

THE HIGHLAND COUNCIL

**NORTH AREA PLANNING APPLICATIONS COMMITTEE
4 August 2015**

| | |
|-------------|-------------------|
| Agenda Item | 5.11 |
| Report No | PLN/048/15 |

**15/01902/FUL: Mr R and M Bennett
Land 60M SE of 1 Husabost, Totaig, Dunvegan, Isle of Skye**

Report by Area Planning Manager

SUMMARY

Description: Erection of house together with access and service connections, wastewater infiltration and shed.

Recommendation - GRANT

Ward: 11 - Eilean A' Cheò

Development category: Local Development

Pre-determination hearing: N/A

Reason referred to Committee: More than 5 objections received.

1. PROPOSED DEVELOPMENT

1.1 This application seeks full planning permission for the erection of a three bed dwelling house and shed. The proposed house will be 1½ storey in scale and rectangular in form, with a single storey rear projection and 1½ storey circular side projection. The main part of the building will measure 13m x 6.5m, 3.1m to the eaves and 6.5m to the ridge. The single storey mono-pitched element will project from the rear elevation of the house towards the public road by 5.8m at its greatest point and 3.2m at the narrowest point, it will extend the length of the house and partially down the northern side gable end. The circular side projection will measure 6.5m in diameter, 3.1m to the eaves and 6.7m to its conical roof apex. The ridgeline of the house will run north to south and parallel with the public road to the rear of the site. The main part of the building and circular projection will be finished in white render, with a slate roof, while the single storey rear projection will be white render with a turf roof.

In addition, the application proposes a single storey detached outbuilding. This will be located 7.4m to the south of the main dwelling. This building will be 6m x 8m, with a mono-pitched roof, and measure 2.5m in height towards the road and 3.5m in height towards the loch. The materials proposed will be timber cladding with a turf roof. In addition, the application proposes an improved access from the public road with an SDB1 access geometry, foul drainage system and the siting of a static caravan for use by the applicant during the course of construction.

- 1.2 Informal pre-application advice given as part of the previously withdrawn planning application 15/00353/FUL
- 1.3 Access to the site is from the single track township road which runs north towards Totaig. There is an existing croft access to the site. The closest neighbouring property is No.1 Husabost which is located approx. 40m to the west, on the opposite side of the road and set in an elevated position relative to the application site. Other neighbouring properties are set over 120m away to the south east and south west of the proposed house.
- 1.4 Design statement and visualisations have been submitted
- 1.5 **Variations:** None

2. SITE DESCRIPTION

- 2.1 The application site is located on croftland land on the lochward (eastern) side of the township road. The site is highly visible particularly when approaching from the south and from the downhill section of the public road which runs south from the junction with the B884 road. The site slopes down from the public road towards the loch. The public road to the western side of the site rises relative to the site. There is an existing gated access to the croft, and traces of previous stone development within the southern corner of the site. There is a roadside belt of existing trees to the north of the proposed house position. An existing ditch/watercourse runs diagonally through the site.

The nearest neighbouring properties are no.1 Husabost which is located approx. 40m to the west from the proposed house, but this property is set at a much higher ground level than the site.

The existing built form of the immediate locality is characterised by single and 1½ storey dwellings. The existing dwellings to the south east of the site and on the eastern side of the public road tend to sit close to the road, whereas the development on the western side of the road is generally more set back from the road and in a more scattered pattern.

3. PLANNING HISTORY

3.1 Application site:

15/00353/FUL: Permission to replace existing permission 14/01833/FUL. Erection of house together with access and service connections, wastewater infiltration and shed. Temp permission for a caravan during the construction period. **WITHDRAWN****Red line partly encompasses the application site**

14/01833/FUL: Erection of single storey dwelling house, formation of access, bellmouth and turning areas. Siting of septic tank and soakaway. Renewal of 11/00583/FUL APPROVED 12.11.2014**11/00583/FUL:** Erection of single storey dwelling house, formation of access bellmouth, loading bay, road, parking and turning areas. Siting of septic tank and soakaway. APPROVED 09.08.2011

11/04418/PIP: Erection of dwelling house WITHDRAWN – the red line on this application partly encompasses the application site.

05/00233/OUTSL: Erection of House (Outline) APPROVED 29.09.2005

Land to the north of the application site- 11/04419/PIP: Proposed erection of dwelling WITHDRAWN

4. PUBLIC PARTICIPATION

4.1 Advertised : Unknown neighbour – 14 days – 12.06.2015

Representation deadline : 22.06.2015

Timeous representations: 14 letters of objection have been received, from 11 different households.

Late representations: 0

4.2 Material considerations raised are summarised as follows:

- Contrary to Policy 36 – outside of any settlement development area
- Landscape impact
- Development is out of scale and character for the area, over-development of the site– bigger house than previously approved.
- Overlooking, loss of privacy overshadowing
- Industrial size shed
- Access and road safety
- Impact upon croft land
- Impact upon views over open water
- Require removal of permitted development rights
- Archaeological interest of the site
- Impacts upon local wildlife

4.3 In response the agent and applicant have also submitted letters responding to many of the material and non material planning matters.

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. Access to computers can be made available via Planning and Development Service offices.

5. CONSULTATIONS

5.1 **Building Standards:** Response awaited

5.2 **SEPA:** No objection

5.3 **Scottish Water:** Response awaited

5.4 **Transport Planning:** No objection and referred to comments made as part of the previously withdrawn scheme 15/00353/FUL.

5.5 **Archaeology:** No objection – a planning condition required which secures an archaeological watching brief required for the site clearance and excavation works.

5.6 **Crofting Commission:** No objection - standard response

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 **Highland Wide Local Development Plan 2012**

| | |
|-----------|--------------------------------------|
| Policy 28 | Sustainable Design |
| Policy 29 | Design Quality and Place-making |
| Policy 36 | Development in the Wider Countryside |
| Policy 49 | Coastal Development |
| Policy 57 | Natural, Built and Cultural Heritage |
| Policy 61 | Landscape |
| Policy 64 | Flood Risk |
| Policy 65 | Waste Water Treatment |
| Policy 66 | Surface Water Drainage |

6.2 **West Highlands and Islands Local Plan 2010**

| | |
|--------------|---|
| Policies 1-2 | in respect of settlement development area boundaries and other land allocations |
|--------------|---|

7. **OTHER MATERIAL CONSIDERATIONS**

7.1 **Draft Development Plan**

Not applicable

7.2 **Highland Council Supplementary Planning Policy Guidance**

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

Housing in the Countryside and Siting and Design (March 2013)

Special Landscape Area Citations (June 2011)

Sustainable Design Guide (Jan 2013)

Standards for Archaeological Work (March 2012)

7.3 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy (The Scottish Government, June 2014)

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.

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.

8.3 **Development Plan Policy Assessment**

The application site is located outside of a designated settlement development area and within the 'wider countryside'. Policy 36 of the Highland Wide Local Development Plan (HWLDP) requires development proposals to be assessed for the extent to which they:

- are acceptable in terms of siting and design;
- are sympathetic to existing patterns of development in the area;
- are compatible with landscape character and capacity;
- avoid incremental expansion of one particular development type within a landscape whose distinct character relies on an intrinsic mix/ distribution of a range of characteristics;
- avoid, where possible, the loss of locally important croft land; and
- can be adequately serviced.

Development proposals in these locations may be supported if they are judged not to be significantly detrimental under the terms of this policy.

In addition, policy 28 of the Development Plan requires sensitive siting and high quality design in keeping with local character and historic and natural environments, and the use of appropriate materials. This Policy also requires proposed developments to be assessed on the extent to which they are compatible with service provision, as well as their impact on individual and community residential amenity. Policy 29 of the Development Plan repeats this emphasis on good design in terms of compatibility with the local settlement pattern. Policy 61 further emphasises the need for development to respect the landscape character of their surroundings.

There is also a requirement to judge proposals in terms of their impact upon the natural, built and cultural heritage features identified by Policy 57. The site falls within a Special Landscape Area of which Policy 57.1 states that developments will be supported where they can be shown not to have an unacceptable impact upon the identified protected amenity and heritage resource. In addition, policy 49 and 57 seek to protect existing views over open water.

Policy 64 requires developments to minimise flood risk. Policies 65 and 66 require developments to deal with foul and surface water drainage in a manner which minimises the risk of pollution and flooding.

For the reasons laid out below, the proposal is considered to comply with these policy requirements and to be acceptable in principle.

8.4 **Material Considerations**

Planning History/ Principle of Development:

The principle and acceptability of a single dwelling house located on the eastern side of the public road on this croft was established in 2005, by planning permission 05/00233/OUTSL. A subsequent detailed planning application for a house was approved under 11/00583/FUL, and was renewed in 2014 under

14/01833/FUL. This planning permission is extant and for a house which is located to the south of the proposed siting of the house under this application, and for a smaller single storey design.

Subsequent to this approval, a planning application was lodged earlier in 2015 (15/00353/FUL), for a house in a comparable position to the current application, but was deemed unacceptable in terms of its scale, massing and overall design approach. On the advice of the planning service the applicant withdrew this application and has submitted a much smaller scheme.

Siting, Design and Landscape Impact

The siting of the proposed house is located further to the north than the extant planning permission, and with a ridgeline which runs parallel with the public road. However, this is considered to be acceptable in terms of public views from the adjacent road as the proposed dwelling will be lower than the adjacent road level, by up to 3-4 metres, and benefits from some screening from the north by a belt of roadside trees.

This difference in the land levels is significant when assessing the proposed design. Although of a contemporary form, the proposed dwelling is essentially a very simple 1½ storey rectangular building with a single storey rear projection and further circular projection on the southern gable end. Consequentially, the scale and massing of the building is comparable to that of other dwelling houses within the vicinity, as demonstrated by the submitted visualisations. It features a main ridge height which is 0.9m greater than that of the single storey extant permission on the land. Moreover, the use of turf roof covering on the single storey element coupled with a maximum height of this element below that of the adjacent public road is considered to reduce the physical and visual impact of the proposal when viewed from this closest point. Although it is acknowledged that the circular side projection is not a traditional characteristic of the area, there are other examples of this form in Skye and the scale of it is not considered in its own right to warrant a refusal.

The detached outbuilding will also have a mono-pitched turf roof which will provide some integration and reference point to the main house, and will help to soften its visual mass and appearance from the road. The proposed materials on the main house will be white render with a slate roof which is, again, visually compatible with other dwellings within the vicinity. The overall height and use of timber cladding on the outbuilding will allow this to be read as an ancillary building to the main house. However, the finish of the timber has not been specified and will be subject of a planning condition.

As a result of the scale and massing of the buildings and their siting relative to the public road it is not considered that the proposal will result in any material loss of seaward views.

As this is relatively sensitive area and as the scale and siting of the proposal was critical to its acceptability in planning terms, it is considered appropriate to remove permitted development rights for further extensions, outbuildings and enclosures.

This will ensure that the planning authority retains effective control over any future development of this site which is unregulated may have an adverse impact upon the visual appearance of the area.

For the above reasons, the proposed development is not considered on balance to undermine the appearance or character of the immediate area or the integrity of the wider landscape designation.

Caravan

The applicant has requested a temporary caravan on the site. For clarification, the siting of a caravan on the land can benefit from a general permitted development order planning permission in two ways;

- i) if it is brought onto the site after the 31st March and removed before the 1st October (specific to croft land);
- ii) if it is brought onto the land after commencement of works to build out a full planning permission and removed if those works cease and/or the planning permission build out is completed.

The applicant has been informed that if he wishes to live on the site in a caravan outside the parameters laid out above, a further planning permission for the siting of the caravan will be required.

Neighbour Amenity

The closest neighbouring property is No.1 Husabost which is located approx. 40m to the west, on the opposite side of the road and set in an elevated position relative to the application site. Other neighbouring properties are set over 120m away to the south east and south west of the proposed house. Given the separation distances and the changes in land levels, the proposal is not considered to have an adverse impact upon the amenity of existing properties in terms of being directly overbearing or a loss of privacy. The right to a view is not a material planning consideration.

Access and Parking

The application will take access from a 'C' class single track road, which runs along the western boundary of the application site. The centreline of the access point will be approx. 26m to the south of the proposed house and 14m south of the shed. This access is in the same location as previously approved under the 2014 extant planning permission, and detailed on the previous 2015 application which was subsequently withdrawn. The Transport Planning Team have been consulted on this most recent application and have offered no objection, and have reiterated their advice from that time.

The previous response from the Transport Planning Team stated that due to the nature of the road, other development and the awkward alignment, the assessed speed is 30mph. The standard visibility is 2.4 x 90m but only 2.4 x 60m is available to the south and 2.4x80m to the north. The access is on a bend but is towards the outside. Some scrub, fencing and walls will need to be cut back, relocated and demolished to provide the visibility but the applicant has indicated control of the land. However, given the previous permission the minor shortfall in visibility is accepted.

However, it should be noted that the visibility is substandard. Although this shortfall has been judged acceptable for a single residential house any future application which proposed a significant increase in traffic would be likely to be unacceptable. This advice from the roads team has been conveyed to the agent.

In terms of parking, the plans indicate an area for the parking and turning of two cars. This is in compliance with the Councils recommended level of parking for a three bed house.

Conditions controlling the access geometry, visibility splays and parking will be attached to the consent.

Croft Land

Although it is acknowledged that the portion of the croft on the lochward side of the road is of better quality than the steep wooded part of the croft on the landward side of the road, it is not considered that this proposal will result in a more substantial loss of better quality croft land than would result from the building out of the extant planning permission (14/01833/FUL). The Crofting Commission have been consulted on this application and have offered no objection.

However, to ensure that the loss of croft land is minimised in the long term it is recommended that permitted development rights are removed for extensions, outbuildings and means of enclosure, and that the residential curtilage around the house is restricted to a smaller area than is currently delineated by the red line boundary on the application. These matters will be controlled by planning conditions.

Impacts upon Wildlife

A number of third parties have stated that this development will have an adverse impact upon a number of species; deer, bats, owls and eagles. As with the previous permission there are no works proposed to the trees or woodland, and it is not considered that this proposal will have a detrimental impact upon any protected species.

Archaeology

The Historic Environment Team have been consulted and have confirmed that the application site lies an area where important archaeological features are recorded, including the remains of a souterrain to the north-east. In this case there is potential for archaeological features or finds to be directly affected by the proposed development. They consider that although the risk is not such as to warrant a full archaeological excavation, it is important that the nature and extent of any archaeological features should be identified and recorded before destruction. As such any site clearance work, construction of an access road and the digging of services should be done under archaeological supervision. It is therefore recommended that a pre-commencement planning condition be attached to the consent which requires the submission of an archaeological watching brief, and thereafter the development shall only be carried out in accordance with any approved details.

Water Supply and Drainage

The application proposes to connect to the public water supply network. The foul drainage will be via a septic tank and soakaway. The application site is located within an indicative area where a proliferation of private septic tanks may be currently causing environmental problems. As such SEPA have been consulted and have offered no objection to the application. SEPA state that percolation tests were submitted in support of the 14/01833/FUL and were shown to be suitable for the installation of a septic tank with discharge to a conventional soakaway and, therefore, the discharge is likely to be acceptable under CAR licence legislation. No alterations are proposed to these previously approved details, and as such this element of the application does not raise any concerns. The technical details are controlled by the Building Standards legislation and the CAR licencing scheme.

In addition, the application proposes to culvert a 12.5m section of an existing ditch/watercourse which is located where the proposed access driveway is to be positioned. In the interests of localised food risk prevention a condition is recommended to ensure a culvert of sufficient diameter is used.

Revocation

Given the sensitive nature of the site it is important that the development area of the extant 2014 planning permission and the current proposal sufficiently overlap to avoid a situation in which both permissions could be built out, which would be unacceptable, in terms of visual and highway impacts. Although the two house positions do not overlap, the siting of the proposed outbuilding does sufficiently overlap with the siting of the previous house position. So, as long as the outbuilding is built as the first part of this permission, then the authority is satisfied that the extant 2014 permission could not also be built. A planning condition is recommended to control this.

8.5 Other Considerations – not material

There has been a great deal of correspondence from the applicant, agent and third parties much of which has been about matters which are not material planning considerations. Any material issues that have been raised are assessed in the report above.

- **Destroy views from existing properties** – the right to a view is not a material planning consideration.
- **Future plans for the site and croft - Healing Centre and future proposals for Yurts etc.** - this application is solely for a domestic house and any other possible developments cannot form a material part of the assessment of this planning application. Any future planning applications would require to be considered on their own merits.
- **Use of No. 1 Husabost as the site address** – not a planning issue
- **Installation of large heavy duty woodworking machine into the shed and the noise impact of this** – the installation of machinery inside an outbuilding does not require planning permission. However, noise emissions are controlled by Environmental Health legislation.

- **Grazings Committee are no longer in office** – a letter from the clerk from the Grazings Committee has been received, the applicant and agent have stated that this committee is no longer in office. The officer can confirm that the points raised in this letter have not been given any more weight than any other third party comment.

8.6 Matters to be secured by Section 75 Agreement

None

9. CONCLUSION

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

10. RECOMMENDATION

Action required before decision issued N

Revocation of previous permission N

Subject to the above, it is recommended the application be **Approved** subject to the following conditions and reasons / notes to applicant.

1. 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 attached Access Schedule (dated 22.07.2015), with:
 - i. the junction formed to comply with drawing ref. SDB1; and
 - ii. visibility splays of 2.4m x 60m to the south and 2.4m x 80m to the north (the X dimension and Y dimension respectively) in each direction 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: To ensure that an adequate level of access is timeously provided for the development; in the interests of road safety and amenity.

2. Prior to the first occupation of the dwellinghouse, parking spaces (excluding garages) for a minimum of two cars shall be provided within its curtilage in accordance with The Highland Council's Access to Single Houses and Small Developments, and shall thereafter be maintained for this use in perpetuity.

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

3. Notwithstanding the provisions of Article 3 and Classes 1, 2 and 3 of Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended, revoked or re-enacted; with or without modification), no development of a type identified in the aforementioned classes shall take place within the curtilage of the building hereby approved without planning permission being granted on application to the Planning Authority.

Reason: In order to enable the Planning Authority to retain effective control over future development within the application site so that it is carefully managed and does not result in over-development or an adverse impact on the amenity of the area.

4. No development shall commence until a supplementary plan outlining the extent of the residential curtilage to be associated with the development hereby approved has been submitted to, and approved in writing, by the Planning Authority. Thereafter, all land included within the residential curtilage delineated on the approved supplementary plan shall be taken as being the area to which any change in use of land permitted by this planning permission applies. For the avoidance of doubt, the use of any land lying outwith the residential curtilage delineated on the approved plan shall remain unchanged by this planning permission.

Reason: In the interests of protecting croft land and visual amenity.

5. No development or work (including site clearance) shall commence until proposals for an to be carried out during site clearance and excavation works, in accordance with the attached specification, has been submitted to, and approved in writing by, the Planning Authority. Thereafter, the watching brief shall be implemented as approved.

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

6. All new and upgraded culverts and bridges within the development site shall be designed to accommodate a 1 in 200 year flood event.

Reason: To ensure that all water crossings are free from flood risk and do not exacerbate flood risk elsewhere.

7. No development or work shall commence until a detailed specification for all proposed external materials and finishes 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: In the interests of visual amenity.

8. If this permission is lawfully commenced before 12th November 2017, no other development shall be carried out until the construction of the shed hereby approved is completed in accordance with the approved drawings. The finished shed shall be retained at least until the expiration of the extant permission 14/01833/FUL – 12th November 2017.

Reason: In the interest of amenity, having regard to the extant permission to ensure both proposals are not constructed.

REASON FOR DECISION

The proposals accord with the provisions of the Development Plan and there are no material considerations which would warrant refusal of the application.

TIME LIMITS

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

FOOTNOTE TO APPLICANT

Initiation and Completion Notices

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

Accordance with Approved Plans and Conditions

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action

Flood Risk

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. As per Scottish Planning Policy (p.198), planning permission does not remove the liability position of developers or owners in relation to flood risk.

Scottish Water

You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

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 dropped kerb consent, a road openings permit, occupation of the road permit etc.) from TECS Roads prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local TECS 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/yourenvironment/roadsandtransport/roads/Applicationformsforroadoccupation.htm>

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.

Damage to the Public Road

Please note that the Council, under Section 96 of the Roads (Scotland) Act 1984, reserves the right to recover all costs for repairing any damage to the public road (and/or pavement) which can be attributed to construction works for this development.

Permitted Development Rights

Please note that certain permitted development rights have been removed from the land covered by the permission, as explained in the conditions above. This means that certain developments, for which an application for planning permission is not ordinarily required, will now require planning permission. You are therefore advised to contact your local planning office prior to commencing any future developments.

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.

Caravan on the site

You are advised that the siting of a caravan on the land can benefit from a general permitted development order planning permission in two ways:

- iii) if it is brought onto the site after the 31st March and removed before the 1st October (specific to croft land);
- iv) if it is brought onto the land after commencement of works to build out a full planning permission and removed if those works cease and/or the planning permission build out is completed.

If the caravan is sited on the land and is outside of the parameters identified above, a further planning permission will be required.

Signature: Dafydd Jones

Designation: Area Planning Manager North Area

Author: Alison Harvey

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

Relevant Plans:

Plan 1 – 14/01833/FUL extant planning permission – site plan

Plan 2 – 14/01833/FUL extant planning permission – elevations

Plan 3 – 15/00353/FUL previously withdrawn application – site plan

Plan 4 – 15/00353/FUL previously withdrawn application – elevations

Plan 5 - 101 Location Plan A3

Plan 6 – 102 Existing Site Layout Plan A3

Plan 7 – 203 Proposed Site Layout Plan A3

Plan 8 – 207 Roof Plan A3

Plan 9 – 210 Section Plan A3

Plan 10 – 211 Elevation Plan A3

Plan 11 – 212 General Plan A3

Plan 12 – 204 Foundation Plan A3

Plan 13 – 205 Ground Floor Plan A3

Plan 14 – 206 First Floor Plan A3

Plan 15 – 208 Elevation Plan A3

Plan 16 – Visualisations

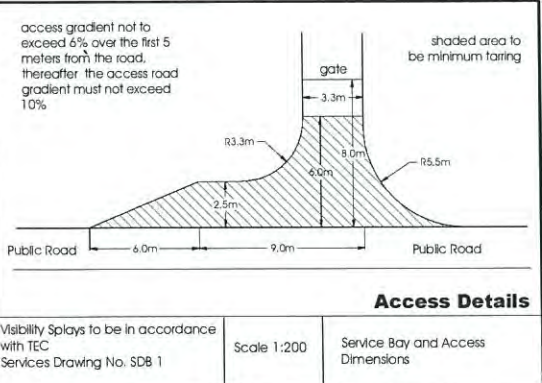
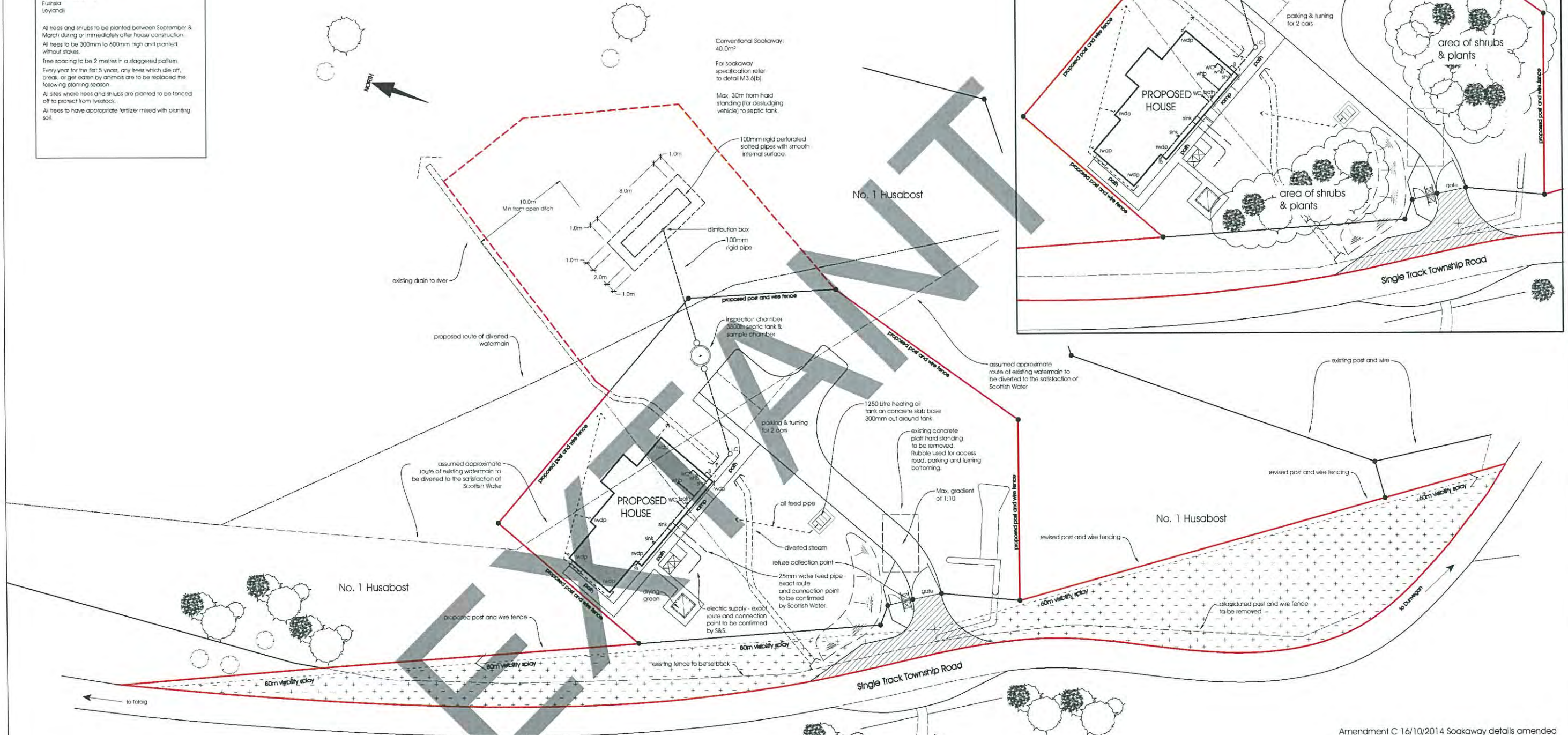
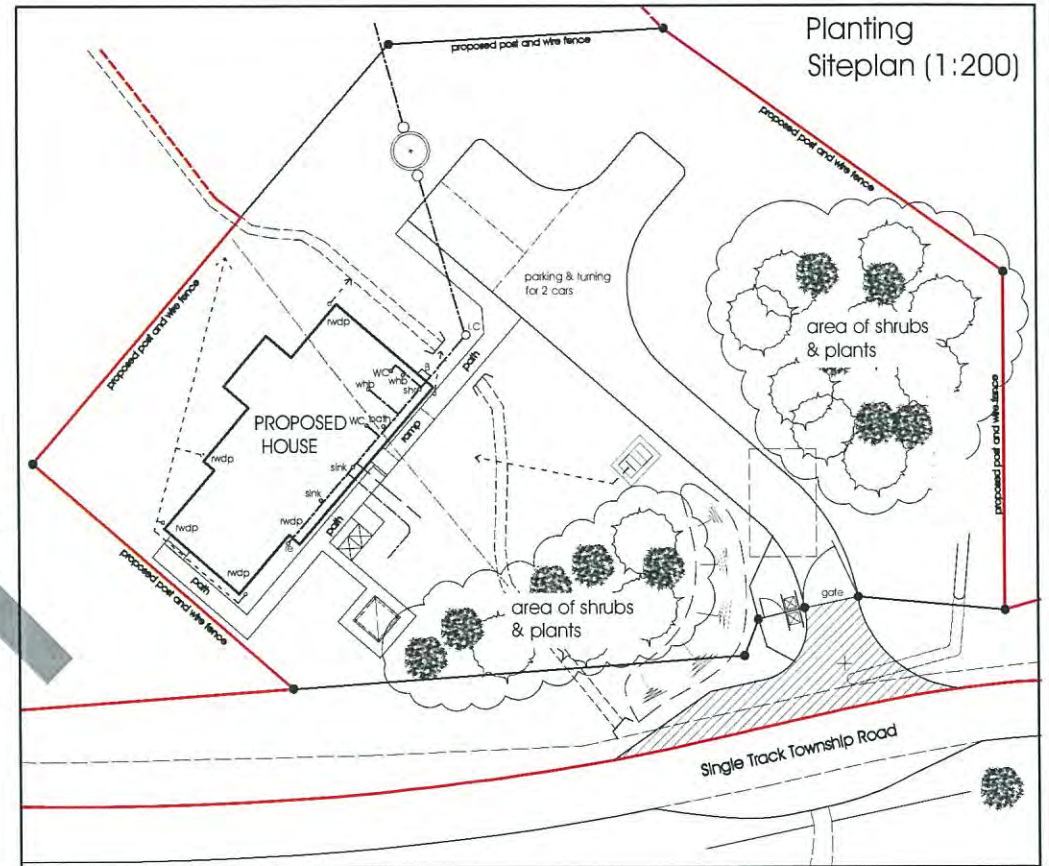
NOTE

PLANTING SCHEDULE

Trees - equal mix of:
 Birch - Betula Pendula
 Rowan - Sorbus Aucuparia
 Scots Pine - Pinus Sylvestris
 Willow - Salix Alba
 Oak - Quercus Ilex

Shrubs - equal mix of:
 Eucalyptia Macrantha
 Fuchsia
 Leylandi

All trees and shrubs to be planted between September & March during or immediately after house construction.
 All trees to be 300mm to 600mm high and planted without stakes.
 Tree spacing to be 2 metres in a staggered pattern.
 Every year for the first 5 years, any trees which die off, break, or get eaten by animals are to be replaced the following planting season.
 At sites where trees and shrubs are planted to be fenced off to protect from livestock.
 All trees to have appropriate fertilizer mixed with planting soil.



- LEGEND :-**
- svp - Soil Vent Pipe
 - wc - Water Closet
 - whb - Wash Hand Basin
 - bth - Bath
 - rdwp - Rain Water Down Pipe
 - t.g - Trapped Gully
 - ic - Inspection chamber (450mm Ø)
 - r.e - Rodding Eye
 - mb - Meter Box
 - st - Strainer
 - b - Boiler

- LEVELS**
1. ALL CONTOURS ARE EXISTING AND ARE IN METRES ABOVE AN ARBITRARY DATUM.
 2. CUTTING AND FILLING IS APPROXIMATELY ONLY.
 3. PROPOSED LEVELS OF ROAD AND SITING OF HOUSE ASSUME MINIMAL EXCAVATION. DEPTH OF TOPSOIL AND ROCK MAY VARY.

Amendment C 16/10/2014 Soakaway details amended
 Amendment B 11/06/2011 Access position amended and improved
 Amendment A 13/04/2011 House position Amended

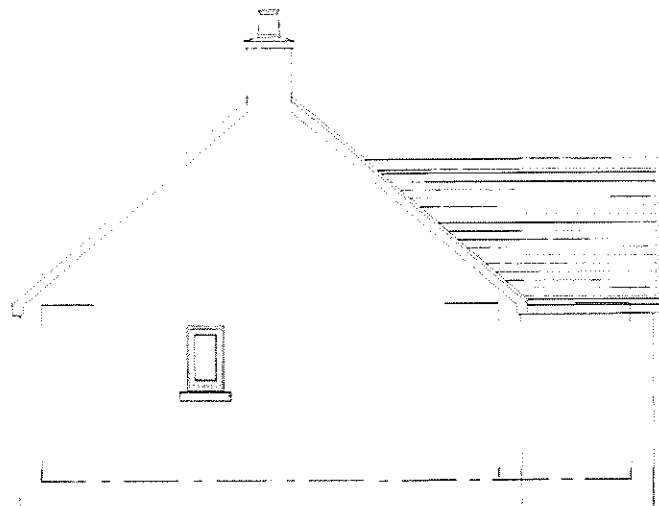
**ARCHIE MACDONALD
 DESIGN & DRAWING SERVICES**
 Strathearn,
 Skeabost Bridge,
 Isle of Skye
 IV51 9PD
 TEL / FAX 01 470 532 735

Proposed Dwelling House
 at No 1, Husabost, Glendale for
 Nick & Sue Beech

| | |
|--------------------|------------------|
| GENERAL SITE PLANS | |
| Drig No. 503 30 C | Scale 1:200 (A1) |
| Date: 16/10/2014 | Drawn B.A Wear |

Shaded area in pink to be cleared of all bushes and shrubs above 1050mm. Area to be maintained to ensure visibility not affected.

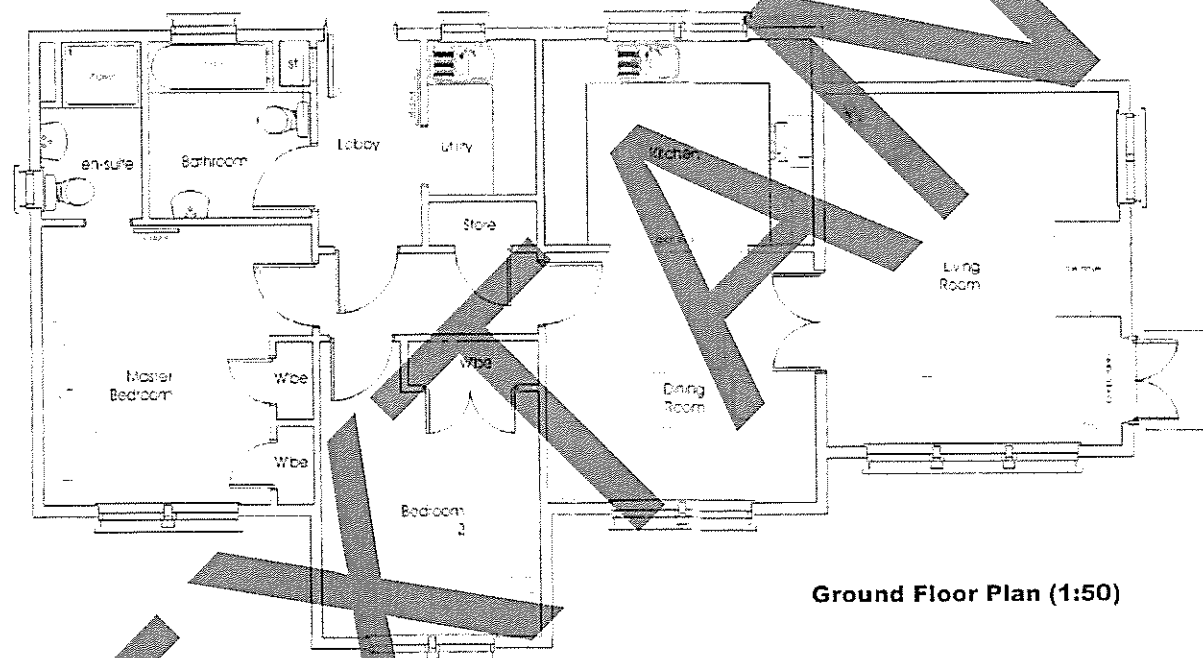
© Copyright Archie MacDonald Design & Drawing Services
2007. Any unauthorised copying or use in any way is strictly
prohibited and may be subject to legal action.



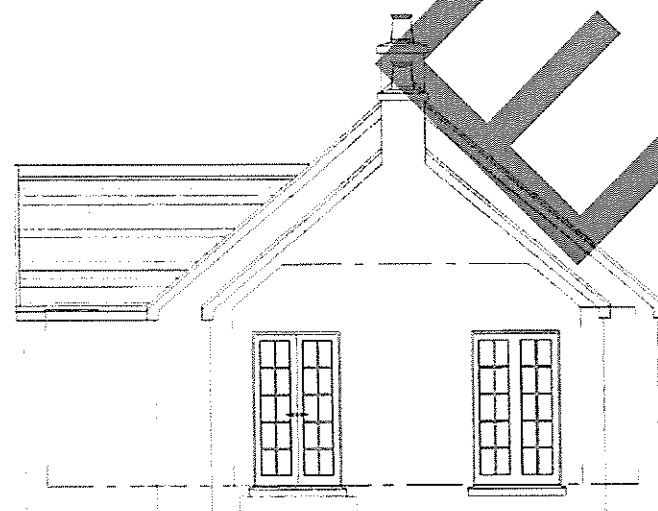
Side Elevation (1:50)



Front Elevation (1:50)



Ground Floor Plan (1:50)



Side Elevation (1:50)



Rear Elevation (1:50)

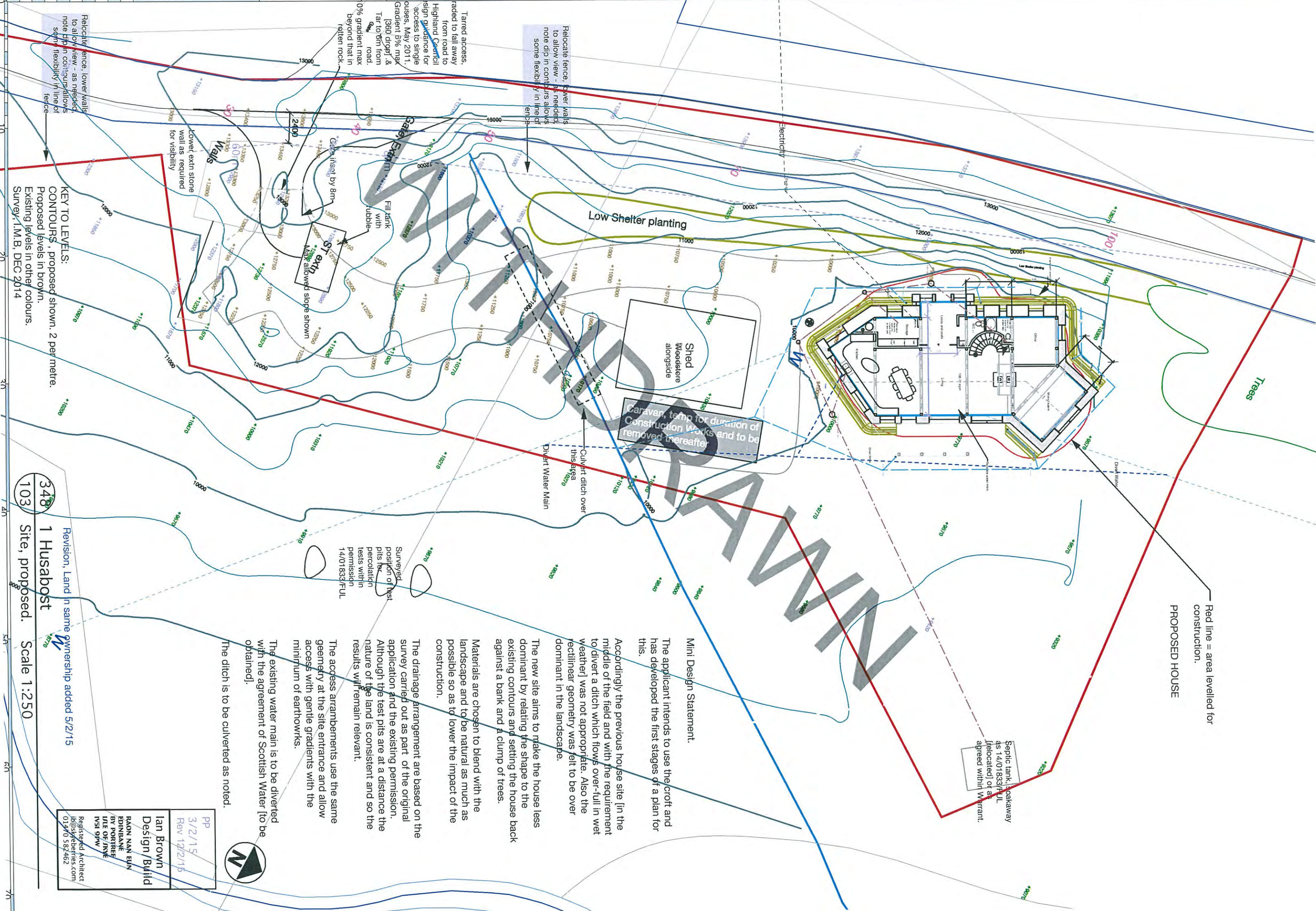
 ARCHIE MACDONALD
DESIGN & DRAWING SERVICES
Architect & Building
Surveyors
Burnside Square,
Portree, Isle of Skye
HS1 9EY
Tel: 01470 701115

Proposed Dwelling at Site B,
No. 1 Husbost, Dunvegan, Isle of Skye
for Nick & Sue Beach

Ground Floor Plan & Elevations

Drwg No. 000001 Scale 1:50

Date 24/01/11 Drawn: B A Wear



Red line = area levelled for construction.
PROPOSED HOUSE

Septic tank, soakaway as 14/01833/FUL (located) or as agreed within Warrant.

Mini Design Statement.

The applicant intends to use the croft and has developed the first stages of a plan for this.

Accordingly the previous house site (in the middle of the field and with the requirement to divert a ditch which flows over-full in wet weather) was not appropriate. Also the rectilinear geometry was felt to be over dominant in the landscape.

The new site aims to make the house less dominant by relating the shape to the existing contours and setting the house back against a bank and a clump of trees.

Materials are chosen to blend with the landscape and to be natural as much as possible so as to lower the impact of the construction.

The drainage arrangement are based on the survey carried out as part of the original application and the existing permission. Although the test pits are at a distance the nature of the land is consistent and so the results will remain relevant.

The access arrangements use the same geometry at the site entrance and allow access with gentle gradients with the minimum of earthworks.

The existing water main is to be diverted with the agreement of Scottish Water (to be obtained).

The ditch is to be culverted as noted.



KEY TO LEVELS:
 CONTOURS, proposed shown. 2 per metre.
 Proposed levels in brown.
 Existing levels in other colours.
 Survey: I.M.B. DEC 2014

348
 103

Revision, Land in same ownership added 5/2/15
1 Husabost
 Site, proposed. Scale 1:250

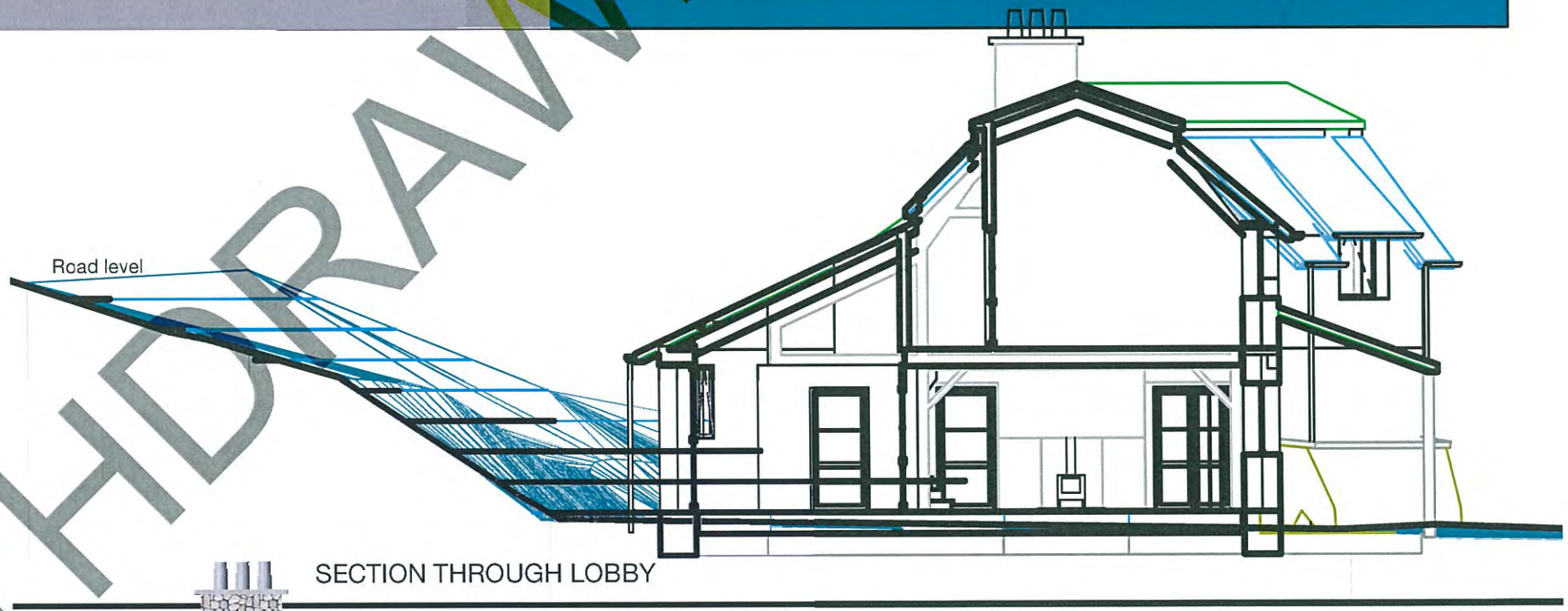
| | |
|----------------------|--------------|
| PP | 3/2/15 |
| | Rev 12/2/15 |
| Ian Brown | |
| Design/Build | |
| RAON NAN EUN | |
| EDINBURGH | |
| BY POST/RE | |
| FILE OF/IN/E | |
| NS1 9PW | |
| Registered Architect | 14/01833/FUL |
| ib@iaberries.com | 01440 582462 |



WEST Elevation



SOUTH Elevation, 1:200



SECTION THROUGH LOBBY



EAST Elevation

MATERIALS AND FINISHES.

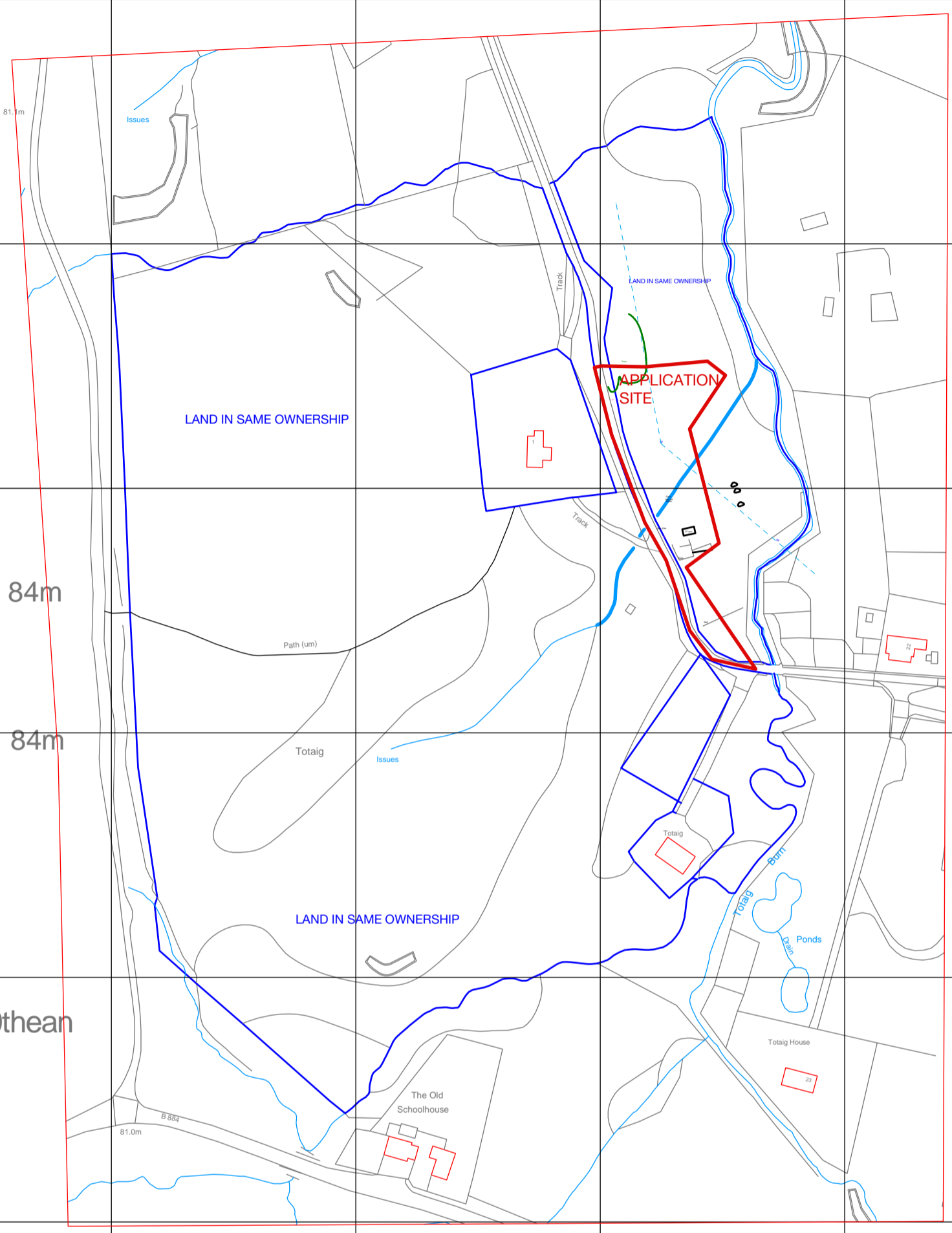
Fences, to field boundary only, stob and wire, located so as not to interfere with safety visibility splays.
 Low shelter planting: deciduous, native and of similar character to native trees only.
 Roof: Turf or slate, as tinted on drawings.
 Walls: Larch or alternative with agreement of Planning, Dept, Horizontal boarding, weathered.
 Stone, as indicated on dwgs.
 Lower walls: Tinted concrete capstone, dark grey;
 Splayed walls, turf.
 Access, tar where marked adjacent to road, rotten rock.
 Windows and doors, white or alternative colour with agreement of Planning dept.

| |
|--|
| PP 3/2/15 |
| Ian Brown Design/Build |
| RAON NAN EUN EDINBANE BY PORTREE ISLE OF SKYE IVSI 9PW |
| Registered Architect ib@skyeberries.com 01470 582462 |

348
108

1 Husabost
Elevations, Scale 1:100 or as marked.

119900m 120000m 120100m 120200m 120300m 120400m 850200m



850100m
850000m
849900m
849800m
849700m
849600m

84m
84m

an t-SìU+0300thean

119900m 120000m 120100m 120200m 120300m 120400m

no. 100017780



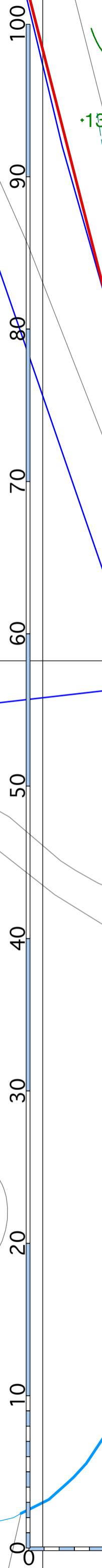
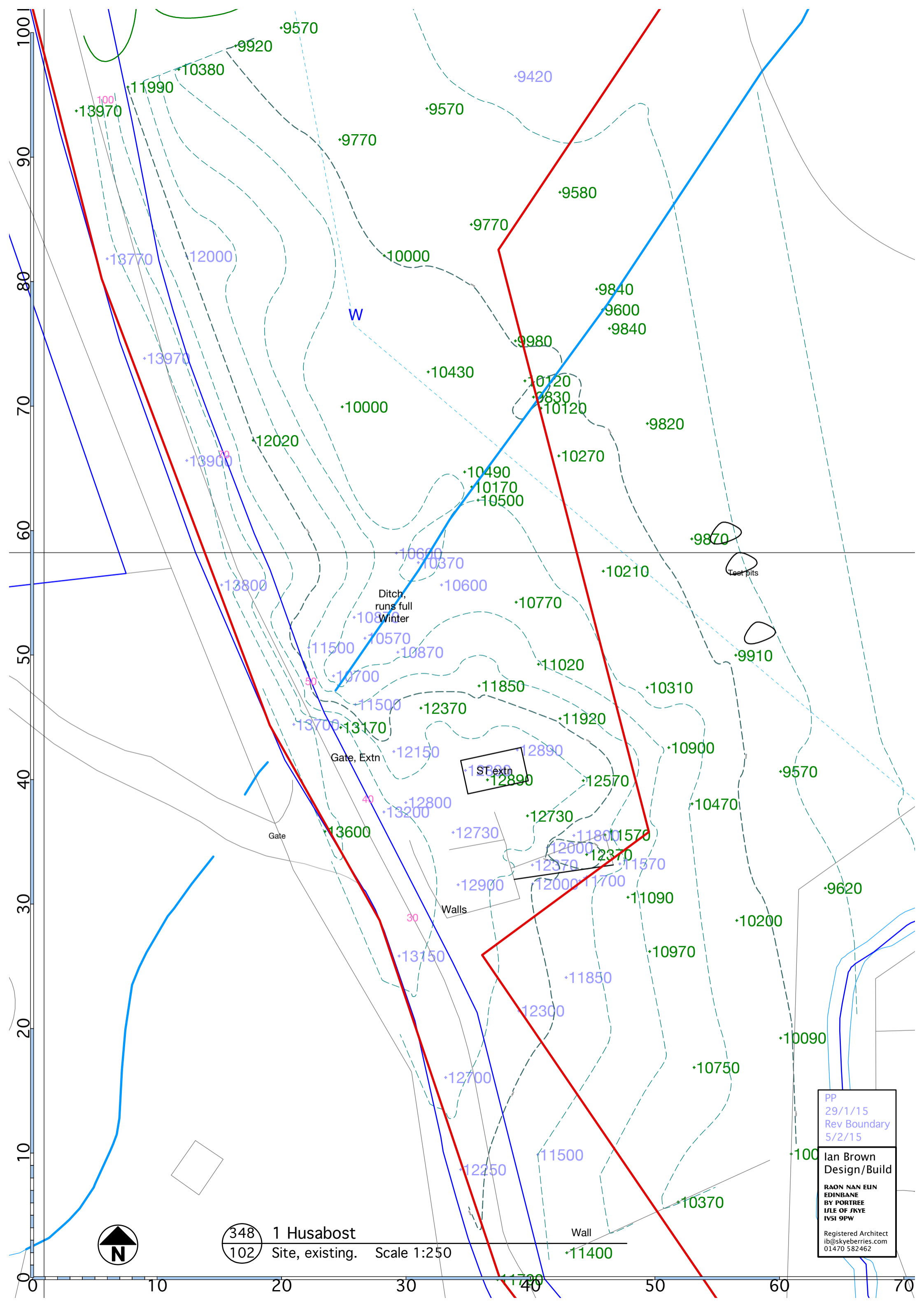
348 1 Husabost
101 Location. Scale 1:2000

PP
29/1/15
Rev Boundary
5/2/15

Ian Brown
Design/Build

RAON NAN EILIN
EDINBANE
BY PORTREE
ISLE OF SKYE
IVSI 9PW

Registered Architect
ib@skyeberries.com
01470 582462



348
102

1 Husabost
Site, existing. Scale 1:250

PP
29/1/15
Rev Boundary
5/2/15
Ian Brown
Design/Build
RAON NAN EUN
EDINBANE
BY PORTREE
ISLE OF SKYE
IVSI 9PW
Registered Architect
ib@skyberries.com
01470 582462

•13970 •11990 •10380 •9920 •9570 •9420 •9570 •9770 •9580 •9770 •9840 •9600 •9840 •13770 •12000 •10000 •10000 •10430 •9980 •9830 •10120 •10120 •10270 •9820 •13970 •13900 •12020 •10490 •10170 •10500 •10670 •10370 •10600 •10770 •9870 •13800 •10870 •10570 •10870 •11020 •10210 •9910 •10700 •11500 •11850 •11020 •10310 •11500 •12370 •11920 •10900 •13700 •13170 •12150 •12890 •12890 •12570 •10470 •9570 •12800 •13200 •12730 •11800 •1570 •10900 •13600 •12730 •12000 •12370 •11570 •10470 •10470 •12900 •12000 •11700 •11090 •10970 •9620 •13150 •12700 •12300 •11850 •10750 •10200 •10090 •12700 •12250 •11500 •11700 •10970 •10750 •11400 •11700 •10370

W

Ditch, runs full Winter

Gate, Extn

Walls

Wall

Test pits

Gate