

Agenda Item	8
Report No	PLN/013/24

## HIGHLAND COUNCIL

**Committee:** North Planning Applications Committee  
**Date:** 30 January 2024  
**Report Title:** 23/03565/FUL: Mrs Queenie Wu  
Land 20M NE Of Presbyterian Church Staffin Road Portree Isle Of Skye  
**Report By:** Area Planning Manager North

### Purpose/Executive Summary

**Description:** Erection of 2 holiday letting units

**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 a single storey building containing two one bedroomed holiday letting units, along with the provision of two additional parking spaces to serve the development.
- 1.2 Pre-Application Consultation: No request for pre-application advice was made.
- 1.4 Supporting Information: A Private Access Checklist has been submitted.
- 1.5 Variations: As originally submitted the proposed building was larger and accommodated four holiday letting units. The building has been reduced in size and now only accommodates two letting units.

## 2. SITE DESCRIPTION

- 2.1 The site comprises part of the garden ground of an existing single storey dwelling house which lies on the eastern side of Staffin Road within an established residential area to the northeast of Portree town centre. A single storey garage associated with the dwelling house also lies within the site. An existing timber shed would be removed to accommodate the proposed building.

## 3. PLANNING HISTORY

- 3.1 No recorded planning history

## 4. PUBLIC PARTICIPATION

- 4.1 Advertised: Schedule 3 and Unknown Neighbour

Date Advertised: 7 August 2023

Representation deadline: 25 August 2023

Timeous representations: 7 from 6 households

Late representations: None

- 4.2 Material considerations raised are summarised as follows:

- a) Concerns relating to the capacity of the existing junction with Staffin Road, traffic generation, unsuitable parking provision shared with the existing house and traffic noise in a residential area.

Officer response: Transport Planning were consulted on the original four-unit scheme but raised no concerns in their response. Noise associated with the parking of cars would be attenuated from reaching the nearest neighbouring houses to the north of the site by the proposed building itself and by an existing mature leylandii hedge.

- b) The proposed gable end window facing northeast towards Dalrigh House would impact upon the privacy of this dwelling.

Officer response: The Council operate a yardstick of a minimum 18m window to window distance, and in this case this distance is double that at some 36m.

There are also some trees between the two properties. As such it is not considered that the privacy and amenity of this neighbour would be adversely affected.

- c) No mention of possible impact on trees along the burn on the site's eastern boundary.  
Officer response: the proposed building would be well outside the canopies of these trees and therefore should not pose any threat to their root systems.
- d) Effect on the privacy and amenity of existing houses at Mill Park, the closest of which is stated to be approximately 8 metres from the proposed building.  
Officer response: The closest house is at 2 Mill Park and is measured at some 18m away from the proposed building. There would be only obscured glass bathroom windows on the rear elevation of this building which faces the Mill Park properties and in this urban situation this spacing is not considered unusual. This will not give rise to any privacy and amenity concerns.
- e) The proposal conflicts with the terms of the feu disposition in that it involves a commercial building. In addition, the application encroaches upon land not in the applicant's ownership.  
Officer response: The applicant has stated that they own all of the land within the site boundary. Any disputes relating to land ownership and the conditions of a feu would be a civil matter between the involved parties and not a matter which falls within the scope of the Planning System.
- f) The proposal would represent overdevelopment of the site.  
Officer response: The red line submitted by the agent only encompasses around half of the total curtilage of the applicant's house. This total curtilage extends to some 0.2 ha and is considered sufficient to accommodate the proposed building – which has been reduced in size by some 50% since this comment was made.

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 **CAG Team** – No objection, request notification from applicant when building is erected
- 5.2 **Transport Planning** – No objection. No conditions sought.
- 5.3 **Development Plans** – No objection. Advise that a developer contribution towards Green Infrastructure be made. Following re-consultation Development Plans have advised that as the number of units has reduced from four to two, the Green Infrastructure requirement in Table 1.1 of the Developer Contributions SG (2018) does not now apply.
- 5.4 **Scottish Water** – No objection. Advise that a 150mm foul sewer is within the site boundary. The applicant must identify any potential conflicts with Scottish Water assets and contact their Asset Impact Team via their Customer Portal for an

appraisal of the proposals. The applicant should be aware that any conflict with assets identified will be subject to restrictions on proximity of construction.

## **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
30. Tourism

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

- 28 - Sustainable Design
- 29 - Design Quality and Place-making
- 31 - Developer Contributions
- 34 - Settlement Development Areas
- 43 - Tourism

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

Portree Settlement Development Area – which sets out a presumption in favour of development subject to meeting the Design for Sustainability requirements of HwLDP Policy 28 which seeks sensitive siting and high quality design in keeping with local character, and the use of appropriate materials. This Policy also requires proposed developments to be assessed on the extent to which they are compatible with service provision, as well as their impact on individual and community residential amenity.

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

- Access to Single Houses and Small Housing Developments (May 2011)
- Developer Contributions (March 2018)
- Sustainable Design Guide (Jan 2013)

## **7. OTHER MATERIAL 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**

- 8.2 The key considerations in this case are:
- a) compliance with the development plan
  - b) siting and neighbour amenity
  - c) access and parking
  - d) design and visual impact

### Development Plan

- 8.3 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). In this case the Development Plan is comprised of NPF4 and the West Highlands and Islands Local Development Plan (which places the site within the Portree Settlement Development Area), and the Highland-Wide Local Development Plan, the relevant policies of which focus on siting, design, access and neighbour amenity, (policies 28, 29, 34 and 43). NPF Policy 30b states that proposals for tourism related development will take into account the contribution made to the local economy and compatibility with the surrounding area in terms of the nature and scale of the activity and impacts of increased visitors.

For the reasons laid out below, the proposal is considered to comply with these policies.

### Siting and Neighbour Amenity

- 8.4 As noted above the scheme has been amended to reduce the size of the proposal from a building containing four units down to a two-unit structure. The proposed building would be of modest dimensions, measuring some 8.4m long by 5.6m wide and 5.4m high. As noted above the total curtilage of the applicant's house extends to some 0.2ha. The building would be positioned to the rear of the existing house. The small size of the building, the large extent of the curtilage and the position of the building in a rear corner of the garden mean that the proposed building would be seen as a subsidiary structure to the existing house which would not look out of place within the local urbanised setting. Initial concerns in respect of over-development are considered to have been addressed with the reduction in the building size and number of units. As such, on balance, and in this particular case, the proposed siting can be supported.
- 8.5 The closest window to window view would be between the eastern elevation of the proposed building and Dalrigh House to the east and would measure some 36m. This is an extensive degree of separation, which is considered more than sufficient to safeguard the privacy and amenity of this existing property. The closest distance between the proposed building and the nearest house is some 18m, which is considered an acceptable degree of separation in this urban situation. This closest house lies to the north and there would be no window-to-window views in this direction as the obscured glass bathroom windows on the northern elevation of the

proposed building would look onto a mature leylandii hedge. This hedge would also screen the building from the nearest two neighbouring houses to the north in Mill Park. For these nearest neighbours, activity and noise associated with parking of cars coming and going from the building would be attenuated by the structure itself. 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

- 8.6 The site is accessed from Staffin Road by means of an existing junction which is shared with an existing dwelling to the south of the site. This junction is satisfactory in terms of both its sightlines and width for a shared access. The submitted site plan 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.
- 8.7 As noted above, there have been objections which raised concerns about increase in traffic on a busy area of Staffin Road and the efficacy of the parking provision. Transport Planning were consulted on the original four-unit proposal but offered no objection. Notwithstanding that, the Planning Service had concerns over the proposed layout given the number of units as shown. Since that consultation response was provided the scheme has been reduced in size from a four-unit building to a two-unit structure, with a corresponding reduction in parking requirement from an additional four spaces down to two. Accordingly, it is considered that the parking arrangements are satisfactory, and that Staffin Road can accommodate the small amount of additional traffic which would be generated by this proposal.

#### Design and Visual Impact

- 8.8 The design of the proposed building is traditional in appearance, with a rectangular footprint, symmetrically pitched 40 degree roof, and windows with a strong vertical emphasis. The finishing materials of natural slate on the roof and white wet dash render on the walls are typical of the local vernacular and appropriate to the local setting. The building would be largely screened from public view (other than its roof) by the applicant's house and an existing small garage, the existing mature Leylandii hedge along the northern boundary and by new timber fencing. As such, the visual impact of the structure is considered acceptable.

#### **Other material considerations**

- 8.9 It is necessary to apply a condition preventing the development being used for permanent residential occupation in light of there being insufficient private amenity space and insufficient internal space in relation to residential Building Standards.

#### **Non-material considerations**

- 8.10 The issue of whether the applicant might not be living in their house is not a material planning consideration.

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

- 8.11 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 – albeit that properties which cannot be used for permanent residential accommodation are exempt from such contributions in any event. The proposal does not trigger any other contribution thresholds.

## **9. CONCLUSION**

- 9.1 It is considered that the proposed development is acceptable in terms of the identified determining issues relating to siting, neighbour amenity, access and parking, design and visual impact for the reasons set out above.
- 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** N

**Subject to the above actions**, 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. Prior to the first occupation of the development hereby approved, the car parking and turning arrangements detailed on approved plan ref. 23/08/09

REV B 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.

3. The development 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 for permanent residential occupation in the interest of the area's visual amenity, in recognition of the lack of private amenity and internal Building Standards compliant space for a residential property, and in accordance with the use applied for.

## **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.

### **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:

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 - 23/08/09 REV B General Plan  
Plan 3 - 23/08/10 Location Plan

Appendix 2

	COMPLETE FOR LEGAL AGREEMENTS AND UPFRONT PAYMENTS				REQUIRED FOR LEGAL AGREEMENTS ONLY				
Type	Contribution	Rate (per house)	Rate (per flat)	Total Amount* <sup>1</sup>	Index Linked <sup>1</sup>	Base Date* <sup>2</sup>	Payment Trigger* <sup>3</sup>	Accounting Dates* <sup>4</sup>	Clawback Period* <sup>5</sup>
<b>Schools<sup>2</sup></b>									
Primary – Build Costs	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Primary – Land Costs	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Secondary – Build Costs	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Secondary – Land Costs	Insert what contribution is for	£0.00	£0.00	£0.00	No		TOC/CC	Apr/Oct	15 or 20
<b>Community Facilities</b>	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
<b>Affordable Housing</b>									
On-site provision <sup>3</sup>	X units. Insert details of unit size and timescale for delivery if agreed	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Off-site provision <sup>4</sup>	X units. Insert details of location, unit size and timescale for delivery if agreed	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Commuted Sum <sup>5</sup>	£0.00 per affordable unit not delivered on/off site. Insert expected timescale for payment - can be in installments	N/A	N/A	£0.00	N/A	N/A	Insert specific payment date	N/A	5 Years
Agreement for Delivery Needed	Y/N. If delivery for affordable housing has not yet been agreed, enter Y and specify the date/timescale that the scheme for delivery is to be submitted for approval	N/A	N/A	N/A	N/A	N/A	Insert date for submission to Planning Authority	N/A	N/A

<sup>1</sup> If the contribution is to be used towards infrastructure projects involving building e.g. new school, new cycle route etc BCIS ALL IN TENDER will be the index, if it doesn't involve building then another appropriate index may need to be chosen with the agreement of Team Leader

<sup>2</sup> Indicate whether or not 1 bed houses/flats are exempt

<sup>3</sup> Indicate whether a penalty payment due for late delivery (and, if so, what it is based upon).

<sup>4</sup> As above

<sup>5</sup> Indicate whether a penalty payment is due for late payment of commuted sum (and, if so, what it is based upon)

Type	COMPLETE FOR LEGAL AGREEMENTS AND UPFRONT PAYMENTS				REQUIRED FOR LEGAL AGREEMENTS ONLY				
	Contribution	Rate (per house)	Rate (per flat)	Total Amount*1	Index Linked <sup>1</sup>	Base Date*2	Payment Trigger*3	Accounting Dates*4	Clawback Period*5
<b>Transport</b>									
Active Travel	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Safer Routes to Schools	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Public Realm	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Wayfinding	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Public Transport	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
School Transport	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Road Improvements	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Parking	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
EV Charging	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Traffic Signals	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Lighting	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Road Traffic Orders	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Cumulative Transport Contributions	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
<b>Green Infrastructure</b>									
Open Space	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Green Network	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Built/Natural Heritage	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
<b>Water and Waste</b>									
Catchment Improvement Works	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Strategic Flood Scheme	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Maintenance of SuDs	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Off Street Waste Storage	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Recycling Point Provision	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Glass Banks	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
		£0.00	£0.00	£0.00					
<b>Public Art</b>	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
<b>Other (Please Specify)</b>	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20

\*1 Adjust total to take account of flat exemptions

\*2 Base Date – Set out in Supplementary Guidance on Developer Contributions

\*3 TOC/CC – The earlier of the issue of either a temporary occupation certificate or a completion certificate – or specify alternative time if appropriate

\*4 Accounting dates - 1 April and 1 October each year of development (if the contribution is to be paid on a basis other than related to units completed in the preceding 6 months (e.g. lump sum on a specific date) then indicate this instead of the Apr/Oct payment dates)

\*5 Clawback – 15 years for Major development; 20 years for Local development

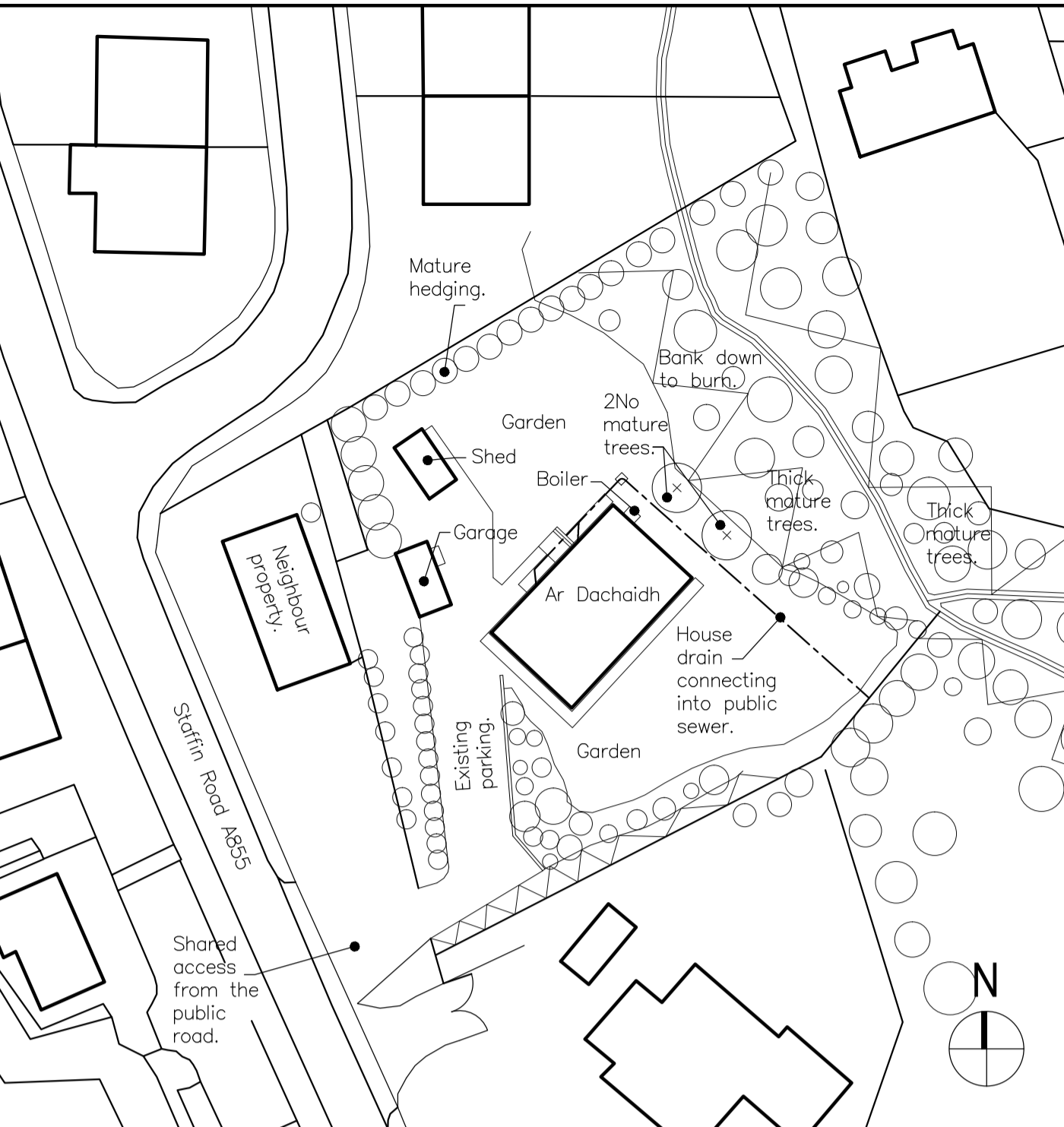
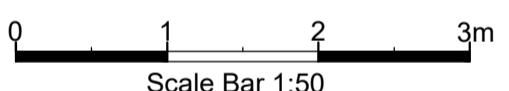
### Other Legal Agreement requirements

Type	Details
Bond	1. Describe the purpose of the Bond
	2. Specify the amount to be secured
	3. Restriction on Bond provider
	4. Set the review date and mechanism for review
	5. Describe the call on circumstances
	6. Any other relevant details
Habitat Management Plan	1. Describe what the Plan is to cover
	2. Describe the area the Plan is to cover (and provide a plan)
	3. Set the timetable for submission of the Plan
	4. Set the timescale for implementation of the Plan
	5. Describe requirements to consult third parties
	6. Specify the financial contribution (if any)
	7. Specify the clawback period (if any)
	8. Any other relevant details
Road Survey	1. Specify the timescale for the initial survey
	2. Describe which roads are to be surveyed (provide a plan)
	3. Specify an interim survey date (if required)
	4. Specify the final survey requirements and timescale
	5. Any other relevant details
Land and Asset Transfer	1. Describe the area of land / asset to be transferred (provide a plan)
	2. Describe the use of the land / asset
	3. Specify the cost of transfer
	4. Any other relevant details

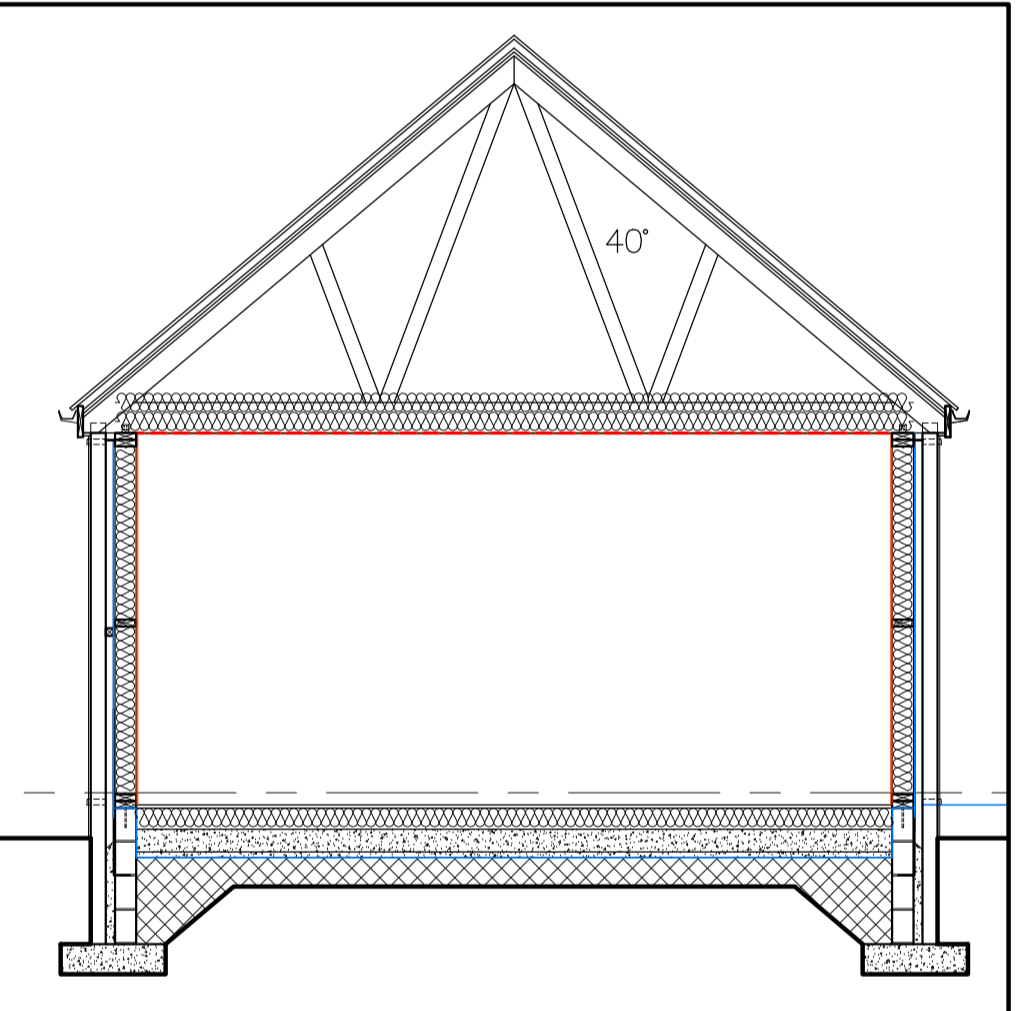
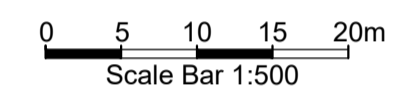


SITE PHOTOS

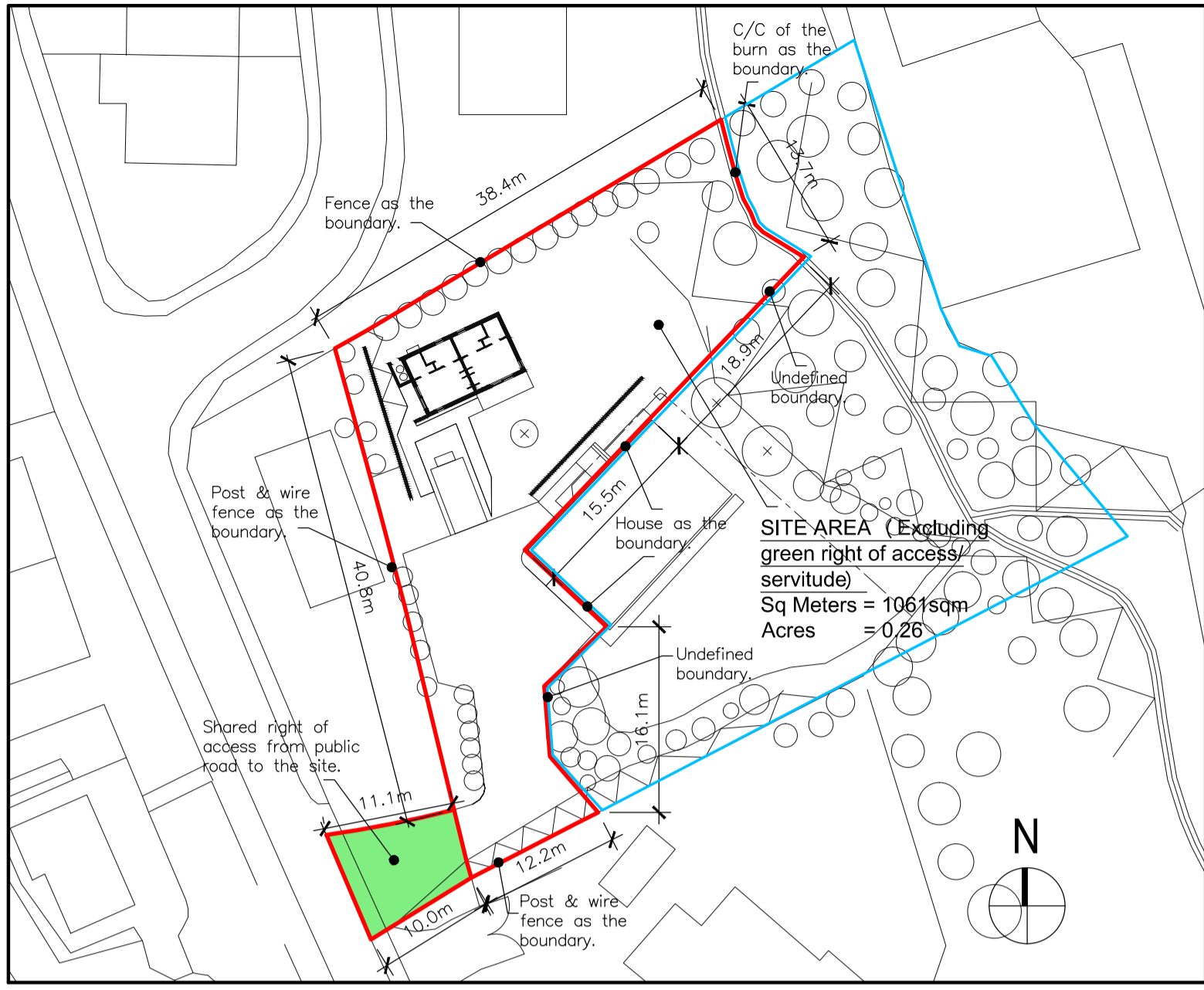
REVISION B



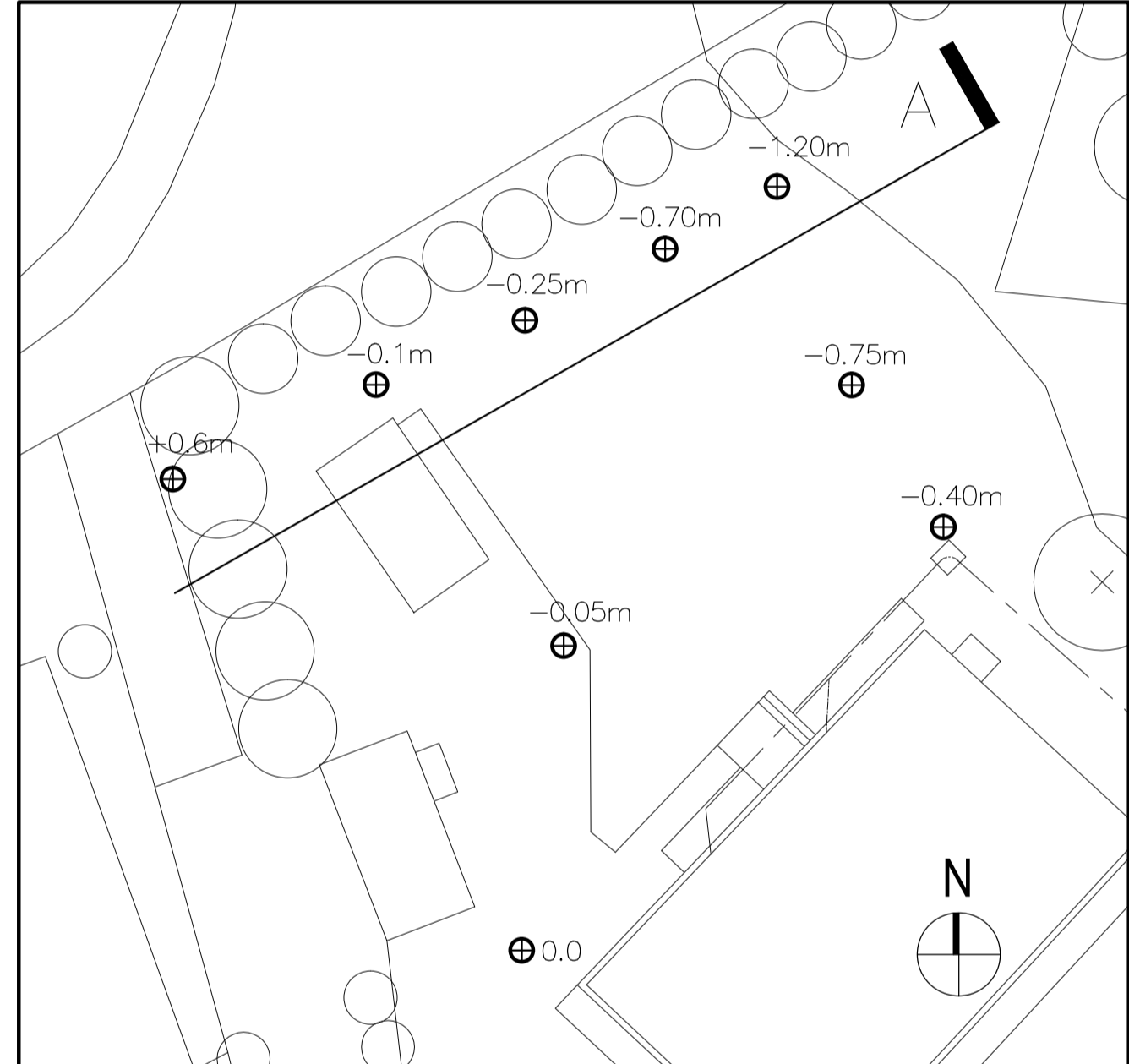
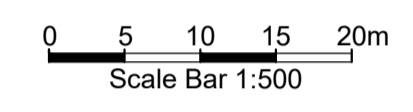
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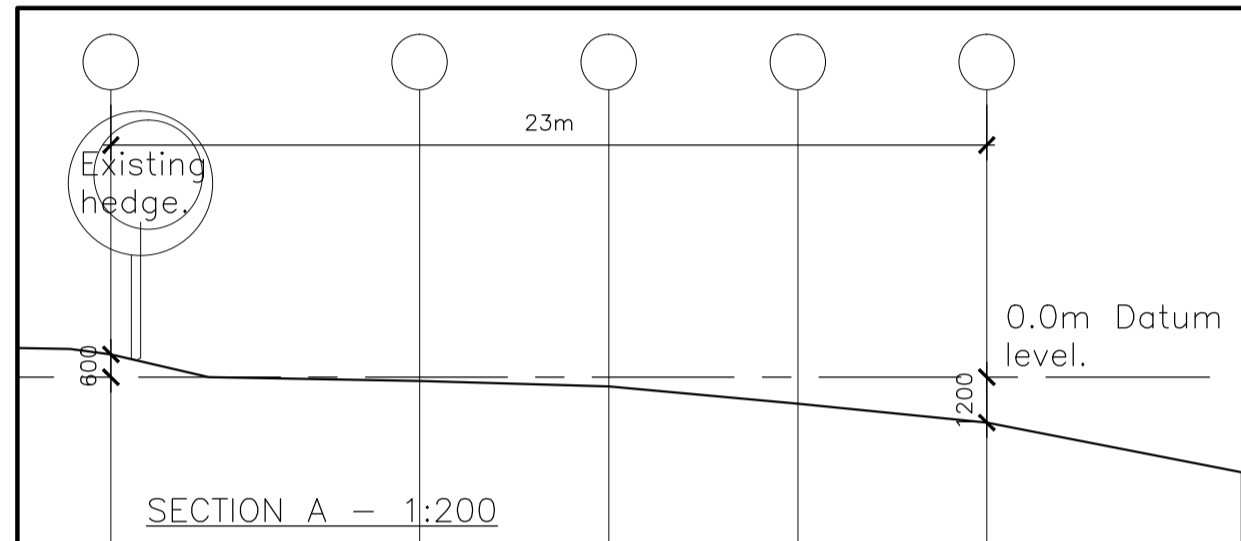
SECTION A - 1:50



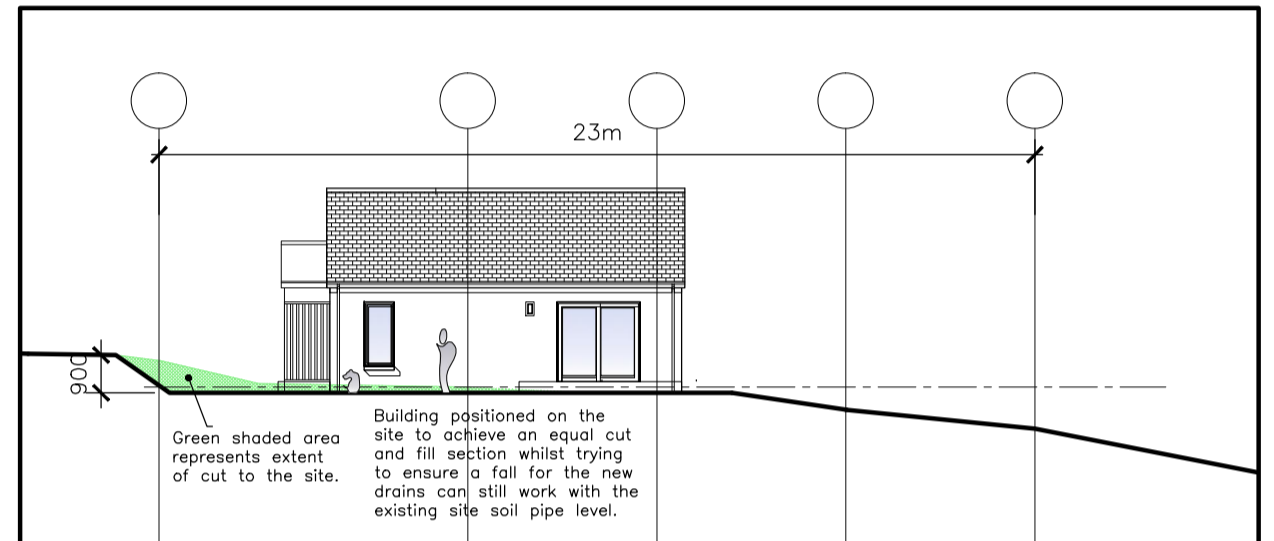
PROPOSED SITE PLAN - 1:500



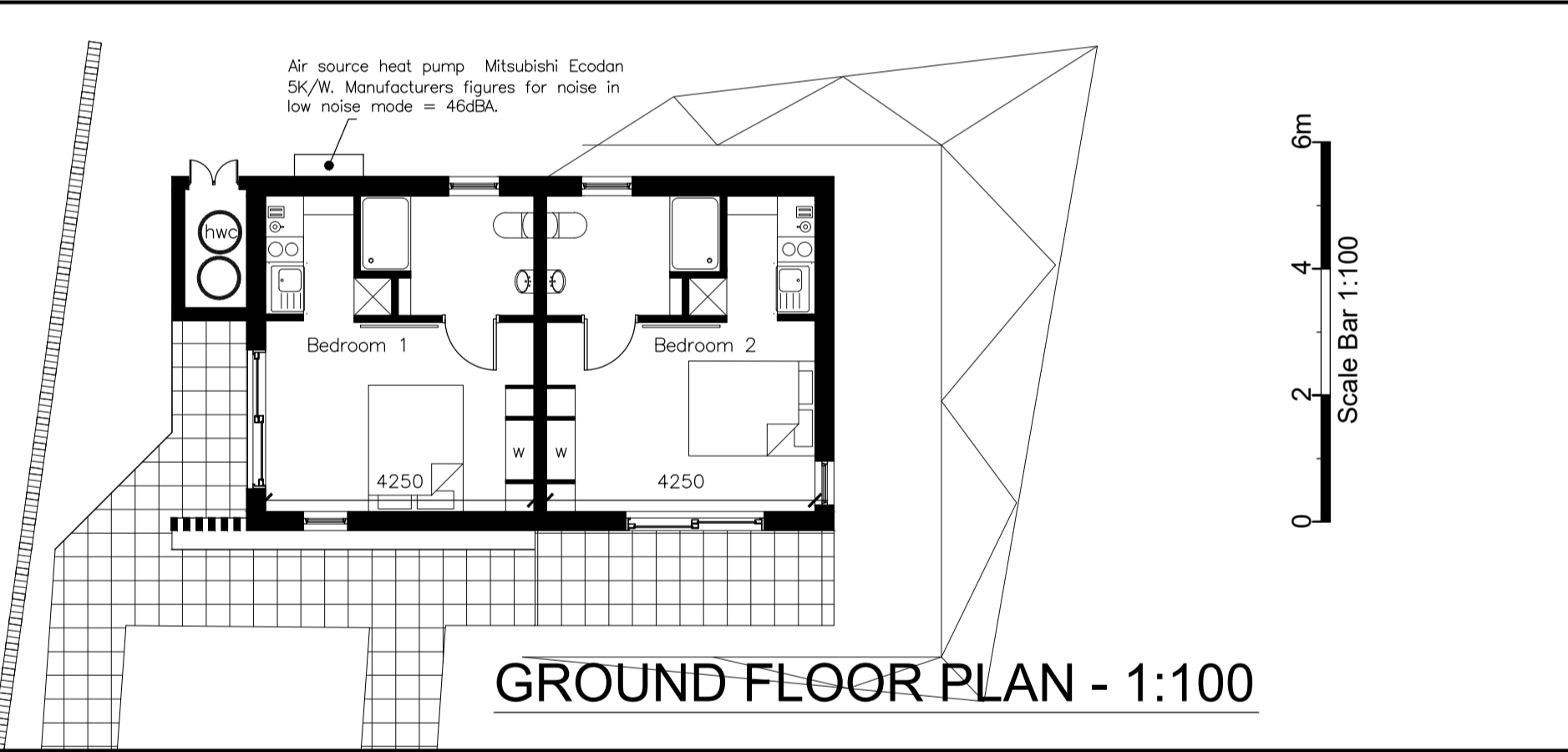
SITE LEVELS PLAN - 1:200



SITE SECTION A - 1:200



BUILDING POSITION ON SITE SECTION A - 1:200



GROUND FLOOR PLAN - 1:100

**BUILDING MATERIALS**  
 Walls: Wet dash render finish and light coloured point finish.  
 Roof: Natural slate roof, heavyweight slates, all slates to be graded before installation.  
 Windows: Timber effect Upvc or hardwood frames for paint or stain finish.

**NOTE:**  
 If scaling from drawings use scale ruler to ensure accurate scaling of both originals and copies. Use scale bar as reference check.

Site Survey including level survey of site undertaken on 10/06/23 by Donald MacSween. Annotated dimensions as shown are measured site dimensions. Surrounding buildings/ features/ contours taken from current O.S. Map.

**NOTE TO CLIENTS:**  
 I am a Part II Associate Member of the Royal Institute of British Architects No 20010010. I am not a Chartered Architect which has the office Pa

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No	Distribution & Revision	Date
1NO	CLIENT REV A - Units reduced to two bedrooms, new parking layout.	20/07/23
1NO	CLIENT REV B - BLUE boundary line added to the site plans.	18/09/23
1NO	CLIENT	21/1/23

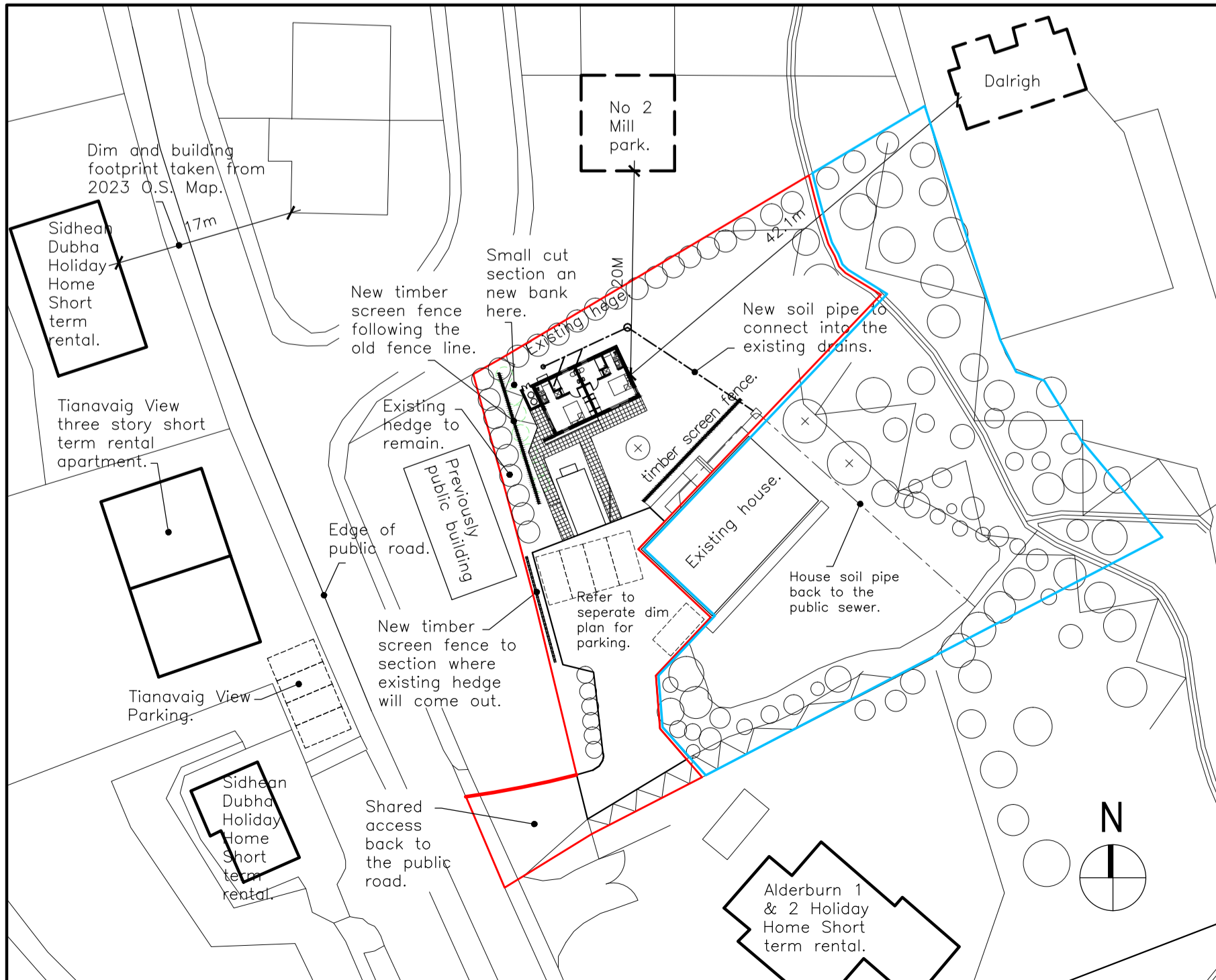
**Donald MacSween Part II BSc (Hons) Architecture**  
 7 Upper Breakish  
 Isle of Skye - IV42 8PY  
 Tel: 01471 822536  
 Email: dcmacsween@gmail.com

**JOB**  
 PROPOSED RENTAL UNIT  
 GARDEN AREA AT AR DACHAIDH  
 STAFFIN ROAD, PORTREE  
 ISLE OF SKYE, IV51 9HA  
 FOR MRS QUEENIE WU

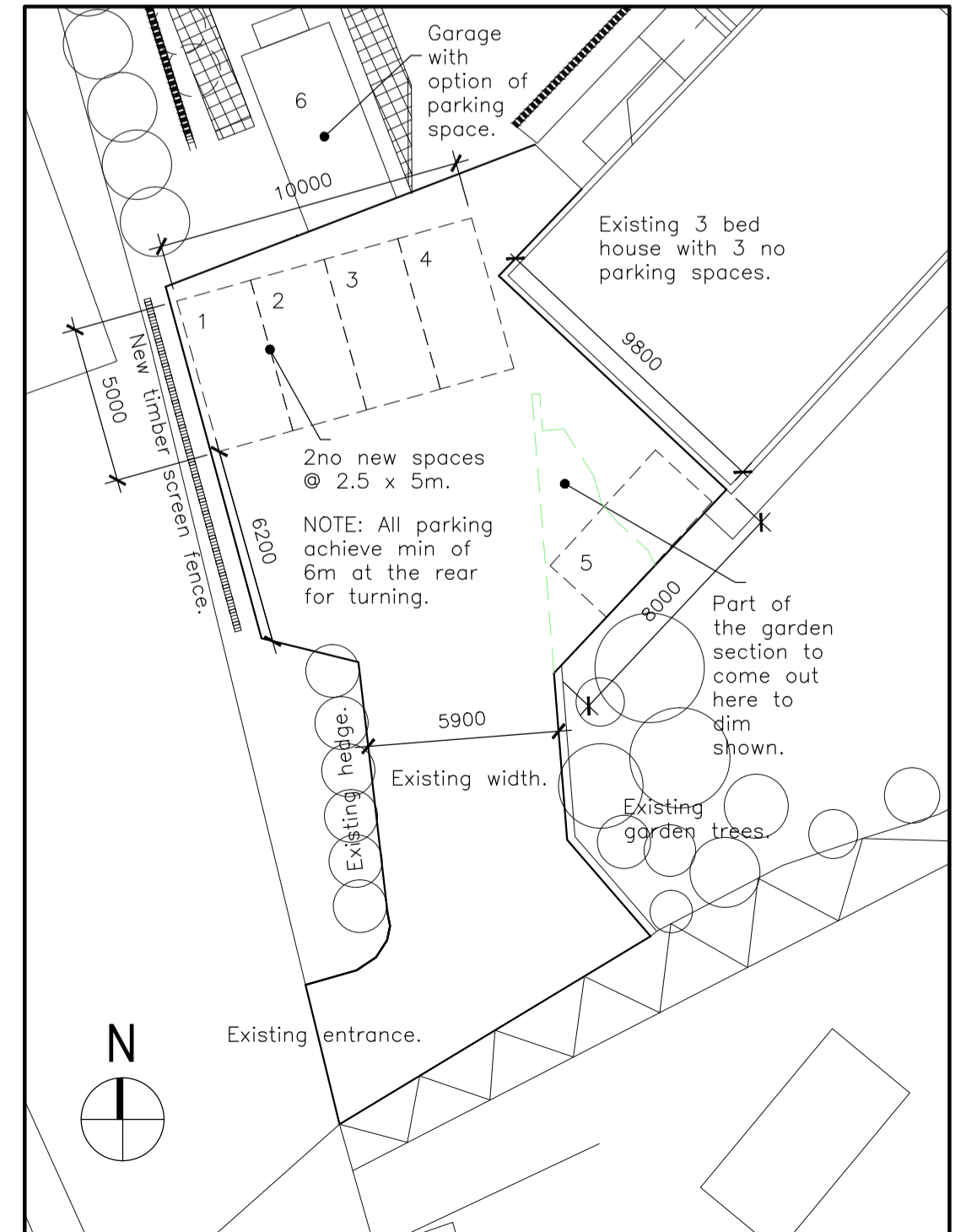
**DRAWING**  
 SURVEYED SITE PLAN  
 SITE PLANS  
 FLOOR PLANS AND ELEVATIONS  
 ACCESS AND DESIGN STATEMENT

Scale \*  
 Date \* 20/07/23

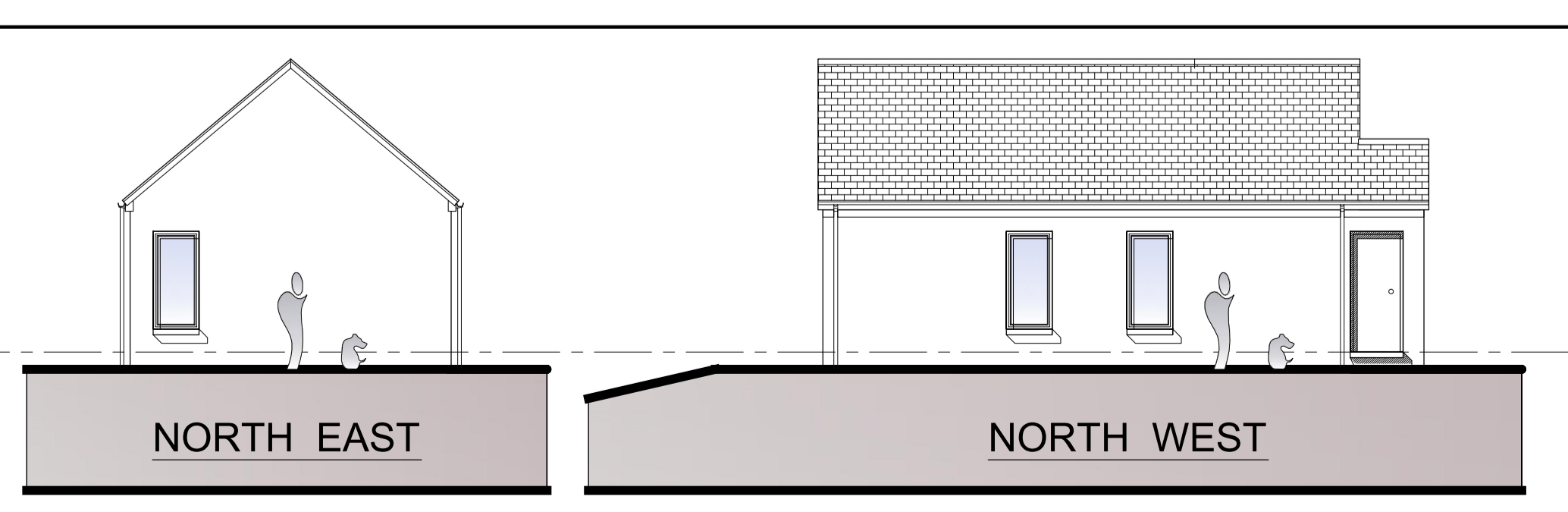
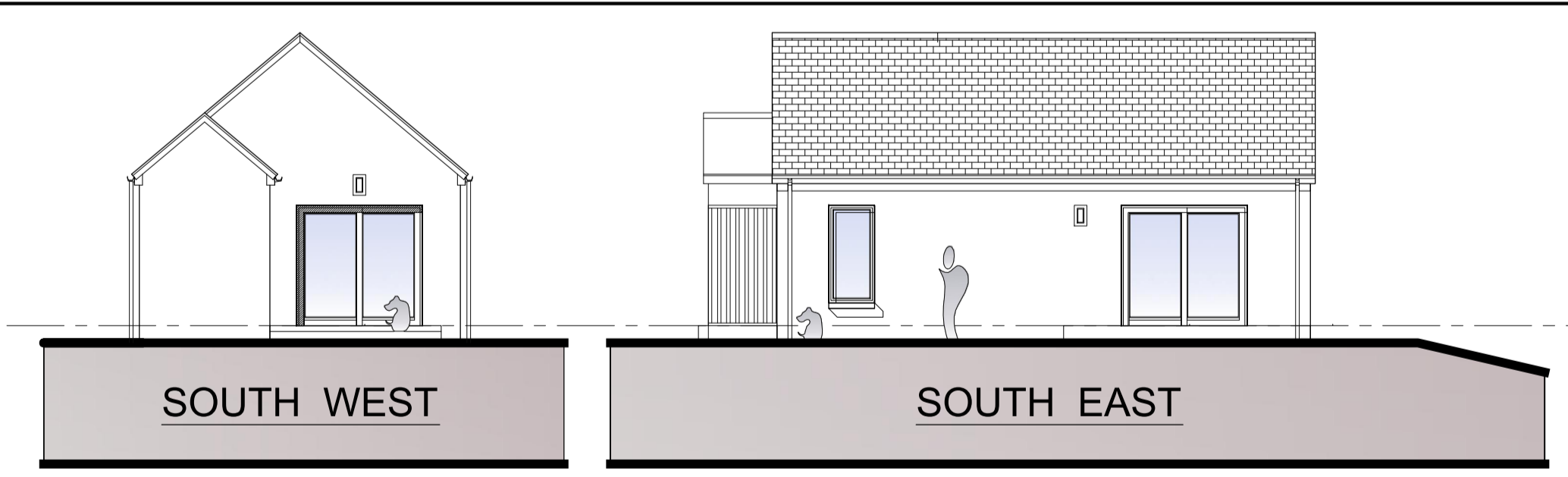
Dwg. No. 23/08/09 - REV B



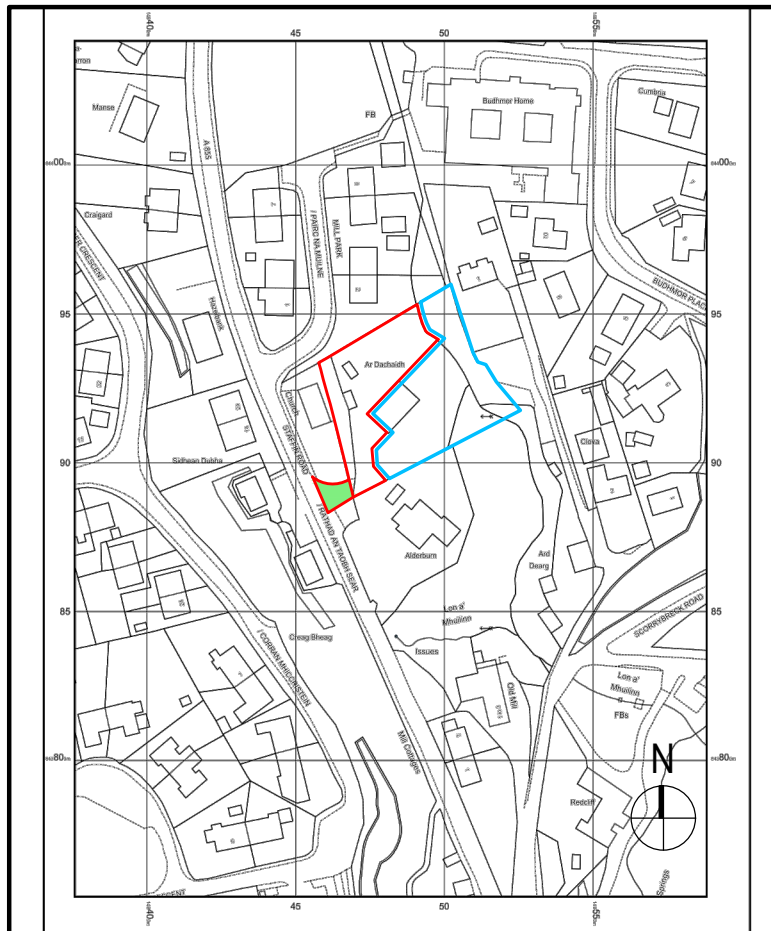
SITE & BOUNDARY PLAN - 1:500



PARKING PLAN - 1:200

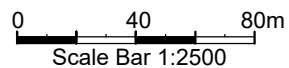


ELEVATION - 1:100



## LOCATION PLAN - 1:2500

C/C OF THE RED LINE AS THE BOUNDARY



### NOTE:

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### JOB

PROPOSED RENTAL UNIT  
GARDEN AREA AT AR DACHAIDH  
STAFFIN ROAD, PORTREE  
ISLE OF SKYE, IV51 9HA  
FOR MRS QUEENIE WU

### DRAWING

LOCATION PLAN

Scale □ As Shown    Date □ 25/07/23

Dwg. No. 23/08/10