

Agenda Item	8.10
Report No	PLN/070/25

HIGHLAND COUNCIL

Committee: North Planning Applications Committee
Date: 26 November 2025
Report Title: 25/01888/FUL : Mr Steve Auckland
Two Fishes
Cooper Street
Plockton

Report By: Area Planning Manager - North

Purpose/Executive Summary

Description: Erection of domestic garage
Ward: 05 - Wester Ross, Strathpeffer And Lochalsh
Development category: Local Development

Reason referred to Committee: Community Council objection, More than 5 objections

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

Recommendation

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

1. PROPOSED DEVELOPMENT

- 1.1 The applicant seeks planning permission for the erection of a domestic garage within the rear garden grounds of the property Two Fishes, Cooper Street, Plockton. The garage is within the site of a recently approved property (Two Fishes) and was recently built under the application 22/03051/FUL. The single-storey garage will measure 8.5m in width x 6m in depth, with 2.3m to the eaves and an overall pitched roof ridge height of 4.3m. A single timber framed window will be installed on the south elevation and the 2no. garage doors will be on the north elevation. The garage walls and doors will be finished in untreated Scottish Larch Board on board cladding, Galvanised Sinusoidal metal roof and galvanised rainwater goods. This will be used for storage for boats and cars.

There is no tree felling proposed and 3no. native trees will be planted to the east of the garage, this will include 2no. birch and 1no. aspen tree.

- 1.2 The proposed development will take vehicular access from Cooper Street directly to the north of the site. The garage will be set back by approximately 31m from the roadside. There are no connections proposed to the water or sewer networks. SuDS will connect to the new manhole connecting into the existing surface water drainage line.

- 1.3 Supporting Information: None

- 1.4 Variations: Amended Proposed Site Layout, Garage Elevation, and Site Section plans were submitted.

The following amendment were made:

- Reduction in height from 5.20m to 4.3m
- Reduction of footprint from 57m² to 51m²
- Relocation of the garage by an extra 750mm from the neighbouring boundary to the west.
- Removal of solar PV (as per conservation officers' guidance)

2. SITE DESCRIPTION

- 2.1 The application site is an area of undeveloped land within the grounds of the main house (approved under 22/03051/FUL). The area of land is within the village of Plockton and located in the village conservation area.

To the east is an approved and built short term letting unit with a height of 5.1m and similar in scale and size to the proposed garage. The short term let was granted planning permission under 21/01993/FUL and is a one storey detached unit finished in white render and corrugated metal roof.

A children's play park is present directly to the south of the site. Otherwise, the site is surrounded by residential properties. The dwellings in the area are mainly 1½ storey in height and most are traditional in style.

3. PLANNING HISTORY

3.1	27.10.2021	21/03748/FUL, Erection of house	Permission Granted
3.2	07.03.2022	21/06024/FUL, Erection of house (Amendment to Planning Permission 21/03748/FUL)	Permission Granted
3.3	20.10.2022	22/03051/FUL, Erection of a house and formation of associated access (Amendment to Planning Permission 21/06024/FUL)	Permission Granted

4. PUBLIC PARTICIPATION

- 4.1 Advertised: West Highland Free Press - Section 65 - Affect Con Area 21 Days
Date Advertised: 30th of May 2025
Representation deadline: 3 October 2025

Timeous representations: 12 (10 Households)

Late representations: 0

- 4.2 Material considerations raised are summarised as follows:

- a) Out of Character for the conservation area – *the impact on the conservation area has been considered and judged to be acceptable as detailed in section 8.10*
- b) Will not enhance the conservation area - *the impact on the conservation area has been considered and judged to be acceptable as detailed in section 8.10*
- c) Scale, amenity and height of the garage – *This has been reduced to be in keeping with the surrounding out buildings.*
- d) Loss of greenspace – *This is no longer a consideration as the previous house application changed this from open space to garden ground.*
- e) use of the garage – *Not a material consideration, we have added a condition to ensure that the use of this does not change.*
- f) Previous proposals for garages or similar have been refused – *no specific cases have been cited. There has never been a general moratorium on development of this kind in Plockton and each application is considered on it's own merits*

- 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 Conservation – Historic Environment Team – No Objection

The previous comment was concerned over the size of the garage and how it might appear out of scale to the new house and the visual amenity of the conservation area. The resubmitted proposal has a reduced floor plan by 0.5m in length from 9m to 8.5m and a reduction in ridge height from 4.9m to 4.3m. The garage also proposes unfinished larch vertical siding with a galvanised sinusoidal metal roof.

The Conservation Officer has confirmed that following the reduction in the building and the removal of solar panels he would withdraw his original objection, subject to the inclusion of a condition requiring that details of the roofing materials be submitted to and approved in writing by the Planning Authority prior to the commencement of development.

5.2 Plockton Community Council – OBJECTION

States that this will be the largest garage in the village and the surrounding district. It will further “box in” the properties of Cooper Street.

The Community Council expressed, concern about vehicle and pedestrian safety due to the access onto Cooper Street which is already overburdened with traffic and the created entrance to the property has not alleviated that concern. The garage will be as big, if not bigger than neighbouring inhabited properties. The Community Council would be concerned that, under the radar, this proposed development might easily become a letting property. The development is not in keeping with the local plan nor the “Conservation” status of the area.

Response to Community Council Objection - The application proposes off-street parking, which was previously approved as part of the original house application. The access has been constructed in accordance with the approved plans. The garage will result in only minimal or no added increase to additional vehicles going to and from the site. The footprint, and its size has now been reduced to ensure it is in keeping with the surrounding outbuildings and dwellings. The remaining concern raised is not a planning matter and therefore must be assessed based on the details submitted within the application; however, a condition will be imposed to ensure this aspect is appropriately maintained.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

28 - Sustainable Design

29 - Design Quality & Place-making

34 - Settlement Development Areas

57 - Natural, Built & Cultural Heritage

6.2 **West Highland and Islands Local Development Plan (2019) (WestPlan): Local Development Plan**

No site specific policies apply

6.3 **Highland Council Supplementary Planning Policy Guidance**

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

Highland Historic Environment Strategy (Jan 2013)

Sustainable Design Guide (Jan 2013)

7. OTHER MATERIAL CONSIDERATIONS

7.1 Scottish Government Planning Policy and Guidance

National Planning Framework 4

8. PLANNING APPRAISAL

- 8.1 Sections 25(1) and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended), collectively require that this application be determined in accordance with the development plan unless material considerations indicate otherwise. Section 24(1) requires that all planning applications must now be determined in accordance with the provisions of NPF4 and those of any the relevant, extant Local Development Plan unless material considerations provide justification otherwise. Section 24(3) states that in the event of any incompatibility between a provision of the National Planning Framework and a provision of a local development plan, whichever of them is the later in date is to prevail.

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 impact on the conservation area
 - c) access, parking and road safety
 - d) neighbour amenity
 - e) any other material considerations.

Development plan/other planning policy

- 8.4 Sections 25(1) and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended), collectively require that this application be determined in accordance with the development plan unless material considerations indicate otherwise. Section 24(1) requires that all planning applications must now be determined in accordance with the provisions of NPF4 and those of any the relevant, extant Local Development Plan unless material considerations provide

justification otherwise. Section 24(3) states that in the event of any incompatibility between a provision of the National Planning Framework and a provision of a local development plan, whichever of them is the later in date is to prevail.

- 8.5 NPF4 is the overarching primary policy document with Policies 1-3 applying to all development proposals throughout Scotland. As such when considering development proposals, significant weight will be given to the global climate and nature crises. Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible. Development proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats and building and strengthening nature networks and the connections between them. Proposals should also integrate nature-based solutions, where possible.
- 8.6 NPF4 Policy 7 (Historic assets and places) of NPF4 requires that development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced. Relevant considerations include the architectural and historic character of the area; the existing density, built form and layout; and the context and siting, quality of design and suitable materials. The policy further requires that all development proposals will ensure that existing natural and built features which contribute to the character of the conservation area and its setting, including structures, boundary walls, railings, trees and hedges, are retained.
- 8.7 The proposal is within the Plockton Conservation Area therefore Policy 57 (Natural, Built and Cultural Heritage) is relevant. This supports developments where it can be satisfactorily demonstrated that they will not have an unacceptable impact upon the heritage resource. Conservation Areas are identified as areas of special architectural interest, the character or appearance of which it is desirable to preserve or enhance.
- 8.8 Policy 28 of the corresponding Highland-wide Local Development Plan (HwLDP) 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
- 8.9 Policy 29 of the HwLDP repeats the emphasis on good design in terms of compatibility with the local landscape and in terms of place making
- NPF4 Policy 16 (Quality Homes) supports householder developments where they do not have a detrimental impact on the character or environmental quality of the home or surrounding area in terms of size, design and materials, or the neighbouring properties in terms of physical impact, overshadowing or overlooking
- These policy aspects are already reflected within the Highland wide Local Development Plan, notably Policy 28 (Sustainable Design) which assesses proposals against a number of criteria, including their compatibility with public service provision; transport; impact on individual and community residential amenity; demonstration of sensitive siting and high quality design in keeping with

local character; and contribution to the economic and social development of the community and Policy 29 (Design Quality and Placemaking), which requires any application to make a positive, net contribution to the architectural and visual quality of the place within which it is proposed.

Subject to ensuring that the proposal is appropriately sited and designed so as not to have adverse impacts on individual and community residential amenity the proposal could be said to comply with the Development Plan.

8.10 Principle of Development and Impact on the Conservation Area

The site lies within the Plockton Conservation Area. Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 imposes a general duty to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area. In this case, it is considered that the siting, specific placement, orientation, design and use of materials is such that the proposal does preserve the character and appearance of the Conservation Area.

The proposed building is suitably sited at the rear of the site behind the applicant's house. It will be read as ancillary to the main house and as such will fit with the established pattern of development on the south side of Cooper Street where a number of properties have outbuildings and ancillary structures to the rear. The existing short term let to the east dominates views from the public road and will provide some setting for the proposed development. The proposed garage is lower than the existing short term let and in keeping with the proportions of other nearby ancillary structures.

Several of the objections received suggest that the garage is out of character with the conservation area. Regarding the proposed one-storey garage, it generally reflects the scale and dimensions of other nearby outbuildings located along Cooper Street. The use of roofing made from corrugated sheet metal is common on surrounding outbuildings within this settlement area. This will be conditioned to ensure that there will be no change.

The use of larch cladding will, in the medium to long term, result in the building having an aesthetically acceptable appearance as the larch will 'silver' off and the cladding will darken in colour due to natural weathering. Historical timber buildings that are left untreated in this manner are not uncommon in rural settlements across the Highlands and Islands including conservation areas. A condition will be implemented to prevent the wood from being stained. It is concluded that the siting and design of the development will not have significant impact and therefore will preserve the character of the conservation area.

A single aluclad timber window will be installed to the south facing elevation. Timber frame windows are the preferred material within the conservation area.

The proposed development is not considered to have a significant impact on the streetscape of Cooper Street. While the building will be visible from the Rhu single-track road, its design and scale are not expected to detract from the character or appearance of the area. The garage is to preserve the character and appearance of the conservation area and meets the conservation area needs.

8.11 **Sitting, Design and Scale**

The proposed development is located within the rear garden of the property known as *Two Fishes*. The materials, colour, and finishes of the garage—comprising timber cladding and a corrugated metal roof—are considered acceptable, as they complement the character of the existing house. Furthermore, the use of corrugated sheet metal roofing is consistent with the established pattern of outbuildings in the surrounding area.

The size and height of the garage have been reduced to better align with neighbouring outbuildings, addressing concerns raised in representations regarding its scale and visual impact. In particular the proposed garage is now lower than the existing short term let to the east. The principle of a domestic garage within a residential setting is considered acceptable, and the revised drawings are deemed to satisfactorily address previous concerns. The amended design, scale, and massing are now considered appropriate for the site.

Additionally, the garage is set back from the main dwelling, allowing sufficient space for vehicle turning and off-street parking. It is also noted that the site slopes away from Cooper Street, which further mitigates the visual impact of the development.

8.12 **Impact on Neighbouring Amenity**

The applicant has stated that the garage will be used for personal purposes, specifically for the storage of cars and a boat.

To safeguard residential amenity and ensure the development proceeds as proposed, a condition is attached to restrict the use of the garage to that specified in the application. Any alternative use, such as short-term letting, could result in a greater impact on the amenity of neighbouring properties and would therefore require further assessment and would require planning permission.

There is no building directly to the west of the site within the garden of 2 Cooper Street, and as such, the development will not result in any overlooking or privacy issues. Additionally, the garage does not have windows to either the east or the west elevation, further mitigating any potential for overlooking or loss of privacy to the short term letting unit to the east. There will also be no loss of sunlight to neighbouring properties due to the nature and positioning of the building

8.13 **Parking and access**

Three parking spaces were previously approved for the house which in accordance with the Council's Access to Single Houses and Small Housing Developments guidance. The proposal does not increase the parking requirement and does not affect the provision of the previously approved spaces.

Other material considerations

- 8.14 The loss of green space was mentioned by an objector but as the land has changed from open space to garden ground in the previously approved application this is no longer a consideration.

Non-material considerations

- 8.15 Several of the objector allege that the proposed garage will be used as a holiday home. This is not currently a material consideration within the planning system, and must assess the application on what has been submitted.

Matters to be secured by Section 75 Agreement

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

None

9. CONCLUSION

- 9.1 The proposed garage is of a suitable scale and design considering the setting within the Conservation Area. It will not detract from the character or integrity of the heritage resource or impact unacceptably upon the surrounding residential amenity or road safety.
- 9.2 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. IMPLICATIONS

- 10.1 Resource: Not applicable
- 10.2 Legal: Not applicable
- 10.3 Community (Equality, Poverty and Rural): Not applicable
- 10.4 Climate Change/Carbon Clever: Not applicable
- 10.5 Risk: Not applicable
- 10.6 Gaelic: Not applicable

11. RECOMMENDATION

Action required before decision issued

Notification to Scottish Ministers N

Conclusion of Section 75 N
Obligation

Revocation of previous permission N

Subject to the above actions, it is recommended to
GRANT the application subject to the following conditions and reasons

- 1 The 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 No development shall take place until samples and/or full details (including the manufacturer's name, product name and reference number, colour, and texture) of the proposed roof material have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt unless otherwise agreed in writing by the Planning Authority the roof shall be finished in grey (either RAL 7031 or RAL 7015) metal sheeting.

Reason: To preserve and enhance the character and appearance of the conservation area

- 3 No colour or stain shall be applied to the larch cladding on the building hereby approved

Reason: To preserve and enhance the character and appearance of the conservation area

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.

INFORMATIVES

Initiation and Completion Notices

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

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to

work commencing on site.

2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

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

Flood Risk

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. As per Scottish Planning Policy (paragraph 259), planning permission does not remove the liability position of developers or owners in relation to flood risk.

Scottish Water

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

Septic Tanks & Soakaways

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

Local Roads Authority Consent

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

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

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

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

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

http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_for_working_on_public_roads/2

Mud & Debris on Road

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

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

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

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

Protected Species – Halting of Work

You are advised that work on site must stop immediately, and NatureScot must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from NatureScot: <https://www.nature.scot/professional-advice/protected-areas-and-species/protected-species>

Insert other appropriate notes/delete any not relevant

Signature: Dafydd Jones
Designation: Area Planning Manager - North
Author: Jessica Forrester
Background Papers: Documents referred to in report and in case file.
Relevant Plans:

Document Type	Document No.	Version No.	Date Received
Proposed Site Layout Plan	CSP_AL(PL)101	REV C	16.09.25
Garage Elevation Plan			16.09.25
Document Type	Document No.	Version No.	Date Received
Proposed Site Layout Plan	CSP_AL(PL)101	REV C	16.09.25
Garage Elevation Plan			16.09.25

REPRESENTATIONS

10.	Mr John Macleod	Stornoway,	11/08/25
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Appendix 2

	COMPLETE FOR LEGAL AGREEMENTS AND UPFRONT PAYMENTS				REQUIRED FOR LEGAL AGREEMENTS ONLY				
Type	Contribution	Rate (per house)	Rate (per flat)	Total Amount* ¹	Index Linked ¹	Base Date* ²	Payment Trigger* ³	Accounting Dates* ⁴	Clawback Period* ⁵
Schools²									
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
Community Facilities	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Affordable Housing									
On-site provision ³	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 ⁴	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 ⁵	£0.00 per affordable unit not	N/A	N/A	£0.00	N/A	N/A	Insert	N/A	5 Years

¹ 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

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

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

⁴ As above

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

	COMPLETE FOR LEGAL AGREEMENTS AND UPFRONT PAYMENTS				REQUIRED FOR LEGAL AGREEMENTS ONLY				
Type	Contribution	Rate (per house)	Rate (per flat)	Total Amount*1	Index Linked ¹	Base Date*2	Payment Trigger*3	Accounting Dates*4	Clawback Period*5
	delivered on/off site. Insert expected timescale for payment - can be in installments						specific payment date		
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
Transport									
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
Green Infrastructure									
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
Water and Waste									
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

	COMPLETE FOR LEGAL AGREEMENTS AND UPFRONT PAYMENTS				REQUIRED FOR LEGAL AGREEMENTS ONLY				
Type	Contribution	Rate (per house)	Rate (per flat)	Total Amount* ¹	Index Linked ¹	Base Date* ²	Payment Trigger* ³	Accounting Dates* ⁴	Clawback Period* ⁵
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					
Public Art	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Other (Please Specify)	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

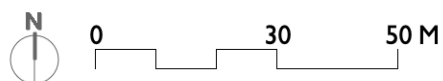
*⁴ Accounting dates - 1 April and 1 October each year of development (if the contribution is to be paid on a basis other than related to units completed in the preceding 6 months (e.g. lump sum on a specific date) then indicate this instead of the Apr/Oct payment dates)

*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



BAILLIE
BAILLIE

Baillie Baillie Architects
Studio 117
South Block
60-64 Osborne Street
Glasgow G1 5QH

Project
Cooper Street, Plockton

Client
Steve Auckland

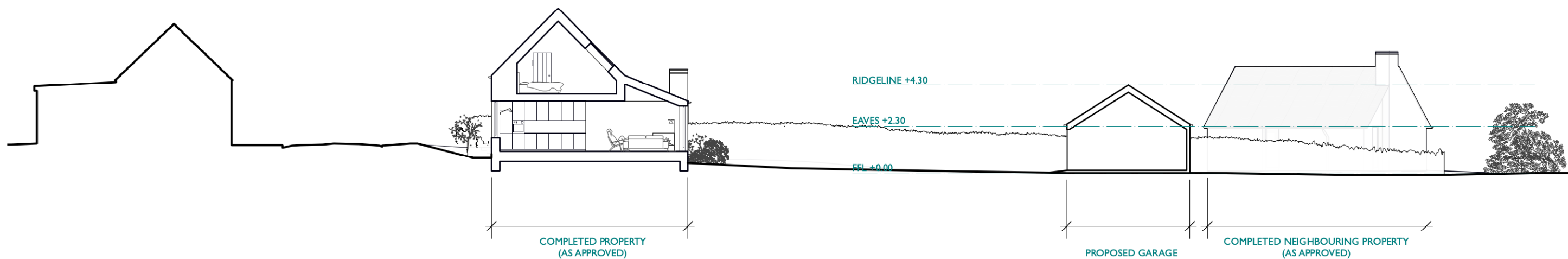
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CSP_AL(PL)001

Drawn By Revision
CB

Sheet Title
Location Plan

Issue
Planning

Scale
1:1250at A3



SITE SECTION - PROPOSED

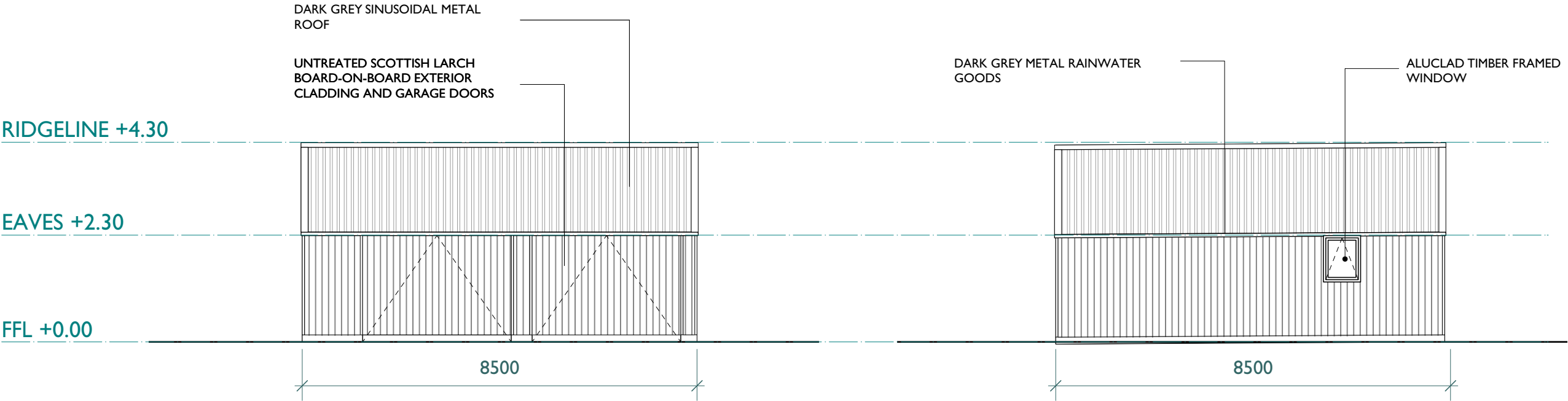
Scale: 1:200

REV A - RIDGE HEIGHT
CORRECTED

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Drawing Number	Drawn By	Revision
CSP_AL(PL)302	CB	A
Sheet Title		
SITE SECTION		
Issue	Scale	
Planning	1:200 at A3	



NORTH ELEVATION - PROPOSED
Scale: 1:100

SOUTH ELEVATION - PROPOSED
Scale: 1:100



EAST ELEVATION - PROPOSED
Scale: 1:100

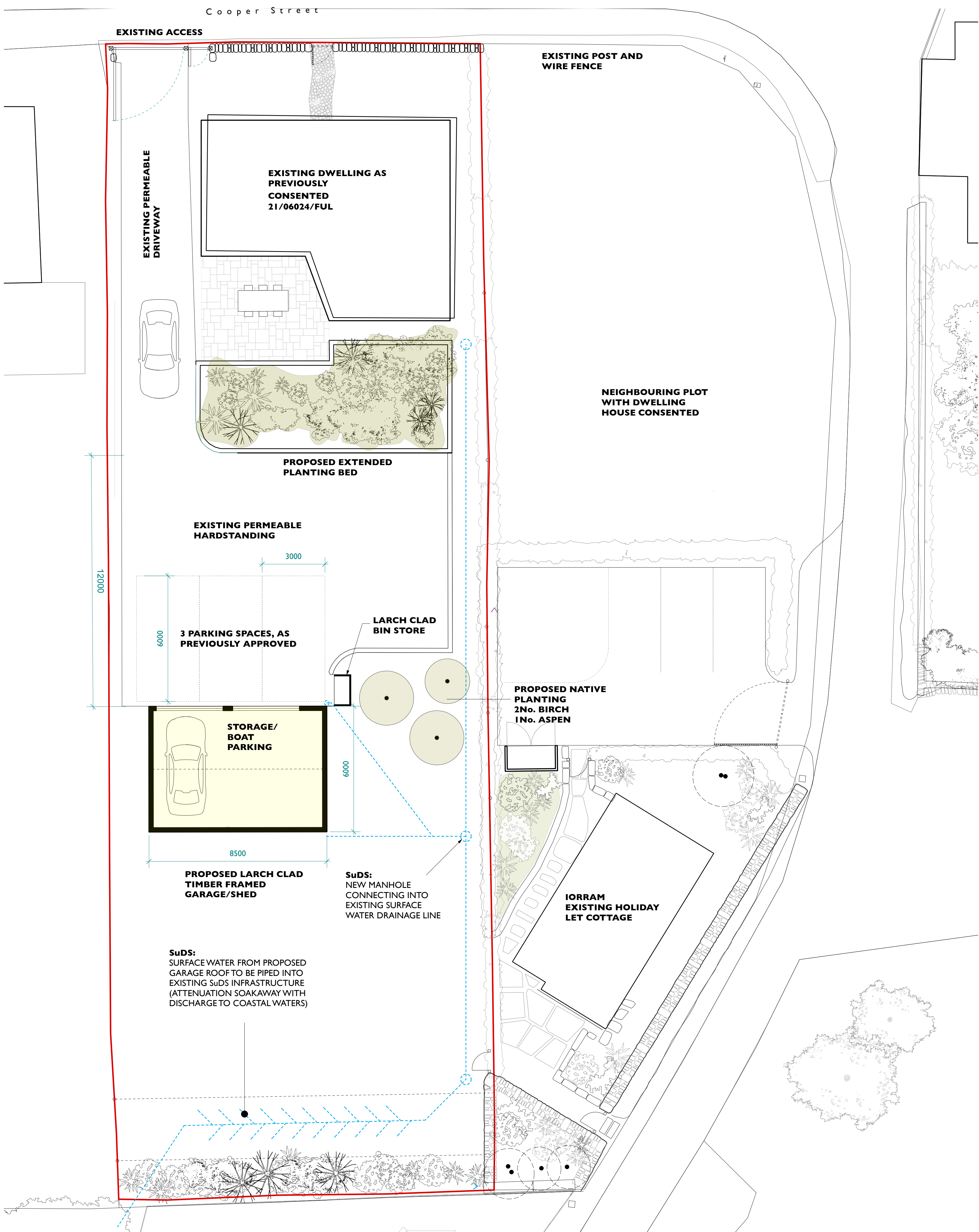
WEST ELEVATION - PROPOSED
Scale: 1:100

REV C - ROOF MATERIAL REVISED
TO DARK GREY SINUSOIDAL.

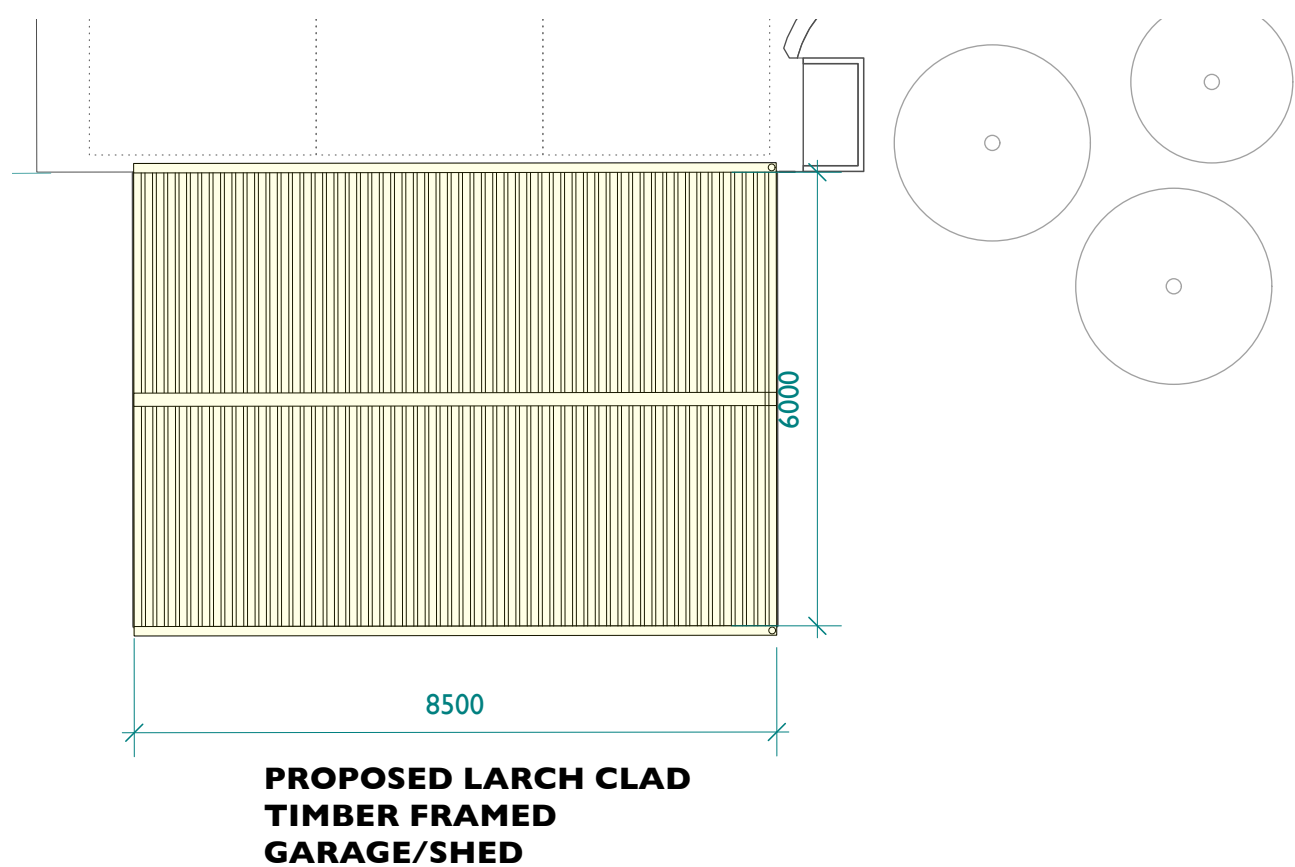
REV B - REDUCED BUILDING
LENGTH. RIDGE ANNOTATION
CORRECTED.

BAILLIE BAILLIE		
Baillie Baillie Architects Studio 116 South Block 60-64 Osborne Street Glasgow G1 5QH		
Project Cooper Street, Plockton		
Client Steve Auckland		
Drawing Number CSP_AL(PL)301	Drawn By CB	Revision C
Sheet Title GARAGE ELEVATIONS		
Issue Planning		Scale 1:100 at A3





FLOOR PLAN - PROPOSED
Scale: 1:100



ROOF PLAN - PROPOSED
Scale: 1:100

NOTES:

ACCESS:
ACCESS DRIVEWAY AS EXISTING

PARKING:
PARKING PROVISION AS PREVIOUSLY CONSENTED.
HARDSTANDING AREA EXTENDED AND PLANTING BED PROPOSED.

PROPOSED GARAGE:
GARAGE TO BE UN-INSULATED TIMBER-FRAMED, TIMBER-CLAD STRUCTURE FOR VEHICLES AND STORAGE PURPOSES ONLY. NO HABITABLE ANCILLARY SPACES ARE PROPOSED.

KEY TO DRAWING:

— APPLICATION BOUNDARY

REV E - DRAWING EXTENDED TO INCLUDE ADDITIONAL CONTEXT
REV D - GARAGE MOVED EAST.
REV C - ROOF PLAN UPDATED.
REV B - BUILDING LENGTH REDUCED BY 1m.

Project
Cooper Street, Plockton
Client
Steve Auckland

Drawing Number	Drawn By	Revision
CSP_AL(PL)101	CB	E

Sheet Title
GARAGE PLAN AND SITE LAYOUT

Issue	Scale
Planning	1:100 at A1

