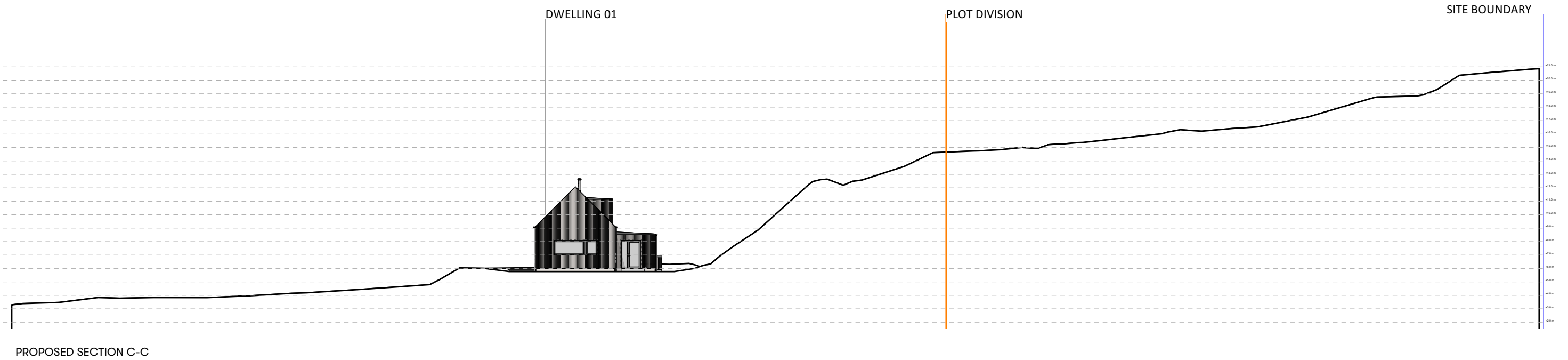
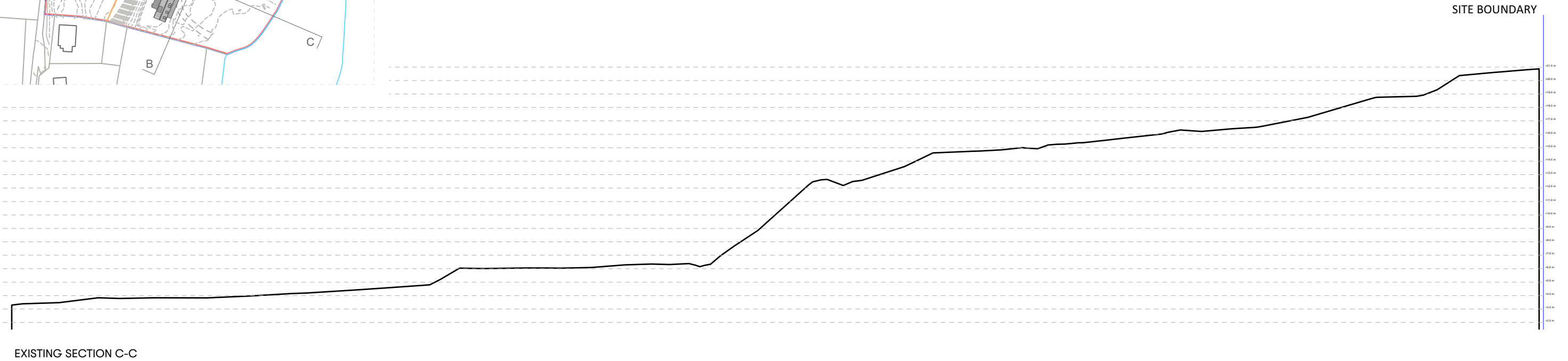
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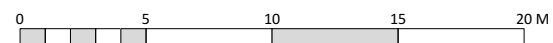
**Note:** Construction must comply with all NHBC and industry standards.

<b>DRAWING SET</b> PLANNING APPLICATION		<b>CLIENT</b> H_968_THOMAS	
<b>SCALE @ ISO A3</b> 1:200	<b>DATE</b> 09/02/23	<b>DRAWN BY</b> AC	<b>CHECKED BY</b> FM/ PM
<b>DRAWING TITLE</b> EXISTING & PROPOSED SITE SECTION B-B			
<b>STATUS</b> S2		<b>PURPOSE FOR ISSUE</b> For Information	
<b>DRAWING NO.</b> 968-HH-XX-00-202		<b>REVISION</b> P01	

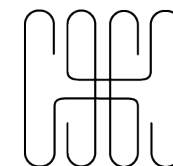


**PROPOSED HOUSE FOR:**  
RODERICK THOMAS

**SITE ADDRESS:**  
7 BALMEANACH  
THE BRAES  
PORTREE  
IV51 9NH



REV.	DATE	AMENDMENT
P01	05-12-23	DWELLING 02 ROOFING ALTERED



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<b>DRAWING SET</b> PLANNING APPLICATION		<b>CLIENT</b> H_968_THOMAS	
<b>SCALE @ ISO A3</b> 1:300	<b>DATE</b> 09/02/23	<b>DRAWN BY</b> AC	<b>CHECKED BY</b> FM /PM
<b>DRAWING TITLE</b> EXISTING & PROPOSED SITE SECTION C-C			
<b>STATUS</b> S2		<b>PURPOSE FOR ISSUE</b> For Information	
<b>DRAWING NO.</b> 968-HH-XX-00-203		<b>REVISION</b> P01	