

Agenda Item	6.10
Report No	PLS/53/25

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 22 August 2025

Report Title: 25/00825/FUL: Mr & Mrs R Clark
Land 60m West of Cruachan, Wester Lochloy, Nairn

Report By: Area Planning Manager - South

Purpose/Executive Summary

Description: Erection of house and garage/annex

Ward: 18 – Nairn and Cawdor

Development category: Local

Reason referred to Committee: More than five objections from members of the public

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

Recommendation

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

1. PROPOSED DEVELOPMENT

- 1.1 The proposal is for the erection of a 1¾ storey, four-bedroom house and detached garage/one bedroom annex building within an existing group of houses to the south of Lochloy Road, around 1.7km east of Nairn.
- 1.2 The proposal is for the site to be accessed via an existing private track off the public road. Parking for three cars is provided in addition to the garage space. Private foul and surface water drainage is provided within the curtilage of the development.
- 1.3 Pre Application Consultation: None.
- 1.4 Supporting Information: Preliminary Ecological Appraisal; Badger Survey; Private Access Checklist; Heat Pump Specification.
- 1.5 Variations: Reduction in scale of garage/annex building; introduction of wildlife corridor.

2. SITE DESCRIPTION

- 2.1 The application site sits between two existing residential properties set back from the public road, around 1.7 km east of Nairn. The surrounding properties are of varied design and orientation contributing to a dispersed but recognisable housing group. The plot is relatively level with a strip of mature Scots pine and beech trees along the northern boundary and high, mature hedging to the east. The site is partially separated from the adjacent plot to the west by a timber fence. The access track is to the south, beyond which is open fields and agriculture-related buildings. The site is accessed via a private track off the public Lochloy Road.

3. PLANNING HISTORY

- 3.1 None.

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Unknown Neighbour

Date Advertised: 08.04.2025

Representation deadline: 22.04.2025

Timeous representations: 7 representations (from 7 households)

Late representations: 1 representation (from 1 household)

- 4.2 Material considerations raised are summarised as follows:

- a) Site has been in equestrian use for decades – residential use conflicts with established use;
- b) Proposal is effectively for two residential units on the site due to separate annex/garage – will result in overdevelopment of the site; increase in density that is out of character;

- c) Existing houses are more spaced out – a house in this location will look out of place; will result in suburbanisation;
- d) Detrimental impact upon local wildlife; adjacent trees are known for red squirrels, and the site is used as a corridor for many more species (deer, badger, fox, pine martin etc);
- e) Increase traffic on the privately owned shared single-track access that is not designed to accommodate it; site access already serves five houses therefore should be made to adoptable standard in line with Council guidance; construction traffic may damage the track;
- f) Increased noise and air pollution from additional vehicles/people;
- g) Accuracy of drawings;
- h) Detract from the character and setting of the existing buildings or their surrounding area therefore does not comply with Rural Housing Supplementary guidance;
- i) Existing houses do not form a cohesive group as are accessed separately;
- j) Overshadowing of garden from proposed annex; impact on privacy;
- k) Water table high, run-off may affect a nearby SSSI;
- l) Future holiday letting business;
- m) Impact on local amenities;
- n) Conflict between established field access and site access; and
- o) Revised plans show expansion of living area which exacerbates concern that this will be a second dwelling

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

5. CONSULTATIONS

5.1 **Scottish Water:** No objection.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 National Planning Framework 4 (2023) (NPF4)

Policy 1 - Tackling the Climate and Nature Crises

Policy 2 - Climate Mitigation and Adaptation

Policy 3 - Biodiversity

Policy 6 - Forestry, Woodland and Trees

Policy 14 - Design Quality and Place

Policy 16 - Quality Homes

Policy 17 - Rural Homes

Policy 18 - Infrastructure First

6.2 Highland Wide Local Development Plan 2012 (HwLDP)

28 - Sustainable Design

29 - Design Quality and Place-making

31 - Developer Contributions

35 - Housing in the Countryside (Hinterland Areas)

51 - Trees and Development

58 - Protected Species

59 - Other Important Species
65 - Waste Water Treatment
66 - Surface Water Drainage

6.3 Inner Moray Firth Local Development Plan 2 (2024) (IMFLDP2)

Policy 1 – Low Carbon Development
Policy 2 – Nature Preservation, Protection and Enhancement

6.4 Highland Council Supplementary Planning Policy Guidance

Access to Single Houses and Small Housing Developments (May 2011)
Developer Contributions (March 2018)
Highland's Statutorily Protected Species (March 2013)
Housing in the Countryside and Siting and Design (March 2013)
Sustainable Design Guide (Jan 2013)
Trees, Woodlands and Development (Jan 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 Scottish Government Planning Policy and Guidance

Designing Streets
Creating Places

8. PLANNING APPRAISAL

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

Determining Issues

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

Planning Considerations

8.3 The key considerations in this case are:

- a) compliance with the development plan and other planning policy;
- b) Siting, Design and Amenity;
- c) Environmental Considerations;
- d) Access and Infrastructure; and
- e) any other material considerations

Development plan/other planning policy

8.4 The key policy within NPF4 is Policy 17 (Rural Homes) which seeks to encourage, promote, and facilitate the delivery of high-quality, affordable, and sustainable rural homes in appropriate locations. The application site lies within an area defined as Accessible Rural, where development is generally restricted unless it meets one of

the eight development types outlined in Policy 17(a). These include, for example, housing required to support a rural business or succession farming, the reuse of existing buildings, redevelopment of brownfield land, subdivision of garden ground, or sites allocated within the Local Development Plan (LDP). The proposed development does not fall within any of these categories and therefore cannot be supported under Policy 17(a) of NPF4.

- 8.5 However, within the Inner Moray Firth area, IMFLDP2's Spatial Strategy supports "proportionate growth of existing housing groups without the need for a land or business management justification". As the most recent document this takes precedence and contributes towards the Council's tailored approach towards rural housing, as allowed for in NPF4.
- 8.6 The criteria for the expansion of housing groups are set out in the Rural Housing Supplementary Guidance (2021). To be considered under the Housing Group exception, a development must be located within an existing group comprising at least three detached buildings, two of which must be houses. These buildings should demonstrate a perceptible relationship with one another and form a well-defined and cohesive group. The proposed site sits within a group of three houses and agricultural sheds. Its location would constitute infill within the existing group, and as such, the principle of development is considered to comply with policy, subject to appropriate siting, design and adherence to all other relevant policies and technical considerations.

Siting, Design and Amenity

- 8.7 Where a housing group has been established, the Council's criteria for acceptable expansion require that any new house constitutes infill or rounding off of the group into a readily definable development site; has a positive relationship with the existing group by enhancing the cohesiveness and perceptible relationship of the buildings in the group; and reflects the character, spacing, scale and amenity of the buildings in the group (i.e. the new house will appear as if it was always part of the group). Proposals should not create uncharacteristic ribbon or linear development; create inappropriate intrusions into a previously undeveloped field or open land; or overwhelm the landscape setting.
- 8.8 The proposed house would be positioned between two existing houses, thereby avoiding any expansion of the established development envelope. This arrangement is considered to constitute infill development, reinforcing the cohesiveness of the housing group without extending it in a linear or dispersed manner. The proposed house is similar in scale to the adjacent houses thereby maintaining the established settlement pattern without overwhelming or dominating the setting. A detached annex/garage building is also proposed to the east of the house.
- 8.9 In terms of design, both the house and annex share a consistent material palette, resulting in a cohesive appearance. The house is 1¾ storeys in height with a rectangular footprint and measures 13.2m x 7.7m x 8m (height). It features dormer windows on the south elevation and an entrance with an overhanging roof on the north elevation. The absence of upper-floor windows on the gable ends helps preserve the privacy of neighbouring properties. Proposed materials include white/off-white render, black or dark grey timber-effect cladding, dark grey windows, and a natural slate or slate-effect roof.

- 8.10 The annex would be located to the east of the house, with three car parking spaces between them. It mirrors the main house in its use of materials and adopts a simple rectangular plan. It features Velux rooflights on the west elevation and extensive gable-end glazing on the south elevation, which faces open fields. It measures 11.4m x 6.8m x 6.8m (height). The internal layout includes ground floor living accommodation with a vaulted ceiling. The original annex design proposed a larger structure with a double garage and first-floor living space. In response to concerns about scale and overlooking, the building was reduced in size, and its height lowered by 0.6m; the garage was reduced to a single bay; and the main living accommodation relocated to the ground floor, with a bedroom and bathroom above and a void over the living area. These changes removed any overlooking concerns and resulted in a more subservient building relative to the main house. The proposed annex is set approximately 2.5 metres from the eastern boundary of the site, which is screened from the neighbouring garden by a mature, high hedge, providing a degree of visual separation and privacy. It is around 30m metres from the neighbouring property itself (Cruachan). The only upper floor window on the eastern elevation is a small Velux window serving a shower room, which is not expected to result in any significant overlooking or loss of privacy.
- 8.11 A number of representations have expressed concern that the annex constitutes a second dwelling, amounting to overdevelopment. The applicant has confirmed that the annex will be used solely for purposes ancillary to the main house and will not be let out on a commercial basis. This is secured by a planning condition restricting its use to purposes associated with the domestic use of the principal dwelling. A further condition ensures that the annex and main house remain a single planning unit, preventing future subdivision without a further planning application being made and approved. Subject to these controls, the proposed use of the annex is considered acceptable.
- 8.12 Overall, the siting and design of both the house and garage/annex are considered acceptable. Window placement has been carefully considered to avoid overlooking neighbouring properties, with most glazing oriented to the north and south; and the use of the same materials palette results in a cohesive and well-integrated design.

Environmental Considerations

- 8.13 There are no natural heritage designations within the site, however several public representations raised concerns regarding the presence of protected species on site. In response, the applicant submitted a Preliminary Ecological Appraisal (PEA) to assess potential ecological constraints associated with the proposed development. The survey aimed to identify any likely ecological impacts; recommend appropriate mitigation measures (if necessary); advise on further survey requirements; and identify opportunities for ecological enhancement. The PEA identified evidence of badger activity, particularly foraging and latrine use. As a result, a dedicated badger survey was undertaken. This confirmed that while no setts are present within the site, badgers are active, especially along the northeastern and eastern boundaries.
- 8.14 A planning condition requires the developer to implement all mitigation measures outlined in the PEA. These include retention of existing boundary vegetation; timing restrictions on vegetation clearance; a pre-construction badger survey to check for

newly established setts; maintenance of access routes for commuting mammals; and landscape proposals to enhance biodiversity. To support wildlife connectivity, a 2.5 metre wildlife corridor has been incorporated along the eastern boundary, in line with the appraisal's recommendations. A Landscape and Biodiversity Enhancement Plan is also secured by condition which should incorporate the PEA recommendations.

- 8.15 Additionally, there is a row of mature trees along the northern boundary of the site. The submitted site plan includes tree protection to ensure that all construction and drainage works occur outside the canopy spread. A planning condition requires this to be maintained for the duration of the development.

Access and Infrastructure

- 8.16 Access to the site is taken via a private track off the public road, located to the south of Lochloy Road. The track ascends eastwards, running roughly parallel to Lochloy Road before looping back toward the site. The junction is considered acceptable in terms of both size and visibility. Currently, the private track provides the main access to three properties, with a further track allowing access to two further properties to the north. However, it is noted that these properties are also served by another access, direct from Lochloy Road.
- 8.17 Several public representations state that the existing private access already serves five properties and refers to Council guidance which advises that private tracks serving more than four dwellings should be upgraded to adoptable standards. While more intended for new housing developments than small infill proposals, both the Roads and Transport Guidelines for New Developments (2013), and Access to Single Houses and Small Housing Developments (2012), do recommend that rural accesses serving four or more houses should be constructed to adoptable standards. However, while it is the case that five existing properties can be accessed via this track it is important to note that there is another access to the east of the site which offers an alternative access route for some of these properties. In terms of volume of traffic, therefore, the proposal is considered to be an acceptable departure from these guidelines. The existing track is in generally good condition, albeit it is narrow with limited passing opportunities. There is a steep slope immediately to the north of the track and mature trees to the south which would prohibit any significant road widening. The submitted drawings show improvements to the portion of the track closest to the site, but responsibility for ongoing maintenance of the private access is a private matter between the landowner and users of the track and is outside the remit of the Planning Authority.
- 8.18 A sewage treatment plant with outfall into a field drain soakaway and a surface water soakaway is proposed. All of the drainage is accommodated to the north side of the house and annex, and within the curtilage of the development. Air Source Heat Pumps are located on the northern elevations of both house and garage/annex.

Other material considerations

- 8.19 There are no other material considerations.

Matters to be secured by Legal Agreement / Upfront Payment

- 8.20 All planning applications are assessed against Policy 31: Developer Contributions and Policy 32: Affordable Housing of the Highland-wide Local Development Plan, and the [Developer Contributions Supplementary Guidance](#) (DCSG) adopted 2 November 2018. The adopted DCSG requires all scales of residential development to make proportionate contributions towards services and infrastructure in areas of identified need. In this instance no capacity issues at the catchment Auldearn primary or Nairn Academy were identified at the date the application was submitted; therefore no developer contributions are required at this time.

9. CONCLUSION

- 9.1 The proposal constitutes an infill development within an existing housing group of three or more houses/buildings, and as such complies with the development plan. Further to the amendments made during the application process to improve the design and reduce the scale and impact of the annex/garage building, and to mitigate for protected species activity within the site; and subject to the controls over future use of the annex provided through planning conditions, the proposal is considered to comply with the Development Plan and is recommended for approval.
- 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
Notification to Scottish Ministers	N
Conclusion of Section 75 Obligation	N
Revocation of previous permission	N

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

1. The development to which this planning permission relates shall 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. No development, site excavation or groundwork shall commence until full details of protective tree barriers shall have been submitted to, and received the approval in writing of, the Planning Authority. Thereafter, the approved barriers shall be erected prior to any development, site excavation or groundwork commencing and shall remain in place throughout the construction period. Barriers shall not be moved or removed during the construction period without the prior written approval of the Planning Authority.

Reason: In order to ensure the protection of retained trees, which are important amenity assets, during construction.

3. No development shall commence until a detailed Landscape Plan and Maintenance Programme and Biodiversity Enhancement Plan has been submitted to, and approved in writing by, the Planning Authority. The approved Plan shall be implemented in full during the first planting season following commencement of development, with maintenance thereafter being carried out in accordance with the Maintenance Programme. For the avoidance of doubt, any trees or plants which within a period of five years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species. The Biodiversity Enhancement Plan shall incorporate measures recommended in the approved Preliminary Ecological Appraisal for the site (ROAVR Group; dated 05.06.25).

Reason: In order to ensure that the approved landscaping works are properly undertaken on site and in order to ensure that an appropriate level of biodiversity enhancement is achieved.

4. The air source heat pumps shall be installed in accordance with the noise standards within the Microgeneration Scheme guidance - MCS 020 MCS Planning Standards for Permitted Development Installations of Wind Turbines and Air Source Heat Pumps on Domestic Premises.

Reason: In order to safeguard the amenity of neighbouring properties and occupants.

5. The annex/garage hereby approved shall be used solely for purposes incidental to the enjoyment of the principal dwelling hereby approved, and

shall not be occupied by any one family, individual or group for more than three months (cumulative) in any calendar year.

Reason: In the interests of amenity and in accordance with the use applied for, as due to its design, siting, lack of an independent curtilage, and shared access and parking, the annex/garage would be unsuitable for permanent residential accommodation..

6. The proposed annex/garage together with the existing house shall form a single planning unit and neither will be sub-divided one from the other unless the express consent of the Planning Authority is otherwise obtained.

Reason: To ensure a further residential unit is not created as a result of this development.

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

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 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>

Signature:	Bob Robertson
Designation:	(Acting) Planning Manager - South
Author:	Christine Macleod
Background Papers:	Documents referred to in report and in case file.
Relevant Plans:	Plan 1 - PL_90_100 REV A – Location Plan Plan 2 - PL_90_101 REV D – Site Plan Plan 3 - RT2_PL_00_100 REV C – Elevation/Floor Plan (House) Plan 4 - RT3_PL_00_100 REV D – Elevation/Floor Plan (Garage/Annex)



Location Plan
Scale - 1 : 1250

Figured dimensions only are to be taken from this drawing.
All dimensions are to be checked on site before any work is put in hand.
IF IN DOUBT ASK.

CDM:
Hazard Elimination & Risk Reduction has been undertaken and recorded where appropriate, in accordance with the requirements of "The Construction (Design and Management) Regulations 2015" and the associated "Industry Guidance for Designers"

A	Revised for planning app	04/03/25
Rev	Description	Date

COLIN ARMSTRONG
ARCHITECTS

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W : www.colinarmstrong.com

Client
Mr & Mrs R Clark

Project
**Proposed House & Garage
Lochloy
Nairn**

Project No. 2313

Drawing No. PL_90_100

Revision A

Location Plan

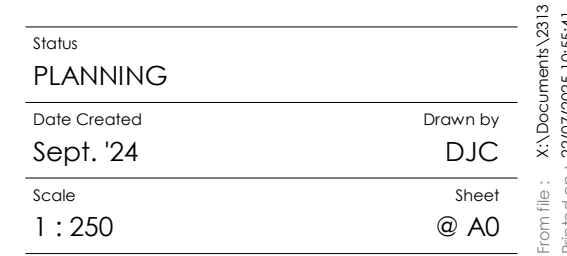
Status
FOR COMMENT

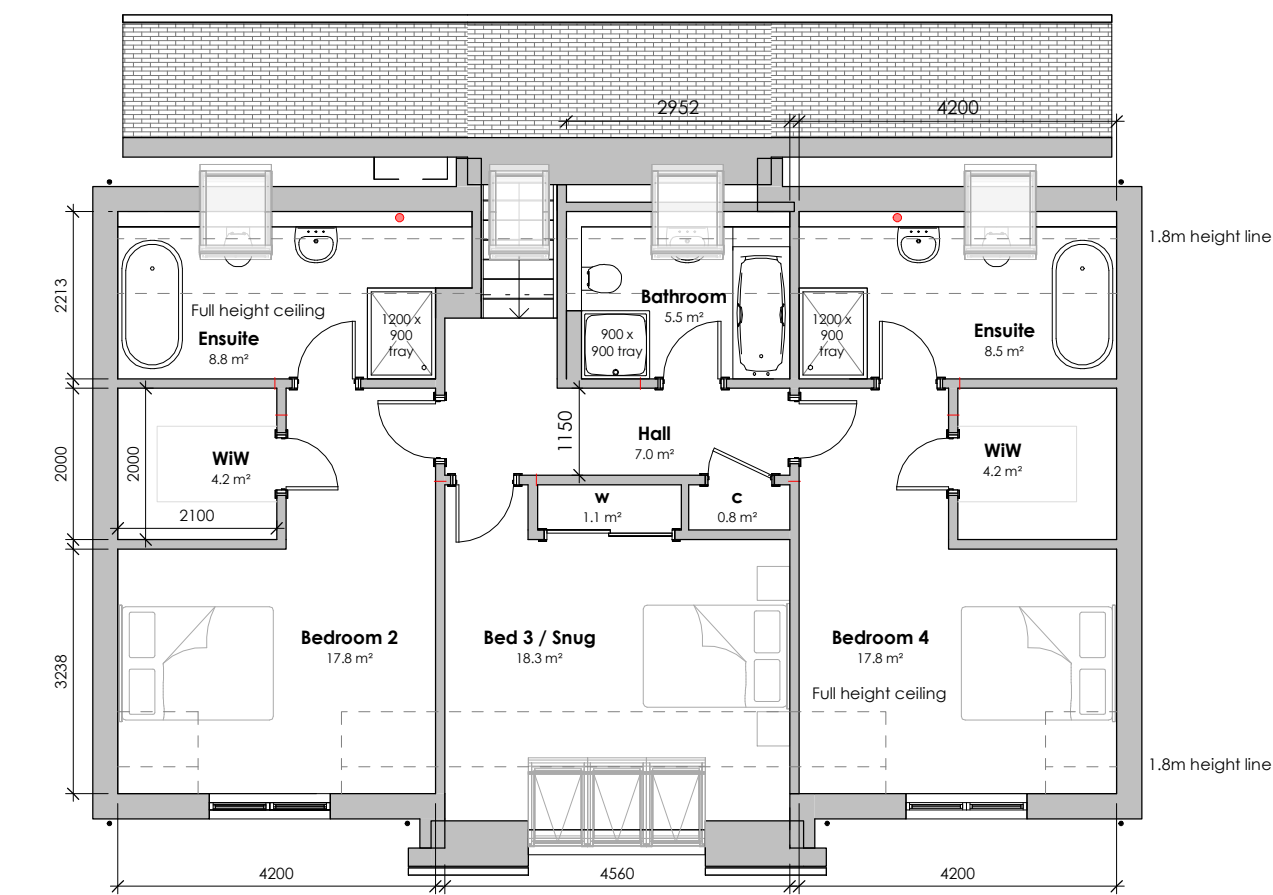
Date Created 26/08/24
Scale 1 : 1250

Drawn by DM
Sheet @ A1

From file: X:\Documents\2313 - Proposed Dwelling House, Lochloy, Nairn\02, WORK IN PROGRESS\2.1 BIM Models\2313_R1_Lochloy_The App.vr

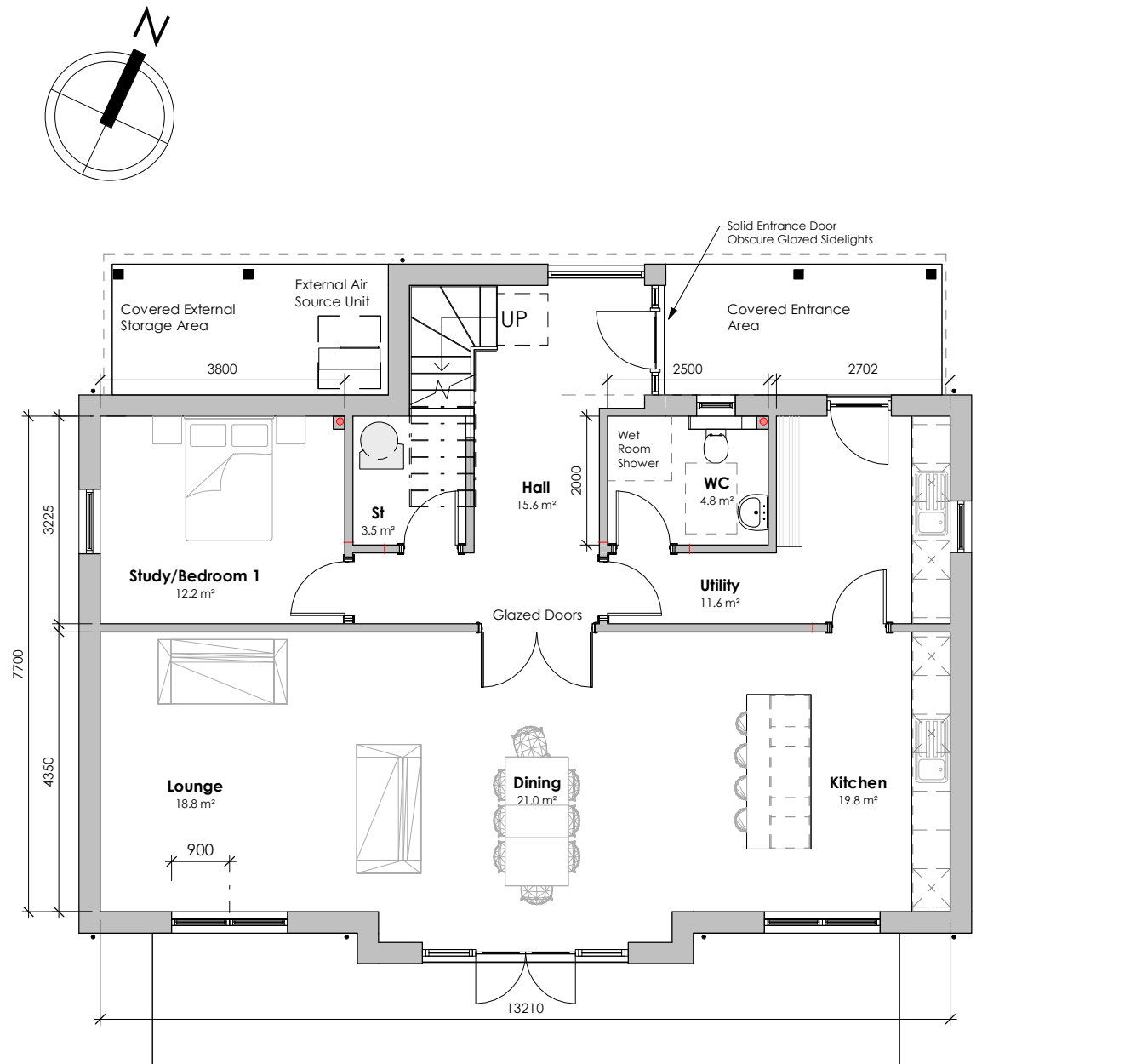
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First Floor Plan

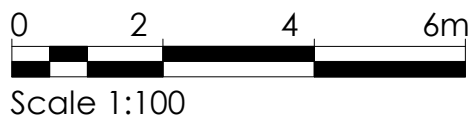
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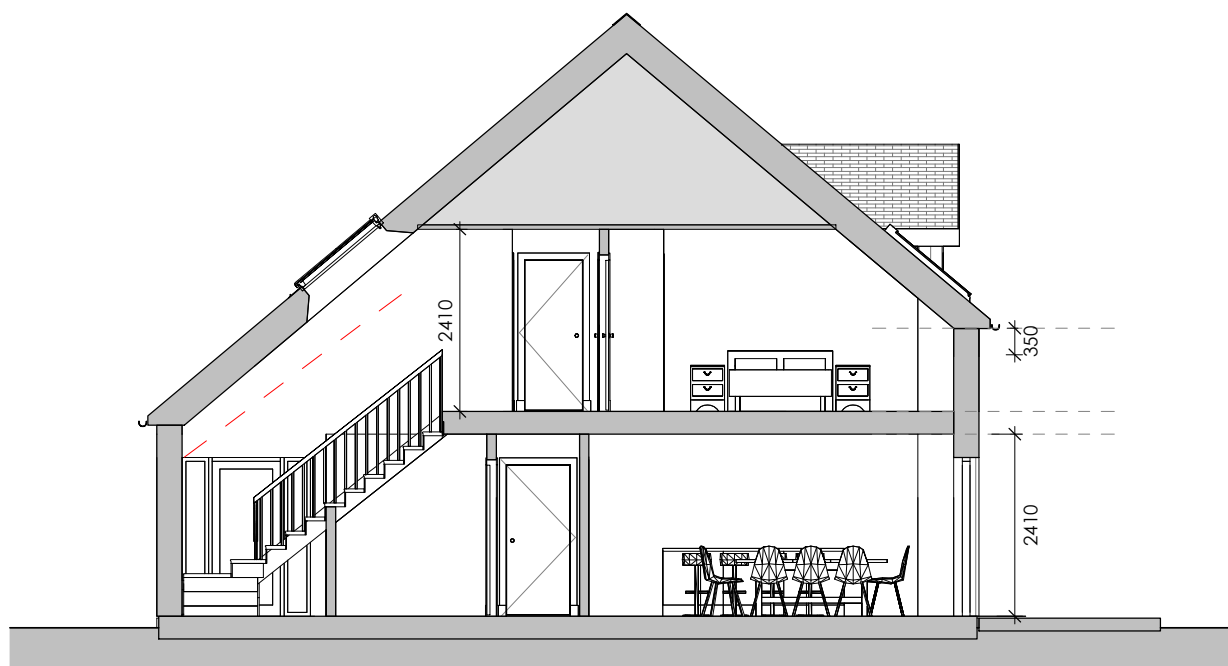
Ground Floor Plan

Scale - 1 : 100

Ground Floor Area = 113m²
First Floor Area = 102m²
TOTAL FLOOR AREA = 215m²



Scale 1:100



Cross Section

Scale - 1 : 100



North Elevation

Scale - 1 : 100



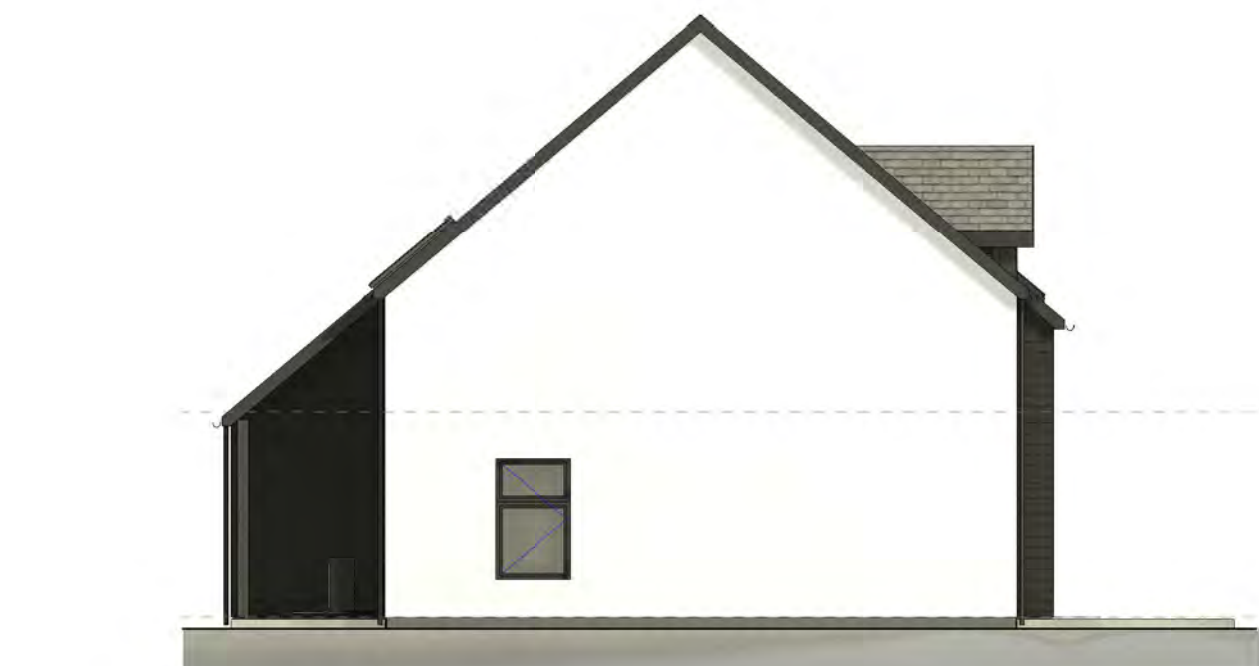
South Elevation

Scale - 1 : 100



East Elevation

Scale - 1 : 100



West Elevation

Scale - 1 : 100

- EXTERNAL MATERIALS all to approval
- Natural slate / slate effect roofing
 - Dark grey framed windows & external doors
 - Black / very dark grey timber / timber effect cladding
 - White / off white render

Rev	Description	Date
C	Revised for planning app	04/03/25
B	Revised for client comments	27/02/25
A	Revised for client comment	24/02/25



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Client
Mr & Mrs R Clarke

Project
New Dwelling & Garage
Lochloy
Nairn

Project No. 2313

Drawing No. R12_PL_00_100

Revision C

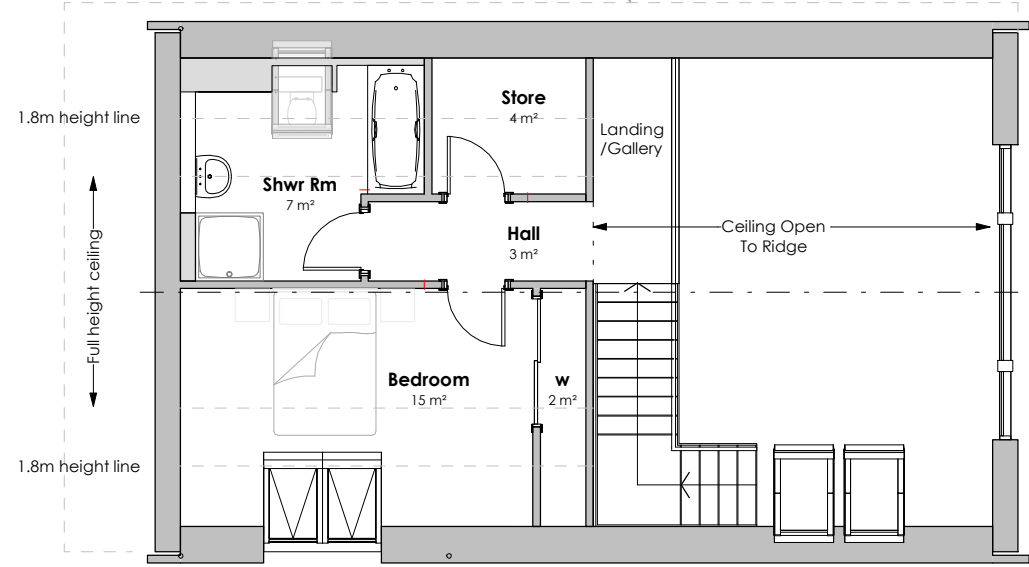
Proposed House
General Arrangement

Status
PLANNING

Date Created Feb. '25 Drawn by DJC

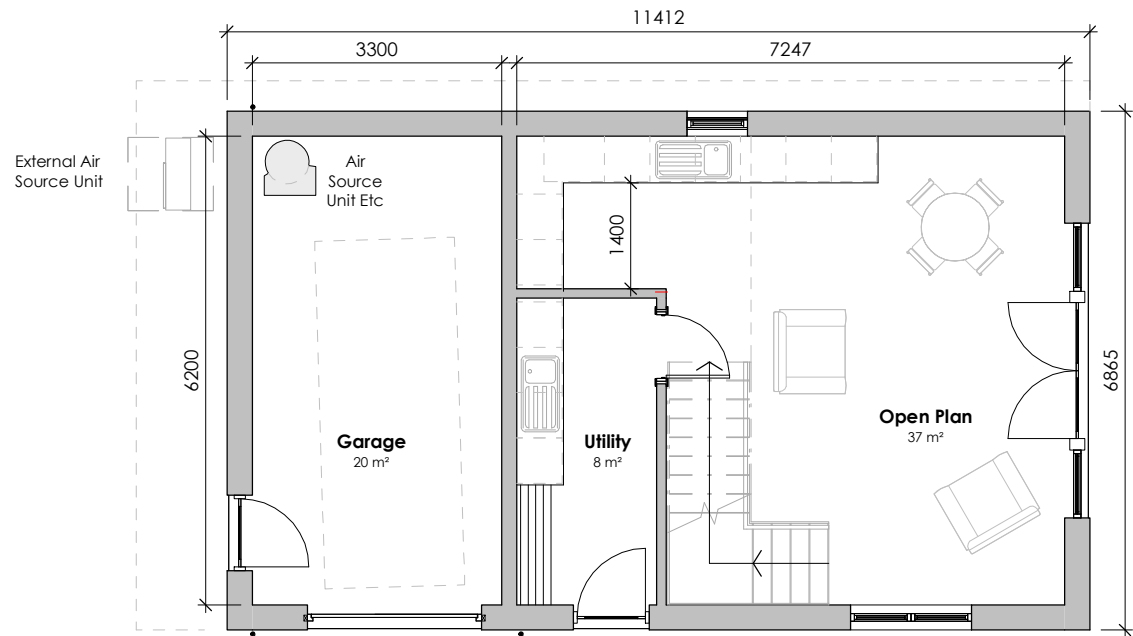
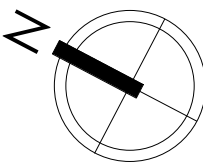
Scale Sheet @ A1

Note - grey dashed lines denote size of annexe as originally proposed at initial submission stage; reduced following comments



First Floor Plan

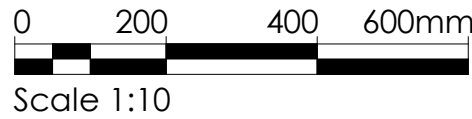
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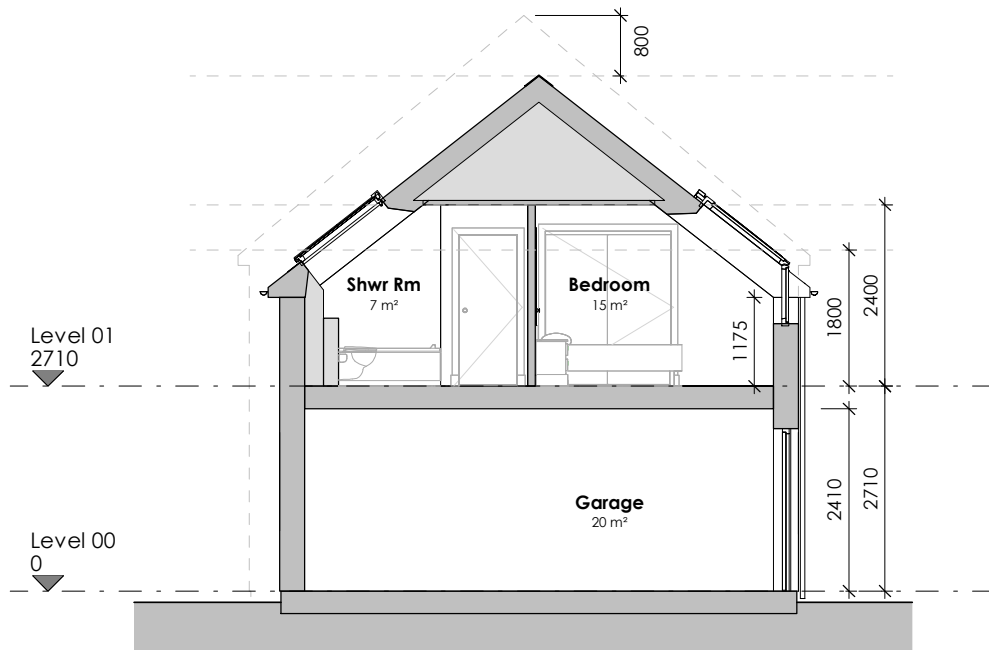
Ground Floor Plan

Scale - 1 : 100

Ground Floor Area = 66m²
First Floor Area = 33m²
TOTAL FLOOR AREA = 99m²



Scale 1:10



Cross Section

Scale - 1 : 100



EXTERNAL MATERIALS all to approval

Natural slate / slate effect roofing

Dark grey framed windows & external doors

Black / very dark grey timber / timber effect cladding

White / off white render



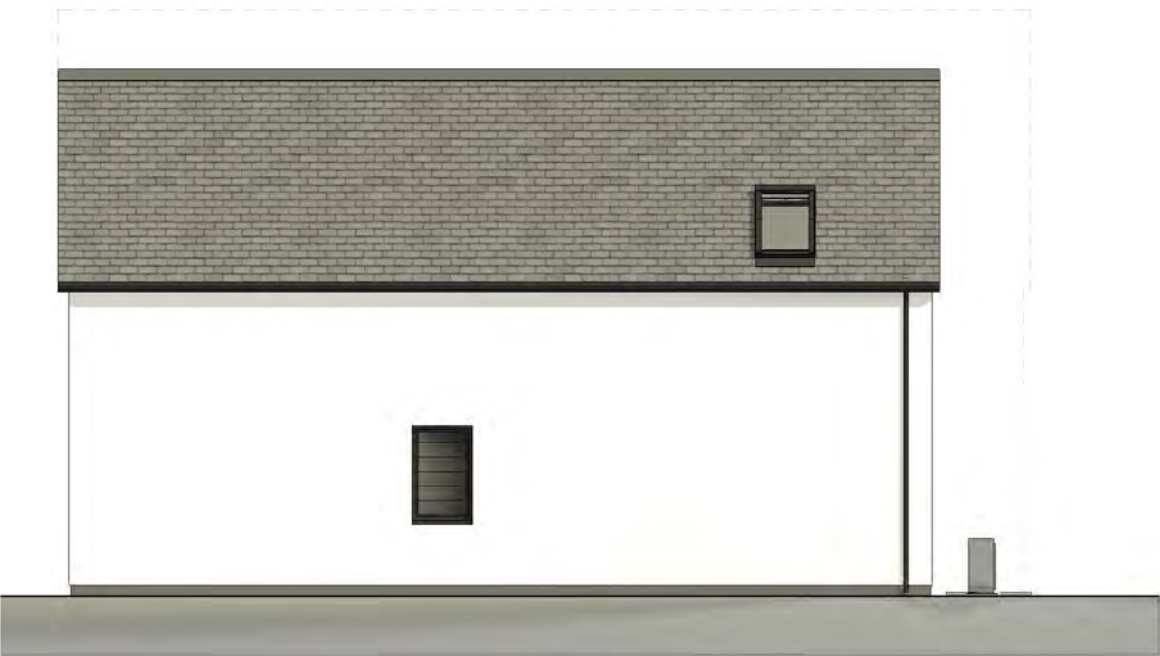
South Elevation

Scale - 1 : 100



West Elevation

Scale - 1 : 100



East Elevation

Scale - 1 : 100



North Elevation

Scale - 1 : 100

Figured dimensions only are to be taken from this drawing.
All dimensions are to be checked on site before any work is put in hand.
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CDM:
Hazard Elimination & Risk Reduction has been undertaken and recorded where appropriate, in accordance with the requirements of "The Construction (Design and Management) Regulations 2015" and the associated "Industry Guidance for Designers"

Rev	Description	Date
D	Reduced size - planner comments	12/05/25
C	Revised for planning app	04/03/25
B	Revised for client comments	27/02/25
A	Revised for client comment	24/02/25



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Client
Mr & Mrs R Clarke

Project
Proposed Dwelling & Garage
Lochloy
Nairn

Project No. 2313

Drawing No. R13_PL_00_100

Revision D

Garage/Annexe
General Arrangement

Status
PLANNING

Date Created
Feb. '25

Scale
1 : 100

Drawn by
DJC

Sheet
@ A2