

Agenda Item	6.2
Report No	PLN/004/26

## HIGHLAND COUNCIL

**Committee:** North Planning Applications Committee

**Date:** 21<sup>st</sup> January 2026

**Report Title:** 25/00824/FUL: Mrs Lorraine MacDonald  
 Land 110M SE Of Dounhuila  
 7A Glasnakille  
 Elgol  
 Isle Of Skye

**Report By:** Area Planning Manager - North

### Purpose/Executive Summary

**Description:** Erection of short term letting cabin and residential cabin

**Ward:** 10 - Eilean A' Cheò

**Development category:** Local

**Reason referred to Committee:** Called in by Members

All relevant matters have been taken into account when appraising this application. It is considered that the proposal does not accord with the principles and policies contained within the Development Plan and is unacceptable in terms of applicable material considerations.

### Recommendation

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

## **1. PROPOSED DEVELOPMENT**

- 1.1 Planning permission is sought for the erection of a residential cabin and a holiday-letting cabin on land situated to the south-east (rear) of the property known as Dounhuila at 7A Glasnakille. It is set back approximately 120 metres from the public road, with the landform sloping down towards the coastline. There are no immediate neighbouring properties.
- 1.2 The site forms part of croft land and is accessed via an agricultural track leading to a lower terrace of ground, from which the topography then falls steeply towards the shoreline.
- 1.3 Pre Application Consultation: 24/02169/PREAPP for erection of 2 houses and formation of access was submitted last year. The officer's response concluded that the proposal for two houses could be supported, as it aligns with NPF4 Policy 17 and would help sustain the local community. However, the advice also noted that if the site forms part of a registered croft, the proposal would conflict with Policy 47 of the HwLDP, which permits only single-house developments on croft land. In addition, it was emphasised that any future application should comply with the Council's Rural Housing Supplementary Guidance and ensure the two houses are not identical in design. Although no arboricultural information was submitted at this stage, the need to protect existing trees and provide compensatory planting where required, was highlighted.
- 1.4 Supporting Information: Private Access Checklist, Supporting Letters from Neighbours
- 1.5 Variations: None

## **2. SITE DESCRIPTION**

- 2.1 The site lies within the rural settlement of Glasnakille, East of Elgol, an area characterised by widely dispersed houses lining the public road and framed by the dramatic coastline and the shores of Loch Eishort to the East. The plot sits well back from the road, with an existing agricultural track proposed for upgrading to provide vehicular access. While the field adjacent to the road is relatively flat, the ground level drops steeply toward the coast, and the proposed development area occupies this lower-lying section. The site is located within a wooded area beyond the agricultural field, where trees have already been cleared to facilitate the potential development.

## **3. PLANNING HISTORY**

- 3.1 None

## **4. PUBLIC PARTICIPATION**

- 4.1 Advertised: Unknown Neighbour  
Date Advertised: 11<sup>th</sup> April 2025  
Representation deadline: 25<sup>th</sup> April 2025

Timeous representations: 2 (1 objection and 1 general comment)

Late representations: none

4.2 Material considerations raised are summarised as follows:

- a) Potential impact of the proposed access track on the neighbour's nearby soakaway pipe;

*Officer's comment: The submitted plans show that all land associated with the proposal is within the applicant's ownership. Any potential effect on infrastructure located on neighbouring land would therefore be considered a private legal matter rather than a planning concern.*

- b) Potential impact of the proposed borehole given its proximity to the neighbour's spring-fed domestic water supply;

*Officer's comment: Environmental Health has reviewed the issue of private water supply and raised no objections. However, a competent assessment would still be required to demonstrate that a wholesome and reliable water supply can be secured, and that sufficient capacity exists to meet the needs of all surrounding properties.*

- c) Environmental impact of the development on woodland and wildlife, including the proposed engineering works on the slope;

*Officer's comment: This issue is addressed in detail in the assessment below and forms one of the grounds for refusal.*

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

## 5. CONSULTATIONS

5.1 Forestry Officer raised an objection on the grounds of development resulting in the fragmentation and loss of native woodland and associated habitats. The proposal is deemed as not complying with Policies 3 and 6 of NPF4.

5.2 Environmental Health Officer raised no objection subject to conditions requesting submission of PWS assessment demonstrating that a wholesome and reliable water supply can be secured, and that sufficient capacity exists to meet the needs of all surrounding properties.

5.3 Corporate Address Gazetteer Team asked to be notified by the applicant when the houses are erected so necessary changes to create a new address for each can be made.

5.4 Crofting Commission: no response

## 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 5 - Soils  
Policy 6 - Forestry, Woodland and Trees  
Policy 14 - Design Quality and Place  
Policy 17 - Rural Homes  
Policy 29 - Rural Development  
Policy 30 - Tourism

## **6.2 Highland Wide Local Development Plan 2012 (HwLDP)**

28 - Sustainable Design  
29 - Design Quality & Place-making  
31 - Developer Contributions  
36 - Development in the Wider Countryside  
44 - Tourist Accommodation  
47 - Safeguarding Inbye/Apportioned Croftland  
51 - Trees and Development  
52 - Principle of Development in Woodland  
65 - Waste Water Treatment  
66 - Surface Water Drainage

## **6.3 West Highland and Islands Local Development Plan (WestPlan) (2019)**

Broadford and Strath Local Place Plan (2024)

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

Access to Single Houses and Small Housing Developments (May 2011)  
Developer Contributions (March 2013)  
Rural Housing (December 2021)  
Sustainable Design Guide (Jan 2013)  
Trees, Woodlands and Development (Jan 2013)

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

### **7.1 None**

## **8. PLANNING APPRAISAL**

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

#### **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:

- compliance with the development plan and other planning policy,
- impact on native woodland and
- unacceptable siting and design.

### Development plan/other planning policy

8.4 All planning applications must now be determined in accordance with the provisions of NPF 4 and the existing Local Development Plan unless material considerations provide justification otherwise. If there is an inconsistency between NPF4 policies and an LDP which was adopted before 13 February 2023, the NPF prevails under Section 24(3) of the 1997 Town and Country Planning (Scotland) Act 1997 (as amended).

In this case NPF4 Policy 17 takes precedence over HwLDP Policy 36. Under NPF 4 Policy 17 (c), development proposals for new homes in remote rural areas will be supported where the proposal:

- supports and sustains existing fragile communities;
- supports identified local housing outcomes; and
- is suitable in terms of location, access, and environmental impact.

All 3 of these criteria need to be met.

In principle, the development does comply with criteria (i) and (ii) of the above policy by helping to support and sustain existing fragile community. However, criteria (iii) is not met due to negative impact on environment, specifically woodland.

8.5 The application site is located within 'wider countryside' and so Policy 36 of the Highland-wide Local Development Plan (HwLDP) applies. Policy 36 and the adopted Housing in the Countryside, Siting and Design guidance supports development proposals if they are not judged to be significantly detrimental in terms of the following matters: siting and design, pattern of development, landscape character and servicing, particularly roads.

8.6 Policy 28 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 repeats the emphasis on good design in terms of compatibility with the local landscape setting and in terms of place making.

8.7 Policy 14 of NPF4 supports developments which improve the quality of an area whether in urban or rural location and regardless of scale.

8.8 NPF4 Policy 6 requires the protection of existing woodland, the expansion and enhancement of tree cover, and the integration of woodland into planning for climate, biodiversity, and community benefits. Development that involves woodland removal

is generally incompatible with these objectives. Policy 6(b)(ii) states that proposals causing adverse impacts on native woodlands or trees of high biodiversity value will not be supported, while part (iii) adds that fragmenting or severing woodland habitats is unacceptable unless appropriate mitigation is identified and implemented in line with the mitigation hierarchy. Policy 6(c) further provides that woodland removal will only be supported where it delivers clear and significant public benefits, and any loss must typically be compensated through replacement planting.

This corresponds with Policies 51 and 52 of the HwLDP which state that the Council will maintain a strong presumption in favour of protecting woodland resources, with proposals only being supported where they offer a clear and significant public benefit, with additional tree planting required to compensate removal.

8.9 NPF4 Policies 1-3 apply to all development proposals nationwide. When considering all 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.

8.10 Policies 28, 29 and 36 of the HwLDP highlight that new proposals must be sensitively designed and sited to respect the place in which they are located, but the proposals must also be sympathetic to existing patterns of development in the area. Sensitivity and respect towards local distinctiveness of an area must be demonstrated. Policy 17 (c) of NPF4 reiterates the need for development to be appropriate in terms of its location, accessibility, and environmental impact.

The suitability of the proposed site to accommodate another house and its impact on local development pattern are considered further in paragraph 8.11.

For the reasons set out in Section 11, it is judged that the proposal fails to accord with the above development plan policies.

### **Impact on native woodland**

8.11 Given the site's location within an area of Native Woodland, the proposal must be assessed against Policy 6 (Forestry, Woodland and Trees) of NPF4. This policy seeks not only to safeguard existing woodland resources but also to promote their enhancement and expansion across Scotland. Paragraph (b) of Policy 6 is particularly important, as it makes clear that development proposals will not be supported where they would result in the loss of ancient woodland or have any adverse impact on native woodlands and trees. The development requires to create a level development platform, through cut and fill groundworks, and the formation of access and parking area. Such alterations to the woodland and the ground's natural profile would contribute to the fragmentation of what is identified as a sensitive native woodland resource. As such, the proposal would adversely affect the woodland and is considered contrary to Policy 6, specifically part (b) (ii) and (iii) and (c), as explained above.

This reflects the national recognition that native woodlands are an irreplaceable environmental asset, integral to biodiversity, carbon storage, habitat connectivity,

landscape character, and climate resilience. This national policy direction aligns with Policies 51 and 52 of the Highland-wide Local Development Plan (HwLDP), both of which emphasise a strong presumption against development that affects inventoried woodland, designated woodland, or other ecologically important features. These policies highlight the need to protect the ecological integrity of woodland areas, recognising that once lost or fragmented, native woodland communities are extremely difficult—often impossible—to replace within meaningful timescales. In light of the above, it is considered that the proposal fails to comply with the relevant woodland and tree protection policies. The applicant has been advised of these policy constraints, and the relocation of the cabins to an alternative area outwith the woodland—closer to the public road—was suggested. However, this option has not been pursued. As outlined previously, the Forestry Officer has objected to the proposal on the grounds that it would lead to the fragmentation and loss of native woodland and associated habitats, placing it in clear conflict with both national and local policy objectives. This concern is further compounded by the pre-emptive felling of trees that has already taken place on the site, which not only intensifies the overall loss of woodland resource but also undermines the policy expectation that development should first seek to avoid, rather than exacerbate, harm to native woodland. Therefore, the development is considered contrary to both national and local policy objectives.

8.12 Furthermore, in the context of the ongoing climate and nature crises, Policies 1 (Tackling the Climate and Nature Crises), 2 (Climate Mitigation and Adaptation), and 3 (Biodiversity) of NPF4 must also be given significant weight. These policies require all development proposals to contribute positively to climate mitigation, to be resilient to current and future climate risks, and to conserve, restore, and enhance biodiversity. Protecting native woodland is central to achieving these aims, as such habitats play a crucial role in supporting priority species and ecosystems, and maintaining broader landscape-scale ecological networks. Compensatory tree planting has been indicated on the submitted plan, and while this is a welcomed element of the proposal, it does not alter the fact that the development would result in the loss of native woodland. The Forestry Officer has confirmed that his objection would remain, noting that policy is explicit on this matter: the loss of native woodland to facilitate development is not acceptable.

In this context, the proposal is not considered to comply with the relevant national and local policies relating to trees, woodland protection, biodiversity enhancement, and climate resilience.

### **Design and siting**

8.13 The proposal cannot be supported as the design does not fully align with the expectations set out in the Highland Council's Rural Housing Supplementary Guidance, which seeks to ensure that new rural housing integrates sensitively with the landscape and reinforces local character. The guidance emphasises traditional building forms, proportions, roof pitches, and materials that are characteristic of the Highland vernacular. These elements help ensure that new development feels rooted in its setting, contributes positively to the established rural pattern, and maintains the visual quality of the wider landscape.

In this case, the low-pitched roof, horizontal emphasis, and overall cabin-style appearance create the impression of a lightweight or temporary structure rather than

a permanent dwelling. The adoption of a cabin-like design undermines the sense of permanence and does not reflect the design quality expected for a principal dwelling in the countryside.

Taken together, the design issues result in a proposal that does not achieve the standard required by national and local planning policy or the rural design guidance. Consequently, the cabin-style house and holiday let cannot be supported in their current form.

8.14 The proposal also conflicts with the established development pattern in the area, which is defined by buildings being generally positioned closer to the roadside. In contrast, the proposed house and holiday letting unit are located well back from the road. The site lies beyond the field on a formerly wooded slope, which has been felled, creating a layout that sits uncomfortably within its context. It is anticipated, given the need to create a platform for the buildings, parking and turning as well as the related infrastructure, that further engineering works will be required to create a platform which will result in the felling of more trees. It was previously advised that the development could potentially be supported within the wider croft if the cabins were outwith the woodland area and therefore brought closer to the roadside location consistent with the prevailing arrangement. This has not been reflected in the current submission.

To conclude, although the proposal in its present form cannot be supported, the principle of a house and a holiday letting unit on the croft was not discounted. The applicant was advised that revised siting and designs—drawing more clearly on traditional rural building forms, appropriate roof pitches, and natural materials—could help achieve a development more in keeping with local character and the wider landscape. This approach was not pursued, and the siting and design issues therefore remain unresolved

### **Other material considerations**

8.15 Parking and Access:

The existing agricultural access point with the public road will be upgraded with a driveway leading to the house site. The plans show the junction meeting requirements of SDB1 standard details and a passing place roughly halfway to the site. The visibility on to the public road from this is considered acceptable. Sufficient vehicle parking and turning area is shown on the plans and the arrangements raise no issues. However, it should be noted that the track would result in an unnecessary subdivision of the croft. Additionally, given the site's considerable distance from the public road, the required access would be disproportionately long and therefore regarded as excessive, particularly when the amended proposal—placing the units much closer to the road—would offer a more appropriate and efficient layout.

8.16 Drainage arrangements and water provisions

A private drainage system will be required to serve the proposed development. It is considered that the site is of sufficient size to accommodate such infrastructure. The submitted plans indicate the use of a septic tank and a ground soakaway system. However, the technical specifications of this arrangement will need to comply with

the Building (Scotland) Regulations. Additionally, the provision of Sustainable Drainage Systems (SuDS) to manage surface water runoff will also be required.

The proposal could be considered to comply with Policy 22 of National Planning Framework 4 (NPF4), as well as Policies 65 and 66 of the Highland-wide Local Development Plan (HwLDP).

Connection to private water supply is proposed and it would include a new borehole located to the North of the cabins site. As explained above, the Environmental Health Officer raised no objection, subject to conditions requiring the submission of a Private Water Supply assessment demonstrating that a wholesome and reliable water supply can be secured and that sufficient capacity exists to meet the needs of all surrounding properties.

### **Non-material considerations**

8.17 The issue of potential impact of the proposed access track on the neighbour's nearby soakaway pipe raised by the neighbour is not a material planning consideration.

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

8.18 None

## **9. CONCLUSION**

9.1 The key considerations with respect to the determination of this application is an objective assessment as to whether the proposal is meeting the requirements of the development plans policies and supplementary guidance regarding erection of a house and a holiday letting cabin within the site. On this occasion, it is considered that the proposal would have unacceptable impact on native woodland and the proposed design is not meeting relevant guidance.

9.2 For the reasons set out above, the proposal is considered to be contrary to the provisions of both national and local planning policy. The development would result in the loss and fragmentation of native woodland, conflicting with NPF4 Policy 6 (b) (ii) and (iii) and also part (c). This is also in line with Policies 51 and 52 of the HwLDP, all of which afford strong protection to important woodland habitats. The proposal also fails to meet the requirements of NPF4 Policies 1, 2 and 3, which place significant weight on addressing the climate and nature crises through the conservation and enhancement of biodiversity and the safeguarding of key environmental assets. In addition, the design of the proposed house and holiday letting unit does not accord with the expectations of the relevant policy and guidance, resulting in a form and appearance that is not permanent, but a temporary nature. Although the applicant was offered the opportunity to revise the design and to consider relocating the development outwith the native woodland area, these options were not pursued. The applicant has extensive land within their ownership, and an acceptable siting could have been achieved elsewhere on the croft. The pre-emptive tree felling already carried out on the site not only increases the overall loss of woodland but also runs counter to the policy requirement for development to avoid—rather than worsen—impacts on native woodland. As such, the proposal remains unacceptable, and the proposal is recommended for refusal.

9.3 All relevant matters have been taken into account when appraising this application. It is considered that the proposal does not accord with the principles and policies contained within the Development Plan and is unacceptable in terms of 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

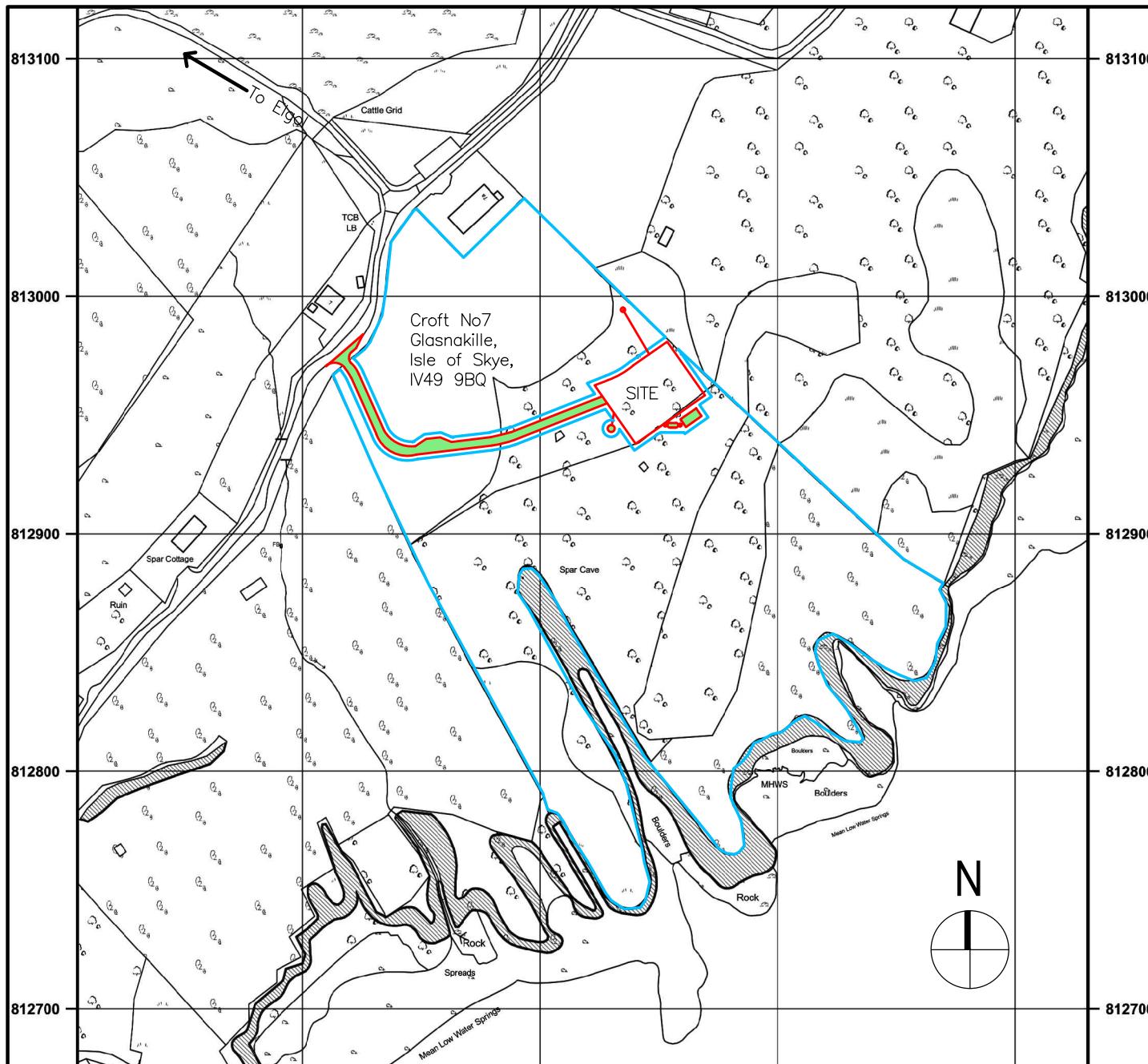
Conclusion of Section 75 Obligation N

Revocation of previous permission N

**Subject to the above actions**, it is recommended to **REFUSE** the application for the following reasons:

1. The proposal fails to comply with NPF4 Policy 3 and Policy 6 as well as Policies 51 and 52 of the HwLDP. Specifically, the development would have adverse impacts on native woodland and trees of high biodiversity value, contrary to Policy 6(b)(ii). Policy 6(b)(iii) further states that the fragmentation or severing of woodland habitats is unacceptable unless appropriate mitigation is identified and implemented in line with the mitigation hierarchy, which has not been demonstrated. Additionally, the proposal does not meet the requirements of Policy 6(c), as it involves woodland removal without providing the clear and significant public benefits necessary to justify such loss.
2. The proposal is contrary to the requirements of Policy 17 of NPF4 and Policies, 28, 29 and 36 of the HwLDP as it fails to represent sensitive siting in keeping with local character. In particular, the temporary in nature design of the cabins is not keeping with the policies and guidance. Accordingly, the proposal is not considered acceptable.

Signature: Dafydd Jones  
Designation: Area Planning Manager North  
Author: Karolina Slotwinska  
Background Papers: Documents referred to in report and in case file.  
Relevant Plans: Plan 1 - 25/07/04 Location Plan  
Plan 2 - 25/07/01 Site Plan  
Plan 3 - 25/07/02 Proposed Site Plan  
Plan 4 - 25/07/03 General Plan  
Plan 5 - JB-P01 rev. B General Plan Cabin 1  
Plan 6 - LMacD-P03 rev. B General Plan Cabin 2  
Plan 7 - 25/07/06 Tree Planting and Management Plan



## LOCATION PLAN - 1:2500

A scale bar representing 80 meters. It is a horizontal line with tick marks. The value '0' is at the left end, '40' is in the middle, and '80m' is at the right end. Below the bar, the text 'Scale Bar 1:2500' is written.

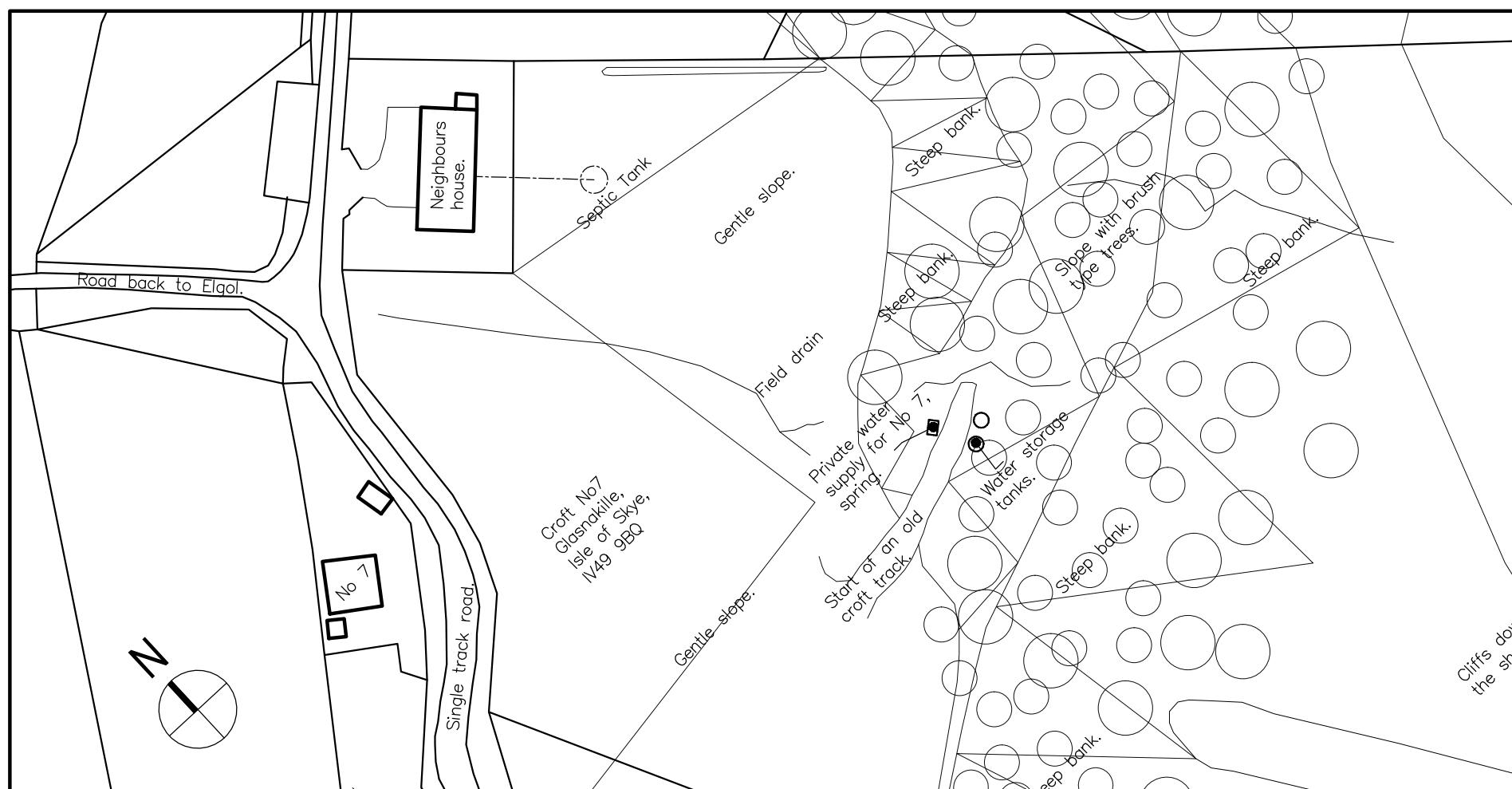
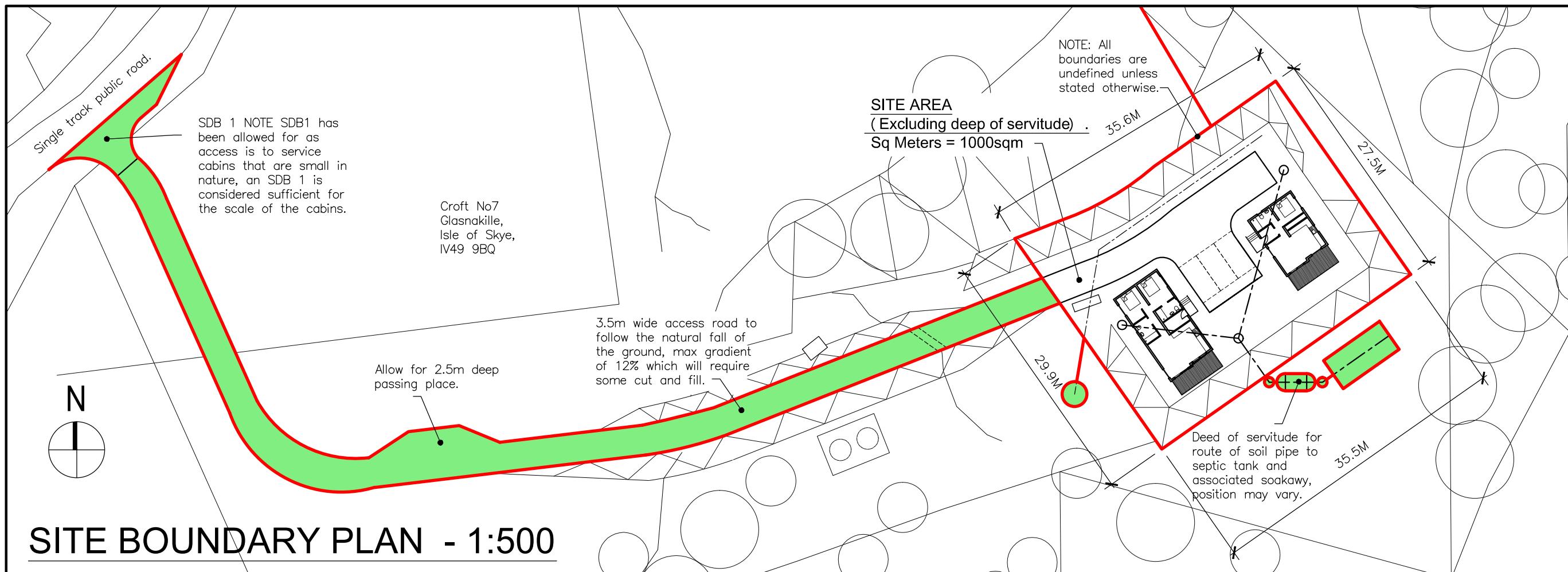
Dwg. No. 25/07/04

Scale  As Shown Date  04/03/25

Donald MacSween Part II  
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7 Upper Breakish  
Isle of Skye - IV42 8PY  
Tel: 01471 822536  
EMail: dcmacsween@gmail.com

JOB  
2NO CABINS  
AT CROFT NO 7  
GLASNAKILLIE  
ISLE OF SKYE, IV49 9BQ  
FOR MRS LORRAINE MACDONALD

DRAWING  
LOCATION PLAN



SURVEYED CROFT AND SITE PLAN - 1:1000

A horizontal scale bar with tick marks at 0, 10, 20, and 30. Below the bar, the text "Scale Bar 1:1000" is written.

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Scale □ As Shown Date □ 03/03/25

Dwg. No. 25/07/01

ries are  
ed unless  
otherwise. 

SITE AREA  
( Excluding deep of servitud  
Sq Meters = 1000sqm )

SDB 1 NOTE SDB1 has been allowed for as access is to service cabins that are small in nature, an SDB 1 is considered sufficient for the scale of the cabins.

Croft No7  
Glasnakille,  
Isle of Skye,  
IV49 9BQ

N

## SITE BOUNDARY PLAN - 1:500

A scale bar with markings at 0, 5, 10, 15, and 20. Below the bar, the text "Scale Bar 1:500" is written.

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No	Distribution & Revision	Date
1NO	CLIENT	04/03/25

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

Site Survey undertaken on  
26/02/25 by Donald MacSween.  
Annotated dimensions as shown are  
measured site dimensions.  
Surrounding buildings/ features/  
contours taken from current O.S.  
Map.

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

JOB  
2NO CABINS  
AT CROFT NO 7  
GLASNAKILLIE  
ISLE OF SKYE, IV49 9BQ  
FOR MRS LORRAINE MACDONALD

DRAWING  
SURVEYED CROFT AND SITE PLAN  
SITE BOUNDARY PLAN

Section □ As Shown Date □ 03/03/25

Dwg. No. 25/07/01

**NOTE:**

Tanks and Soakaways to be located min of 5m from a dwelling or boundary. 50m from any spring, well or borehole used as a drinking water supply. 10m horizontally from any watercourse, permeable drain and any road.

A private wastewater treatment plant and septic tank should be designed, constructed and installed in accordance with: – the recommendations of BS EN 12566-1: 2000, for a prefabricated septic tank. A private wastewater treatment plant and septic tank should be provided with an access for desludging. The desludging tanker should be provided with access to a working area that will provide a clear route for the suction hose from the tanker to the tank and is sufficient to support a vehicle axle load of 14 tonnes. Requirements of Scottish water to empty the tank, max length from tank to vehicle = 40m with a max height rise of between 6–7m. Tank to be positioned accordingly.

Existing block enclosure to the private water supply spring, to be built up as required if the fill and gradient of the new road encroaches. Fit new m.h. cover.

New 3.5m wide access road following the line of the old track, cut and fill to either side to help achieve a max 12% gradient.

Bin store.

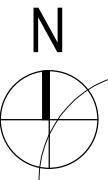
Stone filled soakaway, 10m from the house.

New 300mm diam pipe and concrete culvert.

Re position water storage tanks as required onto solid hardstanding base or lay new 140mm thick slab.

**SUPPORTING STATEMENT**

The applicant currently lives in a caravan at her daughters residence in Torrin and now wishes to move back to her croft in Glasnakillie to live and to have a letting property for an income.

**PROPOSED SITE PLAN - 1:200**

0 4 8 12m  
Scale Bar 1:200

**NOTE:**

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

Site Survey undertaken on 26/02/25 by Donald MacSween. Annotated dimensions as shown are measured site dimensions. Surrounding buildings/features/ contours taken from current O.S. Map.

**NOTE TO CLIENTS:**

I am a Part II Associate Member of the Royal Institute of British Architects No 20010010. I am not a Chartered Architect which has the affix Part III.

Existing steep bank with scrub trees.

Indicates route of new water supply route from a new bore hole, refer to separate plan

Lay perforated drain with filter membrane along the back of the site, to extend to stone filled soakaway.

Parking & turning for 3no cars @ 2.5x5m with 6m clear at the rear for turning.

i.c.

CABIN 2 = for applicant to live in.

Stepped i.c.

Tricel or = septic tank around 3000 litre capacity serving 1 to 6 pop @ 150l person/day.

Septic tank and soakaway to be a min 50m away from the existing private water supply spring.

Sampling chamber prior to soakaway in closed loop arrangement @ 2m c/c max with distribution box at inlet. 600mm wide pea gravel surround trenches, 150mm deep of 20mm diam clean gravel above soakaway pipes, min 500 gauge dpm, MIN 300mm topsoil cover above. All soakaway pipes laid at a 1:200 fall & to be located 1m above the water table or cervices bedrock.

NOTE: Cabins to be construction and classification of the structure as a mobile structure.

POLICY (as amended order No 295 –2019)

- 1) Designed for human habitation.
- 2) Capable of being moved from one place to another by being towed, or by being transported on a motor vehicle or trailer in one or two sections.
- 3) Shown to be capable of being disassembled into no more than two sections whilst maintaining the structural stability and fabric integrity of each section.
- 4) Should only be fixed to its base by means of accessible bolts, clamps or other detachable fixings.
- 5) max length 18.288m.
- 6) max width 6.096m. (as amended 6.8m)
- 7) max height measured internally from the floor at the lowest level to the ceiling at the highest level of 3.048m.

**JOB**  
2NO CABINS  
AT CROFT NO 7  
GLASNAKILLIE  
ISLE OF SKYE, IV49 9BQ  
FOR MRS LORRAINE MACDONALD

**DRAWING**  
PROPOSED SITE PLAN

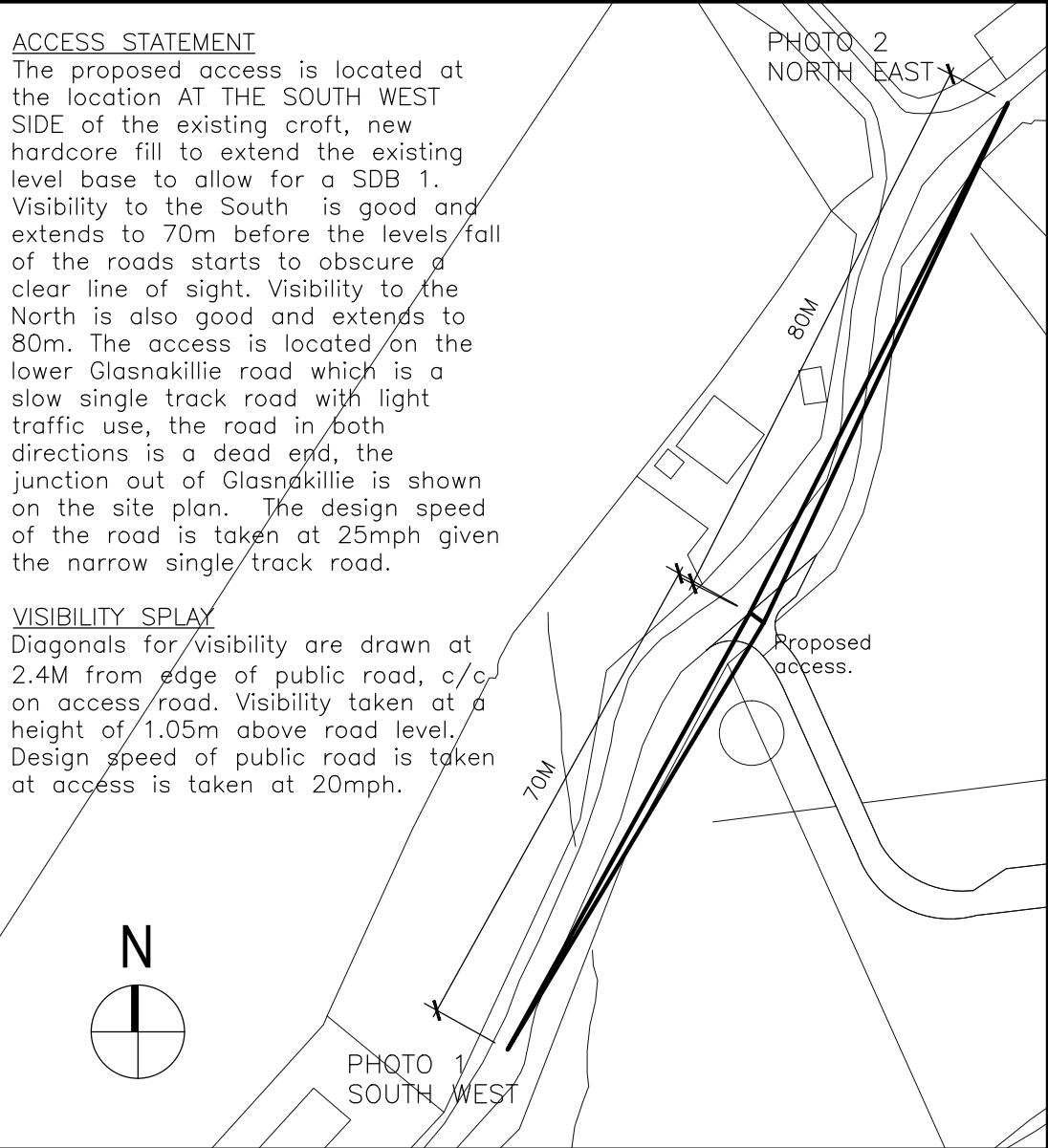
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No	Distribution & Revision	Date
1NO	CLIENT	04/03/25

Scale <sup>□</sup> As Shown Date <sup>□</sup> 04/03/25

Dwg. No. 25/07/02



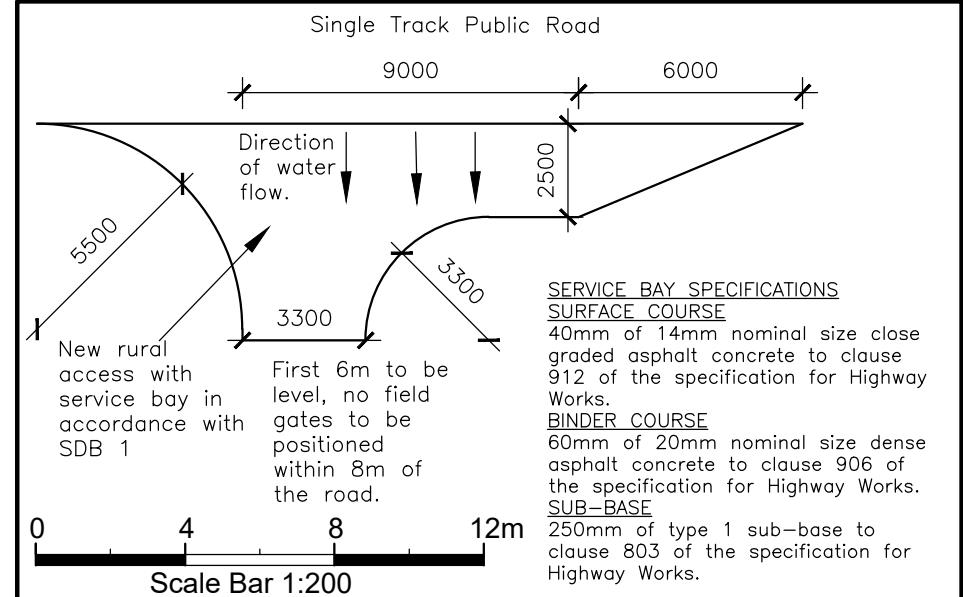
## ACCESS STATEMENT AND VISIBILITY - 1:1000



PHOTO 1 SOUTH



PHOTO 2 NORTH



## SDB 1 SPECIFICATION - 1:200

**NOTE:**

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

Site Survey undertaken on 26/02/25 by Donald MacSween. Annotated dimensions as shown are measured site dimensions. Surrounding buildings/ features/ contours taken from current O.S. Map.

**NOTE TO CLIENTS:**

I am a Part II Associate Member of the Royal Institute of British Architects No 20010010. I am not a Chartered Architect which has the affix Part III.



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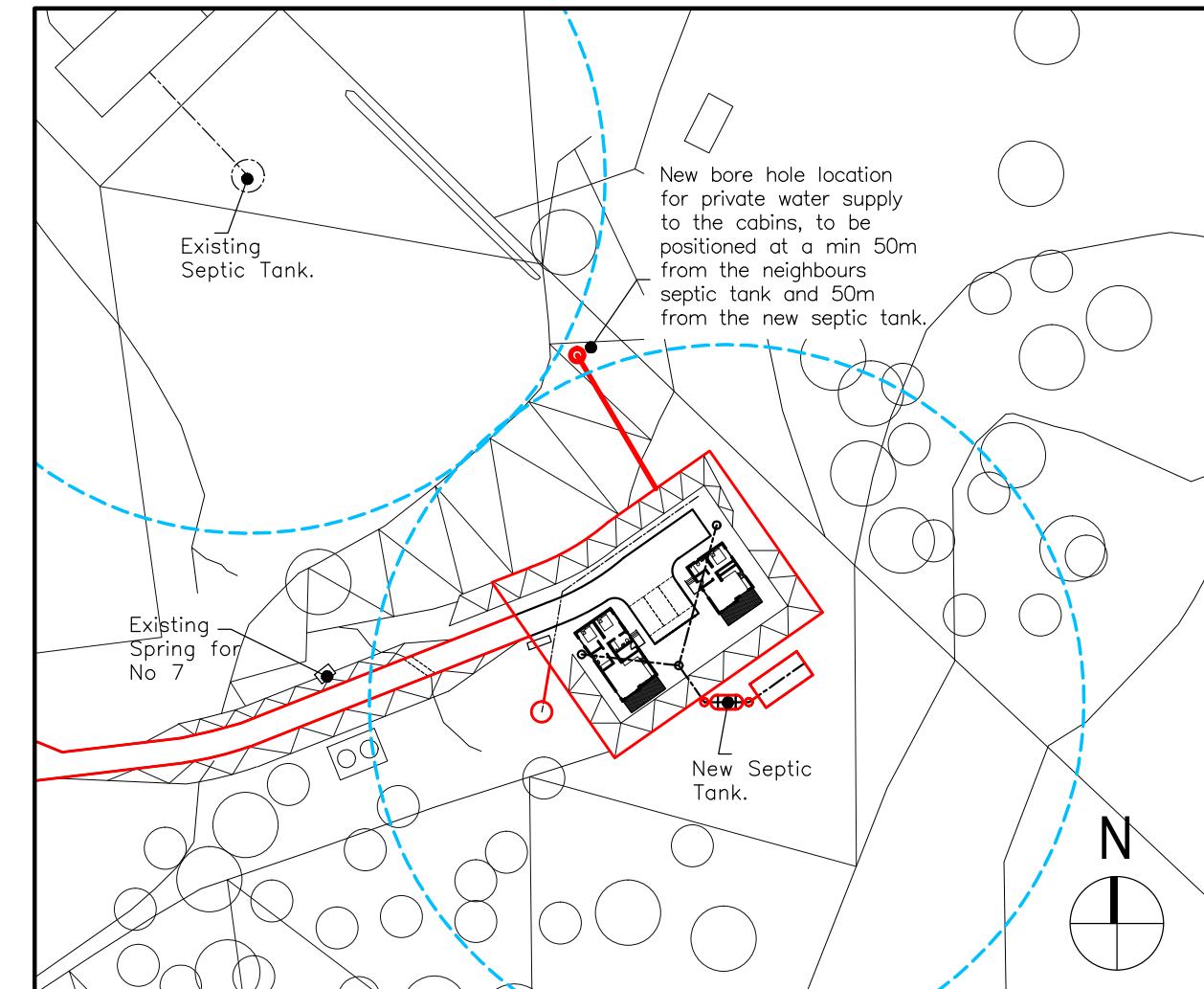
No	Distribution & Revision	Date
1NO	CLIENT	04/03/25

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**JOB**  
2NO CABINS  
AT CROFT NO 7  
GLASNAKILLIE  
ISLE OF SKYE, IV49 9BQ  
FOR MRS LORRAINE MACDONALD

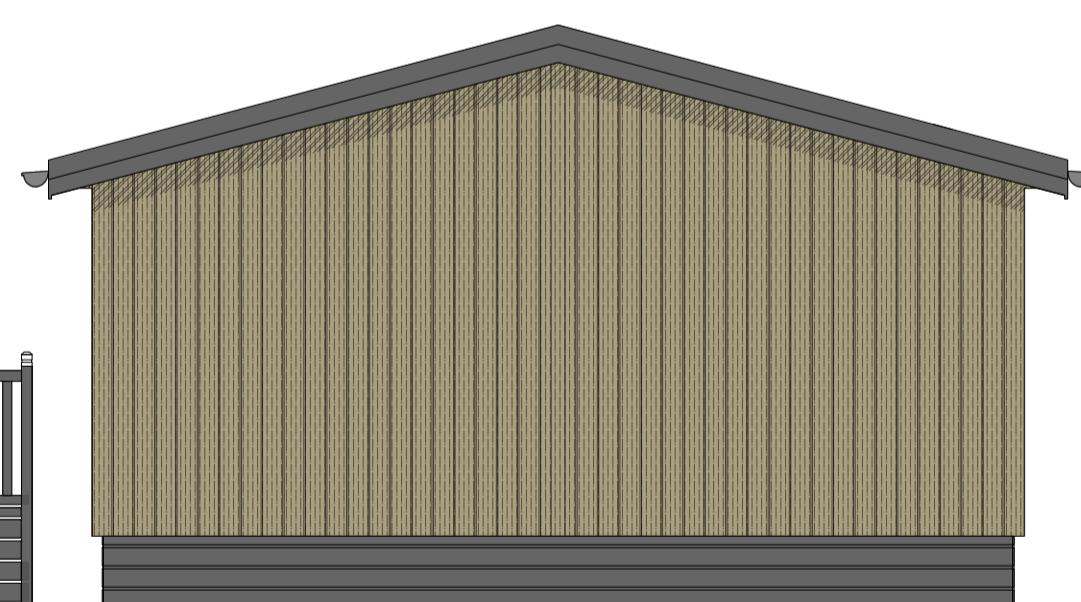
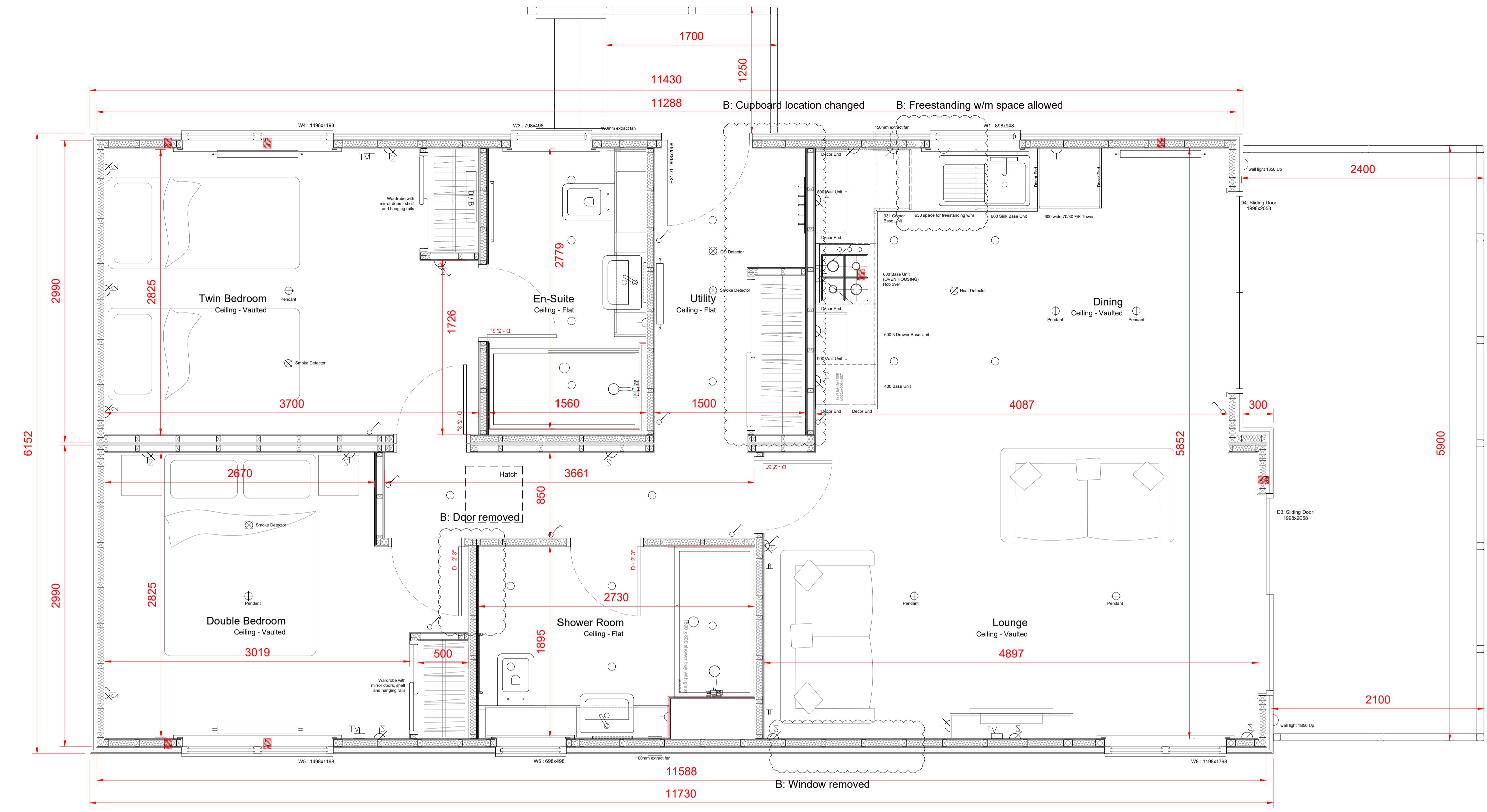
**DRAWING**  
ACCESS STATEMENT AND VISIBILITY  
SITE PHOTOS

Scale □ As Shown Date □ 04/03/25  
Dwg. No. 25/07/03

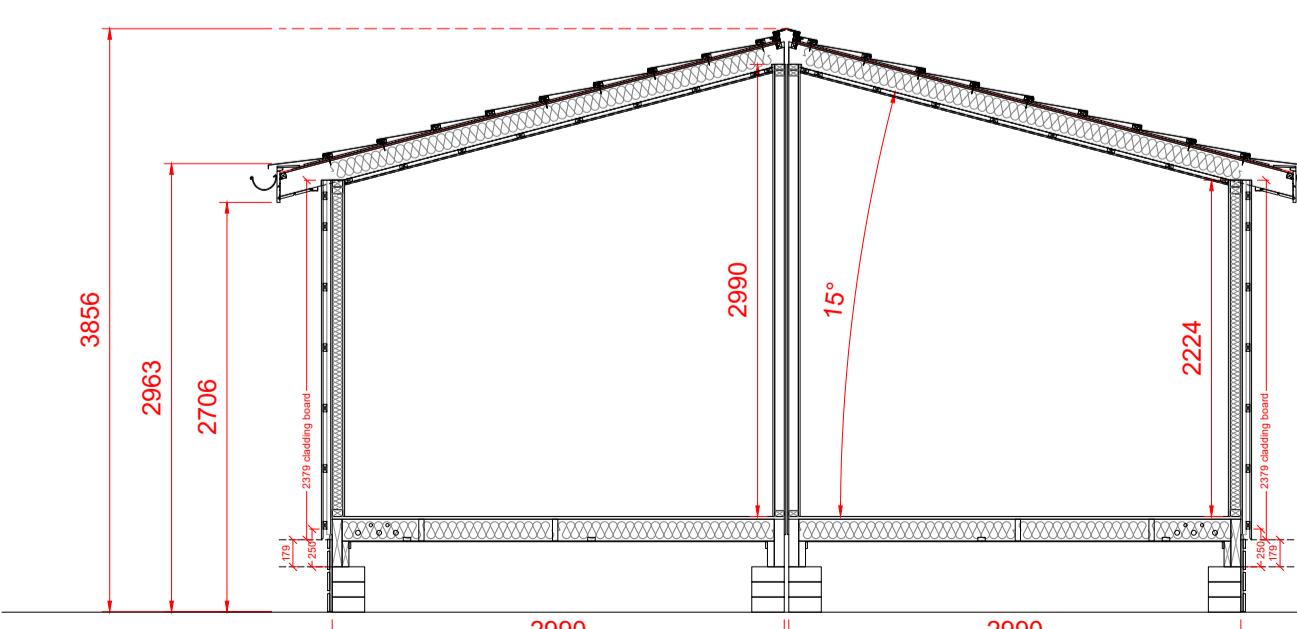


## NEW WATER BORE HOLE LOCATION PLAN - 1:1000

0 10 20 30m  
Scale Bar 1:1000



Outline elevations  
scale 1:50 at A1



Outline section  
scale 1:50 at A1

Genalmond Business Park, Almondbank,  
Perth, PH1 3LX

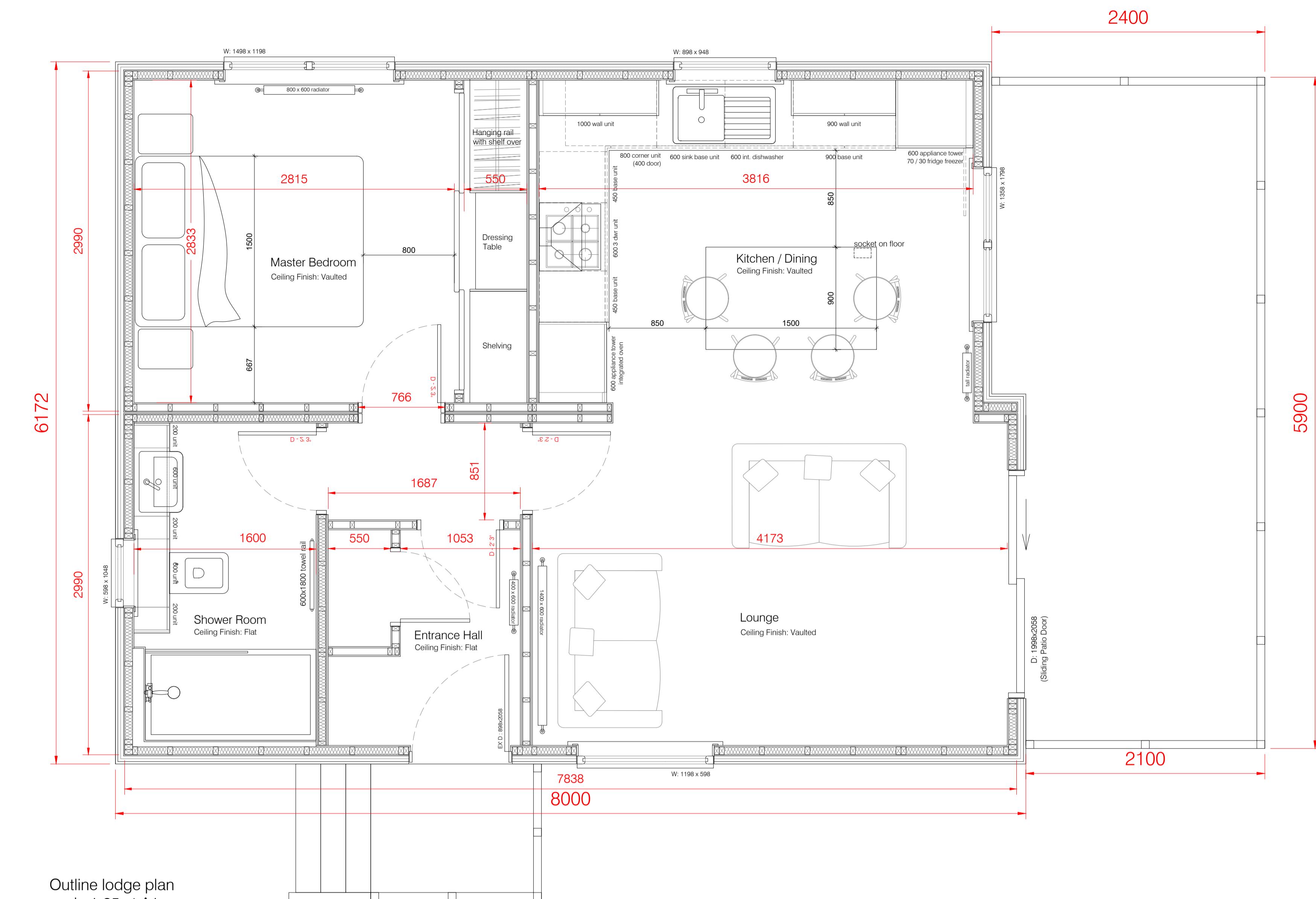
Jennifer Brolly  
Glasnakille, Elgol, Skye

Lodge Plan

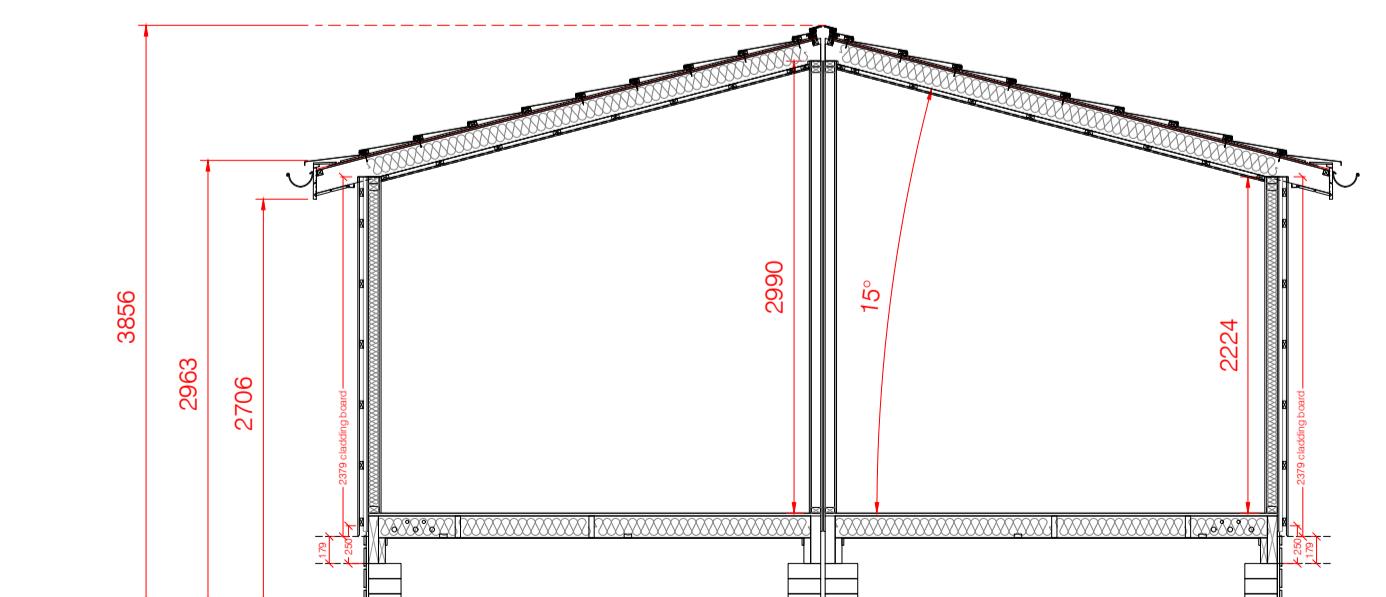
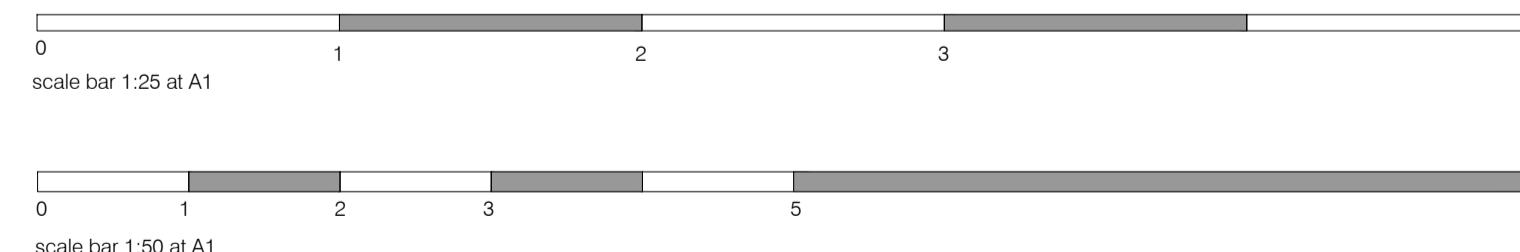
B Client changes made where highlighted.  
Radiators shown.  
Building orientation changed to match  
site option  
06.02.25

A Elevations, sections added  
21.01.25

JB-P01 B  
Drawing no.  
Scale @ A1  
as shown @ A1



Outline elevations  
scale 1:50 at A1



Outline section  
scale 1:50 at A1

B Elevations and Section added for planning information. Drawing number changed from SK to P. 06.02.25  
A Lodge plan amended and flipped on spine  
Site layout amended with client lodge choice  
28.01.25

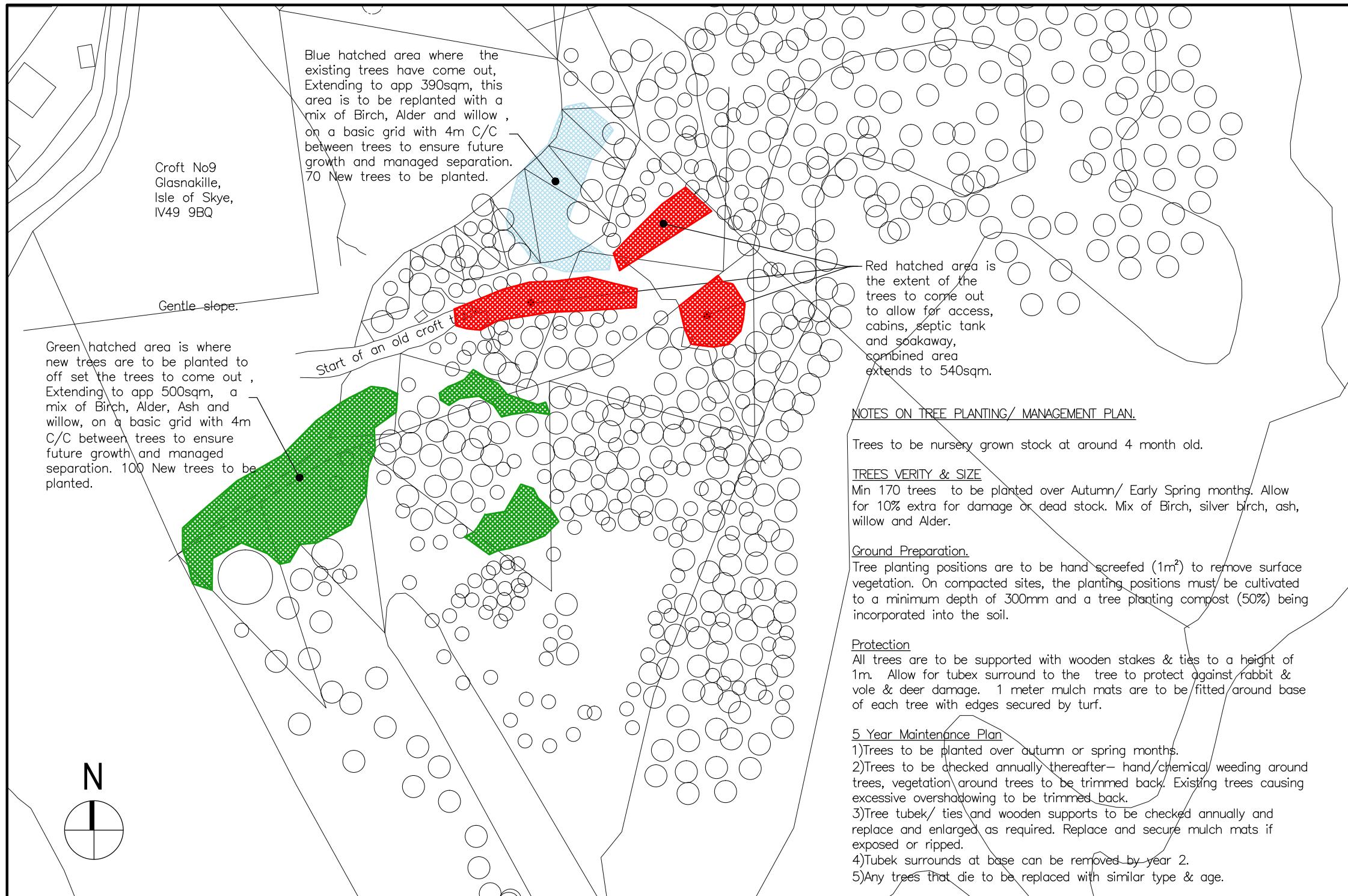
Glenalmond Business Park, Almondbank, Perth, PH1 3LX

Lorraine MacDonald

Outline lodge plan

Project number  
Date 17th January 2025  
Drawn by RG  
Checked by IL

LMacD-P03 B  
Drawing no.  
Scale @ A1  
as shown



## TREE PLANTING AND MANAGEMENT PLAN - 1:1000

0 10 20 30m  
Scale Bar 1:1000

No	Distribution & Revision	Date
1NO	CLIENT	15/05/25

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**JOB**  
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FOR MRS LORRAINE MACDONALD

**DRAWING**  
TREE PLANTING AND  
MANAGEMENT PLAN

Scale □ As Shown Date □ 15/05/25

Dwg. No. 25/07/06