

Agenda Item	6.4
Report No	PLN/006/26

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 21 January 2026

Report Title: 25/00878/FUL : Mrs Klára Krejčí
18 Roag, Dunvegan, Isle Of Skye IV55 8ZA

Report By: Area Planning Manager North

Purpose/Executive Summary

Description: Erection of 2no. short-term letting units (amendment 22/00459/FUL), erection of garage, polytunnel and formation of access

Ward: 10 - Eilean A' Cheò

Development category: Local Development

Reason referred to Committee: Majority of Ward 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 This application seeks full planning permission to site two holiday letting units to the north east of the position approved by a previous application (ref no 22/00459/FUL). It is also proposed to create a new access point to the north of the approved position and to position the approved garage west of the consented position. An area of hardstanding is proposed immediately to the north of the consented access, while a polytunnel is proposed a short distance to the west of the re-sited pods.
- 1.2 The size of the units proposed by the subject application is larger than those approved by the previous application ref 22/00459/FUL – which were some 7m long by 5m wide and 5m high, as opposed to the current proposal of some 10.6m long by 6m wide and 6m high.
- 1.3 The site access approved by application ref 22/00459/FUL has been formed. In addition, services have been installed for the two holiday letting units approved by the previous application.
- 1.4 The area of hardstanding proposed by the subject application has already been formed. This has involved excavation of land immediately adjacent to the public road verge and the construction of a retaining wall. A road opening permit is required for works within the road verge, but none has been sought. A garage has also been erected without planning permission in the position sought by the subject application, although what has been built is a prefabricated concrete panel structure instead of the timber clad building proposed. In order to accommodate this garage further excavation adjacent to the road verge has taken place, involving the removal of a substantial amount of material from the road embankment. A touring caravan (which is not part of the subject application and did not form part of the development approved by application 22/00459/FUL) has been sited adjacent to this garage. The Planning Enforcement Team and the Roads Operations Manager have been alerted to these breaches of planning control.
- 1.5 Pre Application Consultation: None
- 1.6 Supporting Information: An additional site plan was submitted to show the layout of the previous permission as well as what were at the time two pending applications for prior approval (a sheep shelter and an access track (25/02526/PNO and 25/01797/PNO respectively). The first of these applications has since been refused, while the other has been granted.
- 1.7 Variations: None

2. SITE DESCRIPTION

- 2.1 The area where the holiday letting units are proposed to be sited and the adjacent polytunnel site comprises open croft land to the east of an existing dwelling house at 18A Roag. This land slopes downhill in an easterly direction. The garage, caravan, and hardstanding which have been built and sited without the benefit of planning permission are all to the south of this existing dwelling house, on the eastern side of the Roag township road. There is a substantial difference in level between the C1230

township road and the unauthorised hardstanding, garage and caravan which sit some 2m below the road.

3. PLANNING HISTORY

3.1	5 November 2021	21/02884/FUL - Erection of new dwelling house, garage and two holiday letting units	APPLICATION WITHDRAWN
3.2	2 November 2022	22/00459/FUL - Erection of house, garage and two holiday letting units	APPLICATION PERMITTED
3.3	7 March 2025	25/00507/PNO - Formation of agricultural access track (This leads from the end of the site access approved by application 22/00459/FUL up to the proposed Polytunnel)	PRIOR APPROVAL NOT REQUIRED
3.4	25 November 2025	25/01797/PNO - Formation of agricultural access (This lies to the west of the site, on the other side of the C1230 public road)	PRIOR APPROVAL GRANTED
3.5	25 November 2025	25/02526/PNO - Erection of Agricultural Shed (This was proposed a short distance to the east of the house approved by application 22/00459/FUL and a short distance south of the proposed re-sited pods). This is now the subject of an appeal.	PRIOR APPROVAL REFUSED

4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown Neighbour 14 Days

Date Advertised: 23 May 2025

Representation deadline: 6 June 2025

Timeous representations: Eight from 8 sources

Late representations: Fourteen from 11 sources

4.2 Material considerations raised are summarised as follows:

- a) No need for an additional access which cuts across an existing layby and has the southbound visibility splay crossing land outwith the applicant's control. The applicant is already using this area for the parking of their own vehicles. Officer comment: The proposed additional access has no clear purpose and has road safety implications.
- b) Approval of this application would allow a further 2 holiday letting units, resulting in a total of four, which would be over-development of the site along with the dwelling house, large garage/workshop, polytunnel and hardstanding and considerable development of this croft has already occurred. Officer comment: It is considered that the proposal would represent over development.

- c) The proposed site for the garage already has a garage and caravan on it and other works have been undertaken without planning permission.
Officer comment: This unauthorised development has been noted.
- d) Mature trees have been felled and uprooted during the bird nesting season to accommodate the garage and caravan which have been sited without planning permission. The removal of this existing screening increases the visual impact of the previously approved development. The excavations which have already occurred without the benefit of planning permission reduce the amount of land available for new screen planting – thereby reducing its effectiveness.
Officer comment: The increased visibility of the approved development from the public road is noted.
- e) The existing linear and scattered settlement pattern would be degraded if this application is permitted.
Officer comment: This concern is shared by the Planning Authority.
- f) The architectural proposals and layout do not fit well into the local landscape visually.
Officer comment: This concern is shared by the Planning Authority.
- g) Otters have been seen breeding at the base of the subject croft adjacent to Pool Roag.
Officer comment: This point is noted, but the distance from the proposed development to Pool Roag exceeds the 200m threshold which would require a Licence from NatureScot.
- h) A large number of late representations have been received. Several of these state that the proposals would be in keeping with crofting and the character of the area.
Officer comment: It is not considered that the proposals would be compatible with the existing pattern of development and the local landscape character.
- i) The new access from the township road and excavation for the garage could cause instability of the road due to the difference in levels. This level difference would make the gradient of the proposed new access overly steep.
Officer comment: This concern is shared by the Planning Authority and has been reported to the Council's Roads Operations Manager for Skye.

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 Corporate Address Gazeteer: No objection. Each property should have its own unique property reference number (UPRN). It is therefore requested that the applicant/agent notifies CAGRequests@highland.gov.uk when the proposed short term letting units are erected so that the necessary changes to the Councils Corporate Address Gazetteer can be made.
- 5.2 Forestry Team: No objection. The proposed development does not appear to impact on any trees or woodland of particular merit.
- 5.3 Transport Planning Team: Unable to support the application at this stage due to insufficient information. The following issues must be addressed:

- Submission of a completed Private Access Checklist.
- Confirmation of distances to the nearest existing private accesses (The Council's Access to Single Houses and Small Housing Developments guidance recommends a minimum of 30m between private accesses on minor public roads).
- Confirmation and justification of visibility splays.
- Clarification of drainage arrangements to prevent runoff onto the public road.
- Confirmation of waste collection arrangements, including location of the bin collection point.
- Submission and approval of a Construction Traffic Management Plan (CTMP).
- Road Opening Permit to be obtained prior to works.

5.4 Planning Enforcement Team: No response, but the position shall be reviewed following determination of the subject application in line with the Council's Enforcement Charter.

5.5 Crofting Commission: No response

5.6 Scottish Water: This proposed development is within the Dunvegan Osedale Water Treatment Works catchment. To allow Scottish Water to fully appraise the proposals the applicant should complete a Pre-Development Enquiry (PDE) Form and submit it directly to Scottish Water via their Customer Portal. According to Scottish Water records there is no public waste water infrastructure within the vicinity of this proposed development therefore the applicant is advised to investigate private treatment options.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 **National Planning Framework 4 (NPF4) (2023)**

Policy 1 - Tackling the Climate and Nature Crises

Policy 2 - Climate Mitigation and Adaptation

Policy 3 - Biodiversity

Policy 4 - Natural Places

Policy 14 - Design, Quality and Place

Policy 22 - Flood Risk and Water Management

Policy 29 - Rural Development

Policy 30 - Tourism

6.2 Highland-wide Local Development Plan (HwLDP) (2012)

28 - Sustainable Design

29 - Design Quality & Place-making

31 - Developer Contributions

36 - Development in the Wider Countryside

44 - Tourist Accommodation

57 - Natural, Built & Cultural Heritage

61 - Landscape

65 - Waste Water Treatment
66 - Surface Water Drainage

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

North West Skye Special Landscape Area
No site-specific policies apply.

6.4 Highland Council Supplementary Planning Policy Guidance

Access to Single Houses and Small Housing Developments (May 2011)
Developer Contributions (March 2013)
Biodiversity Enhancement Planning Guidance (May 2024)
Special Landscape Area Citations (June 2011)
Sustainable Design Guide (Jan 2013)

7. OTHER MATERIAL 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:

- a) compliance with the development plan and other planning policy
- b) siting, design and landscape impact
- c) neighbour amenity
- d) access
- e) any other material considerations

a) 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 NPF 4 takes precedence over HwLDP Policy 36.

- 8.5 NPF4 Policies 1-3 apply to all development proposals throughout Scotland. 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 NPF Policy 4(d) states that development proposals which affect a site designated as a Landscape Area in the Local Development Plan will only be supported where development will not have significant adverse effects on the integrity of the area or the qualities for which it has been identified.
- 8.7 NPF Policy 14(c) states that development proposals that are poorly designed, or detrimental to the amenity of the surrounding area will not be supported.
- 8.8 NPF Policy 22(c) requires that development proposals will:
- i. not increase the risk of surface water flooding to others, or itself be at risk;
 - ii. manage all rain and surface water through sustainable urban drainage systems (SUDS), which should form part of and integrate with proposed and existing blue green infrastructure. All proposals should presume no surface water connection to the combined sewer;
 - iii. seek to minimise the area of impermeable surface.
- 8.9 Under NPF4 Policy 29, development proposals that contribute to the viability, sustainability and diversity of rural communities and local rural economy will be supported, while NPF4 Policy 30 states that proposals for tourism related development will take into account the contribution made to the local economy.
- 8.10 In this case the Development Plan is also comprised of the West Highlands and Islands Local Development Plan (although this has no site-specific policies of relevance to this application) and the Highland-Wide Local Development Plan, the relevant policies of which focus on siting, design, access and neighbour amenity (policies 28, 29 and 44) and on landscape impact (policies 44, 57 and 61).
- 8.11 For the reasons set out below it is considered that the proposed development does not comply with NPF Policies 4(d) and 14(c) as well as HwLDP policies 28, 29, 44, 57 and 61.

b) Siting, design and landscape impact

- 8.12 The applicant has stated that they wish to re-site the two previously approved holiday letting units from the position to the south west which was granted by application 22/00459/FUL. However, it should be noted that they are also proposing to increase the size of the units – as set out in paragraph 1.2 above. There is no mechanism available to the Planning Authority to prevent the previously consented units being built in addition to the two units proposed by the subject application other than a partial revocation of the previous permission. It is not considered that partial revocation would be appropriate in this case. That is because the currently approved

siting of the letting units is considered more appropriate in terms of settlement pattern and proximity relative to the approved dwelling than the siting of the larger units proposed by the subject application. These issues are explored further in paragraphs 8.17 and 8.18 below. The agent was contacted by email in August 2025 with a suggestion that the subject application be withdrawn and a new application submitted to include:

- The previously approved house and letting units (including floorplans and elevations);
- The garage as the applicant intends it to be built (i.e. a larger floorplan than what has been already sited, and in the correct position);
- The access which has been formed onto the public road, including the retaining wall;
- The two new letting unit positions, floorplans and elevations;
- The agricultural shed which is the subject of the (now refused) 25/02526/PNO application.

Subsequent emails from the Applicant stated that they did not wish to withdraw the subject application and asked for it to be determined.

- 8.13 Although the applicant has stated that it is their intention to only build the two letting units proposed by the subject application, there would be nothing to stop them or any other future owner of the site from constructing those and the other two units granted permission by the previous application. While the applicant's stated intention is not to build the two units approved by application 22/00459/FUL, they have installed services for both units.
- 8.14 Given that partial revocation of permission 22/00459/FUL to prevent the two units approved by that application being built is not considered appropriate, approval of the subject application would result in a situation where a total of four units could be built. These four units would be in addition to the polytunnel, additional access, area of hardstanding and triple garage which are also included within the subject application as well as the dwelling house and garage approved by application 22/00459/FUL.
- 8.15 It is considered that this amount of development would be excessive in relation to the area of land involved to the extent that it would represent over development. The agricultural shed which is the subject of (the now refused) application 25/02526/PNO would have further increased the amount of development on this area of land.
- 8.16 The site lies within the North West Skye Special Landscape Area. The Council's Special Landscape Area Citation document, published in June 2011, contains an assessment of this area which specifically identifies one of its sensitivities to change as being, "settlement expansion which would dilute the traditional linear and scattered settlement patterns, or which would alter the balance of scale of individual and groups of dwellings and their relationship with the landscape". It is considered that the amount of development which could occur with the approval of the subject application in addition to the approved 22/00459/FUL application, as identified above, would result in a cluster of buildings which would clearly dilute the existing traditional linear, predominantly single tier, and scattered settlement pattern of Roag.

It would also adversely alter the balance of scale involving groups of dwellings and their relationship with the landscape. This adverse effect would have been exacerbated by the agricultural shed which is the subject of (the now refused) application 25/02526/PNO.

- 8.17 It is also necessary to consider the effect of the proposed development on the open public view of Roag which is afforded across Pool Roag from the Vatten public road to the east of the site. The two holiday letting units (which are appreciably larger than those previously approved - and as such are relatively substantial buildings) and the polytunnel proposed by the subject application would introduce a new lower line of development into the existing linear township further down the slope towards Pool Roag. When seen in conjunction with the already approved dwelling house and garage, the two previously approved holiday letting units, triple garage and the additional access plus hardstanding sought by the subject application, a dense cluster of development would be seen. This density and additional line of development would be at odds with the scattered and linear character of the Roag township. It is considered that this would have a significantly adverse impact upon the qualities of the Special Landscape Area as identified above. Once again, this adverse effect would have been exacerbated by the agricultural shed which is the subject of (the now refused) application 25/02526/PNO. It is considered that in siting terms the logical place to locate the letting units is in the positions approved by the previous 22/00459/FUL application. That siting is compatible with the existing linear pattern of development on either side of the public road. The proposed siting would be too far away from the road and would therefore not be compatible with the existing pattern of development.

c) Neighbour Amenity

- 8.18 The nearest existing or planned dwelling house is 18A Roag which lies some 45m west of the proposed polytunnel and some 85m west of the nearest of the letting units. It should be noted that what is being proposed by the subject application would move the units closer to this neighbour than what was approved by application 22/00459/FUL. It is considered that in terms of neighbour amenity the most appropriate location to site the letting units is in the positions approved by this previous application. The applicant's dwelling house and garage would shield this nearest neighbour from noise and activity associated with the units in these approved positions. That would not be the case with the subject application.

d) Access

- 8.19 The access proposed by the subject application from the C1230 public road would be in addition to the access already approved and constructed under the auspices of the previously approved application 22/00459/FUL. As noted by Transport Planning, the Council's Access to Single Houses and Small Housing Developments guidance recommends a minimum of 30m between private accesses on minor public roads. In this case the distance between the two service bays would only be some 5m. It is considered that the close proximity of the already constructed and proposed junctions could result in road safety issues and as such this second access into the subject site is not supported. The purpose of this second access is not apparent, given that the site is already served by the access constructed a short distance to the south and which already provides vehicular access to all of the development

sought by the Applicant. The additional site plan referred to in paragraph 1.6 above states that the existing access would be used as a private access to the consented dwelling house, but given that the proposed additional access would pass immediately to the west of this house there would be no privacy benefit from this arrangement.

- 8.20 As noted above, there is a substantial difference in levels between the C1230 public road and that part of the subject site where this new access is proposed and the lower level where the hardstanding and garage proposed by the subject application have already been constructed and sited without planning permission. The Council's Access to Single Houses and Small Housing Developments guidance recommends that the gradient of the access shall not exceed 1 in 20 for the first 5 metres, measured from the nearside edge of the public road and thereafter should not exceed 1 in 10. Given the difference in levels involved the 1 in 20 gradient could not be achieved.
- 8.21 Policy 28 of the West Highlands and Islands Local Plan supports development which promotes and enhances the economic, social and environmental wellbeing of the Highland population and lists the criteria against which proposals shall be assessed. The parts of Policy 28 of particular relevance to this proposal state that proposed developments should be assessed on the extent to which they are compatible with public service provision - which in this instance relates to road safety on the C1230 Roag township road. Given the concerns in respect of junction spacing and gradient set out above it is considered that the proposed additional access is contrary to HwLDP Policy 28.
- 8.22 The Roads Operations Manager for Skye has advised that a Road Opening Permit has not been sought for the access as approved by application 22/00459/FUL, or for the other works involving excavation of the road verge which have occurred – namely the formation of the area of hardstanding to the north of this access and the formation of the level area to accommodate the garage and caravan. The Road Opening Permit process would have required an assessment of the proposed arrangements for ensuring that the integrity of the public road would not be undermined by the excavation into the steep bank between the road and the lower lying ground within the application site. As that process has not been followed there is some question as to whether the integrity of the public road has been compromised by the works which the applicant has undertaken. Given the lack of a Road Opening Permit, and the oversight which would have been associated with that process, it is considered that those parts of the subject application involving excavation into the public road verge also fail when measured against the safe public service provision test of HwLDP Policy 28.
- 8.23 The Planning Service have advised the Roads Operations Manager for Skye of the various unauthorised works which have taken place and this matter is being investigated by the Roads Authority.

e) Any other material considerations

- 8.24 There are no other material considerations.

Non-material considerations

- 8.25 Many of the late submissions which have been received state that the applicant and their partner are of good character. A person's character is not a material planning consideration.
- 8.26 Reference has been made in the submitted representations to an existing layby used for the parking of an NHS Ambulance on the site's western boundary which the proposed additional access would impinge upon and which is already being used by the applicant for parking of their own vehicles. An email has been sent from one of the objectors which asserts that this party has a legal right for the use of this area and that their solicitor has contacted the applicant to prevent them from using this area. Disputes relating to access rights are a civil matter between the parties involved and are not a matter over which the Planning Service has any authority or jurisdiction.

Developer Contributions

- 8.27 In accordance with Policy 31, the Council's Developer Contributions Supplementary Guidance is used to determine which proposals have to make proportionate financial developer contributions towards meeting service and infrastructure needs in areas of Highland where clear deficiencies are identified.
- 8.28 Developer contributions would not be required in connection with this development.

9. CONCLUSION

- 9.1 The proposed development would result in a significant adverse impact on local landscape quality, resulting from the formation of a large cluster of development (a dwelling house, two garages, hardstanding, a polytunnel and four holiday letting units) and the introduction of a second, lower tier of development in this part of the settlement. Both of these features would dilute the existing scattered and linear nature of the Roag settlement and would alter the balance of scale of groups of dwellings and their relationship with the landscape, and in doing so would adversely impact upon a key sensitivity to change for the North West Skye Special Landscape Area. As such, the proposal is contrary to NPF Policies 4(d) and 14(c) and policies 28, 29, 44, 57 and 61 of the HwLDP.
- 9.2 The proposed additional site access would result in road safety issues due to its proximity to the already constructed access to the south and an unacceptably steep gradient from the public road into the site. As such, the subject application is contrary to Policy 28 of the HwLDP on the basis that this proposed additional access would not be compatible with highway safety on the C1230 public road.
- 9.2 The unauthorised excavations which have occurred along the verge of the C1230 Roag township road to form an area of hardstanding and to accommodate a caravan and large garage have proceeded without the necessary Road Opening Permit. The same comment applies to the access which has been formed under the auspices of application 22/00459/FUL. Given the substantial difference in levels between the C1230 road and the site, there is a risk that safe public access may be compromised due to potential undermining of the public road. As such, further conflict exists with Policy 28 of the HwLDP in terms of safe public service access provision.
- 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

The application is recommended for refusal for the reasons set out below.

Reasons for Refusal

1.	The development is contrary to Policies 4(d) and 14(c) of NPF4 and policies 28, 29, 44, 57 and 61 of the Highland wide Local Development Plan as the proposal fails to demonstrate appropriate siting and design compatible with the surrounding pattern of development, landscape characteristics and capacity. In particular, given the introduction of a significant cluster of development (a dwelling house, two garages, hardstanding, a polytunnel and four holiday letting units) and a second tier of development into an existing scattered, linear settlement there would be a significant adverse impact upon the special qualities of the North West Skye Special Landscape Area.
2.	The development is contrary to Policy 28 of the Highland wide Local Development Plan as the proposed additional access into the subject site would be too close to the junction which has already been formed to the south and would have an unacceptably steep gradient. Furthermore, the proposal includes development which has already occurred, namely substantial excavations within the public road verge to accommodate the formation of hardstanding and the siting of a large garage and caravan without any authorisation and which is incompatible with road safety due to substantial excavations within the highway verge.

Signature: Dafydd Jones

Designation: Area Planning Manager North

Author: Graham Sharp

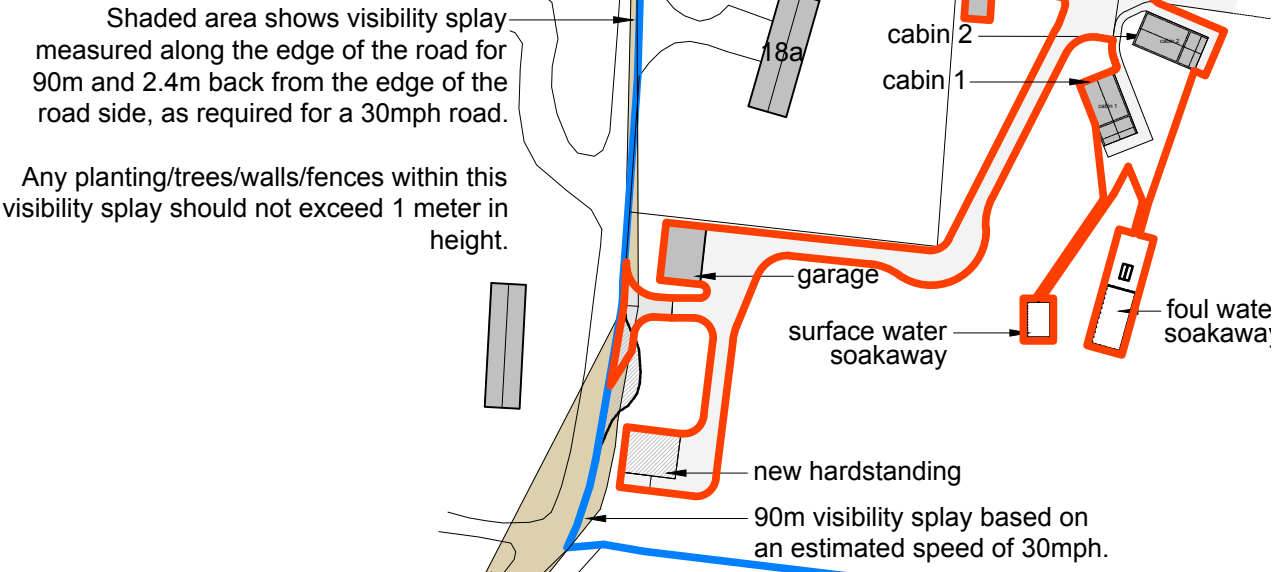
Background Papers: Documents referred to in report and in case file.

Relevant Plans: Plan 1 - 0216.EXG.001 REV A Location Plan

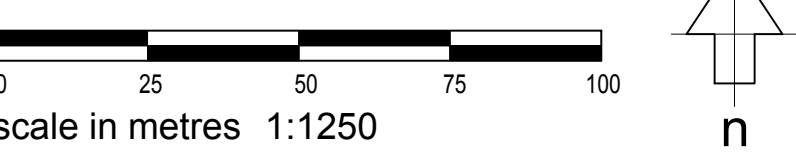
Plan 2 - 0216.PL.001 REV D Location and Site Layout Plan

- Plan 3 - 0216.PL.003 REV A Garage Floor Plan and Elevations
- Plan 4 - Polytunnel Floor and Elevation Plan
- Plan 5 - 000001 Floor Plan and Elevations of Letting Units
- Plan 6 - Previously consented Site Layout Plan
- Plan 7 - Site Layout Plan including previously consented house and proposed Sheep Shelter

amendments	rev.	date	comment	auth.	chkd.
a	25.02.25		Client amendments	LL	AH
b	05.03.25		New sewage treatment system	LL	AH
c	08.04.25		Client amendments	LL	AH
d	08.04.25		Redline amendment	LL	AH



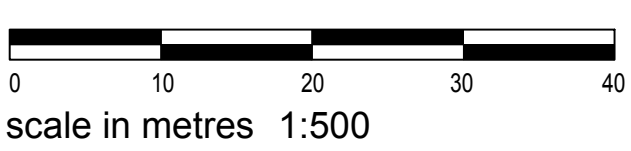
Location Plan 1:1250



Shaded area shows visibility splay measured along the edge of the road for 90m and 2.4m back from the edge of the road side, as required for a 30mph road.

Any planting/trees/walls/fences within this visibility splay should not exceed 1 meter in height.

Block Plan 1:500



client	Klara & Filip Krejčí	drawing number	0216.PL.001
project	18 Roag, Dunvegan Isle of Skye IV55 8ZA	drawing title	Proposed Ground Plan Loc & Block Plan, Section PLANNING

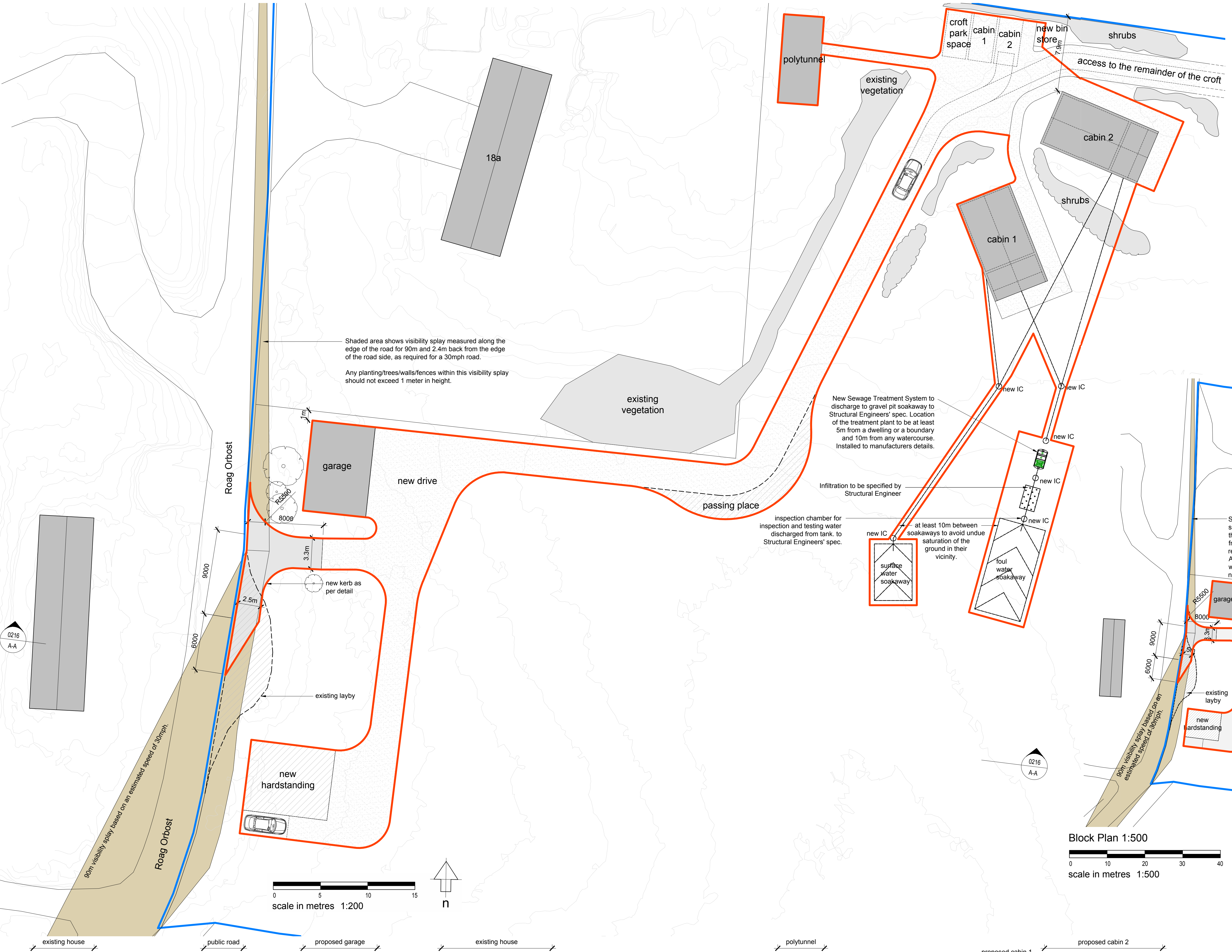
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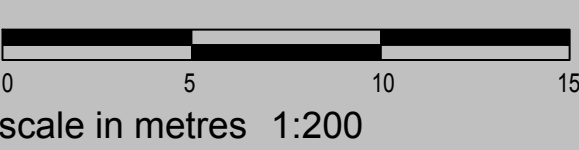
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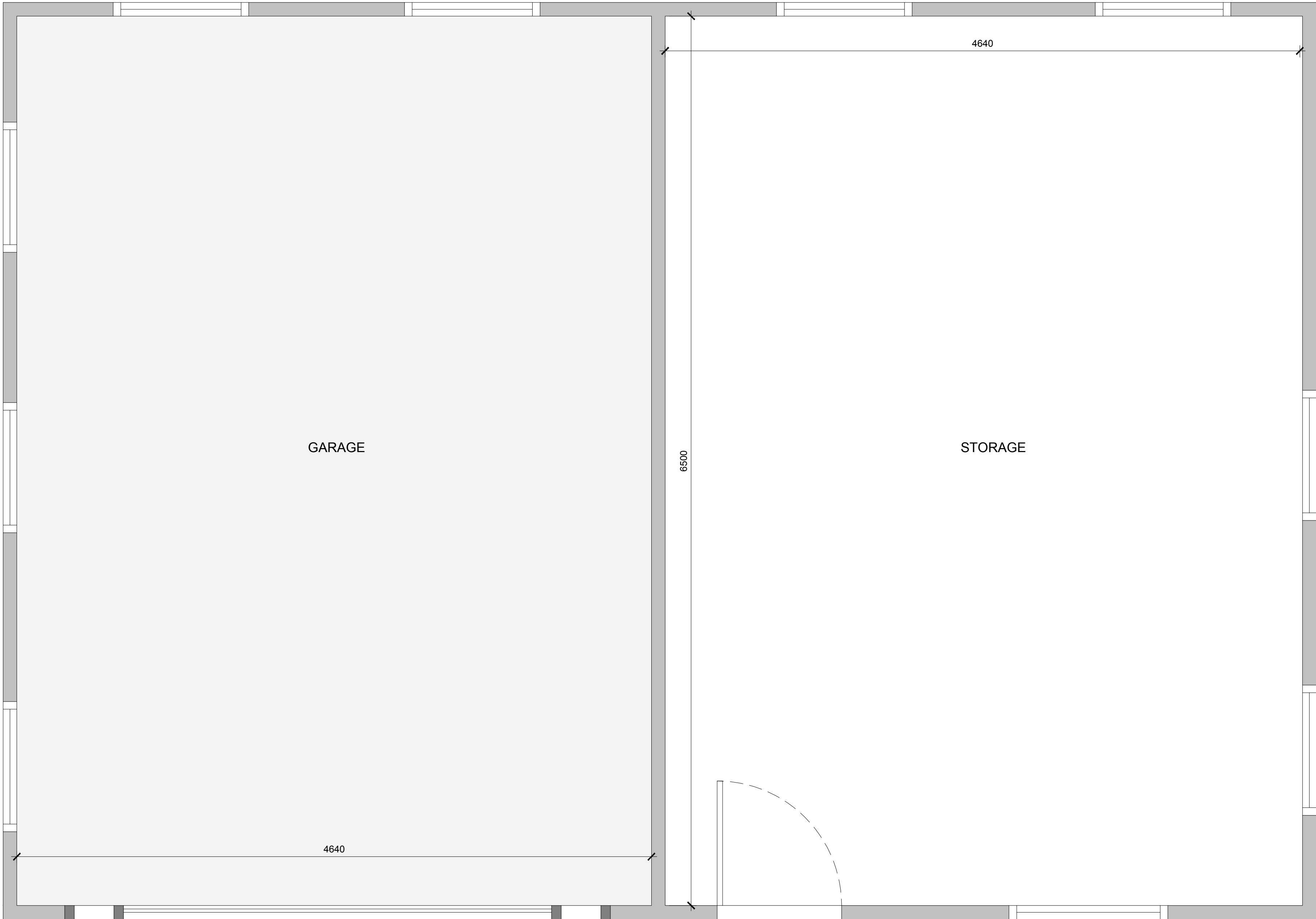
revision	d
drawn by	LL
checked by	OB
riba work stage	3
date	Feb 25
scale/original sheet size	As Noted@A1

© olli blair architects Ltd. Check all dimensions on site before work is undertaken. All goods, materials and workmanship to conform with current building regulations, BSS and COP's



Section A-A

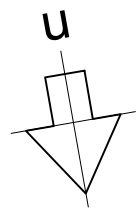




Proposed Garage Plan 1:20

0 0.5 1 1.5

scale in metres 1:20

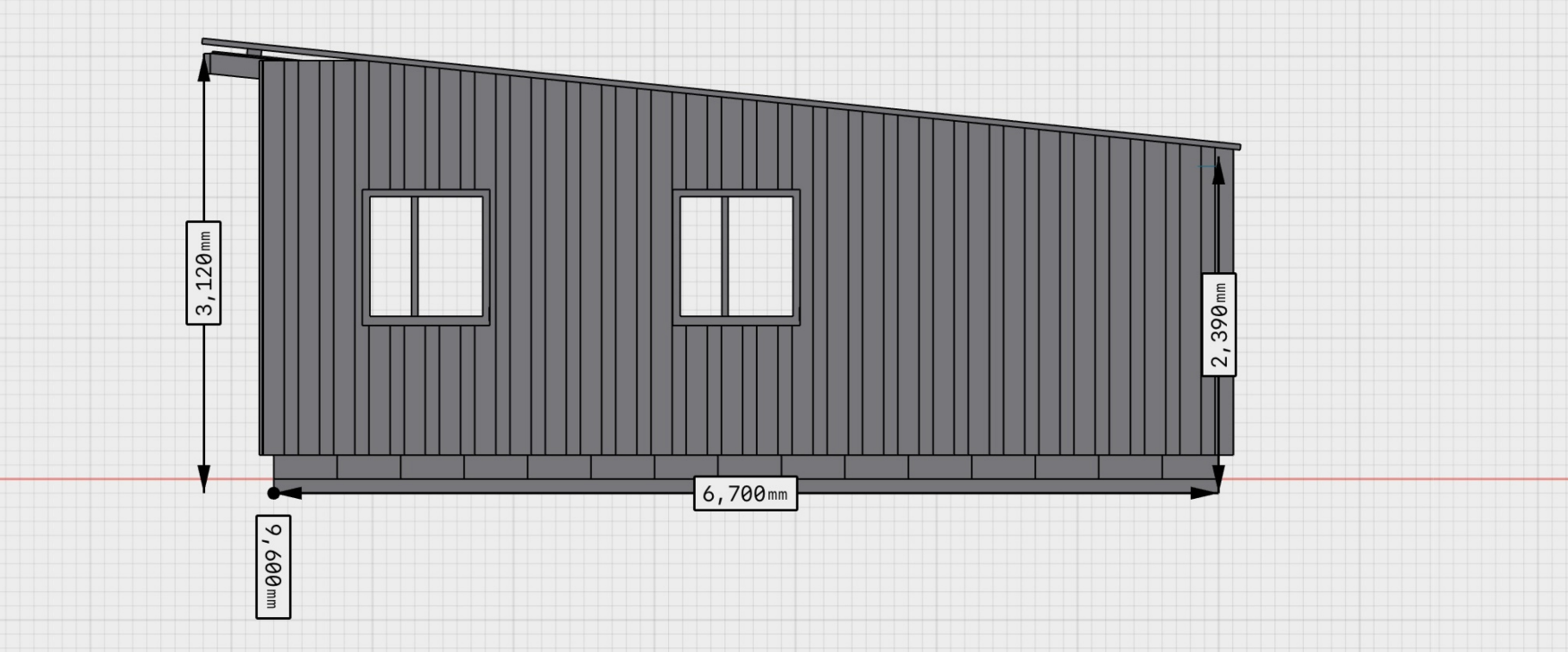
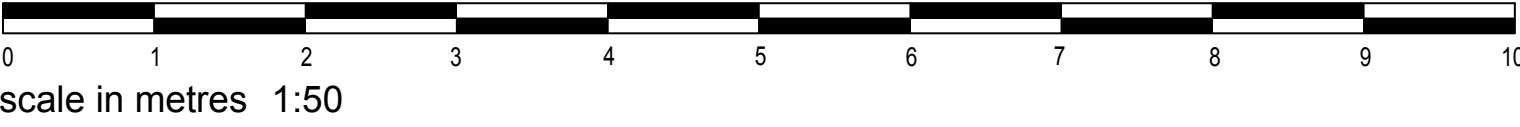


External materials: vertical larch cladding, black PVC windows, black tin roof, black roller door

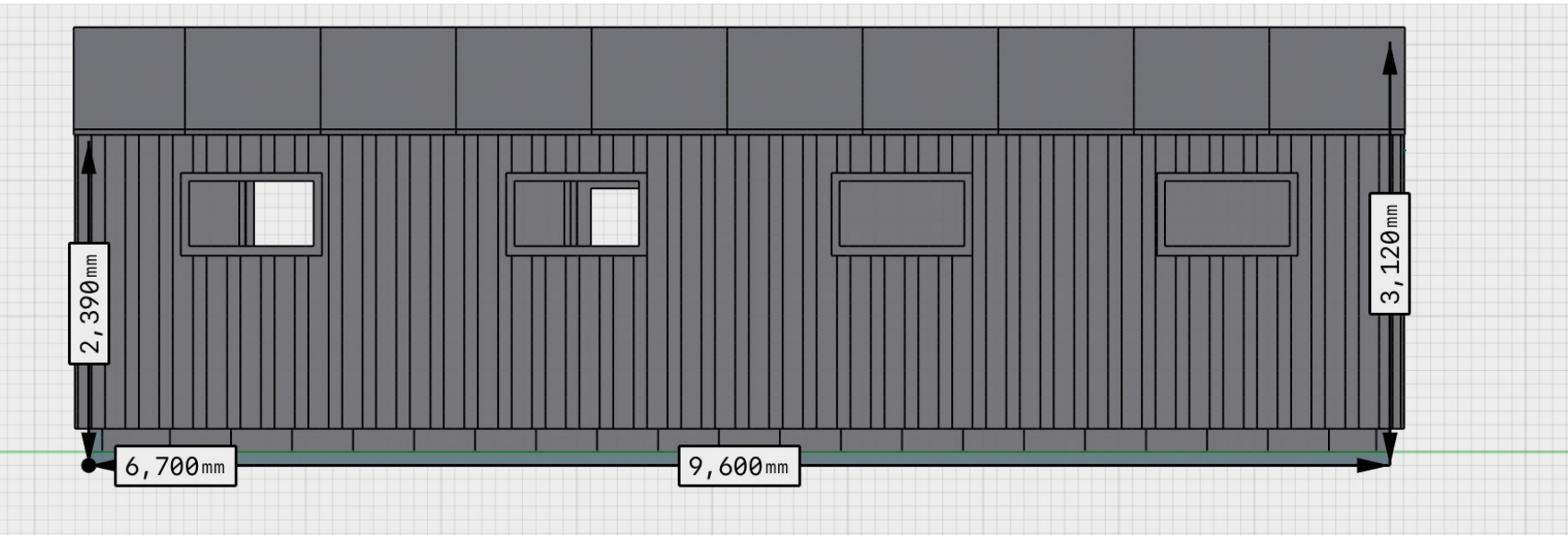
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rev.	date	comment	LL	OB
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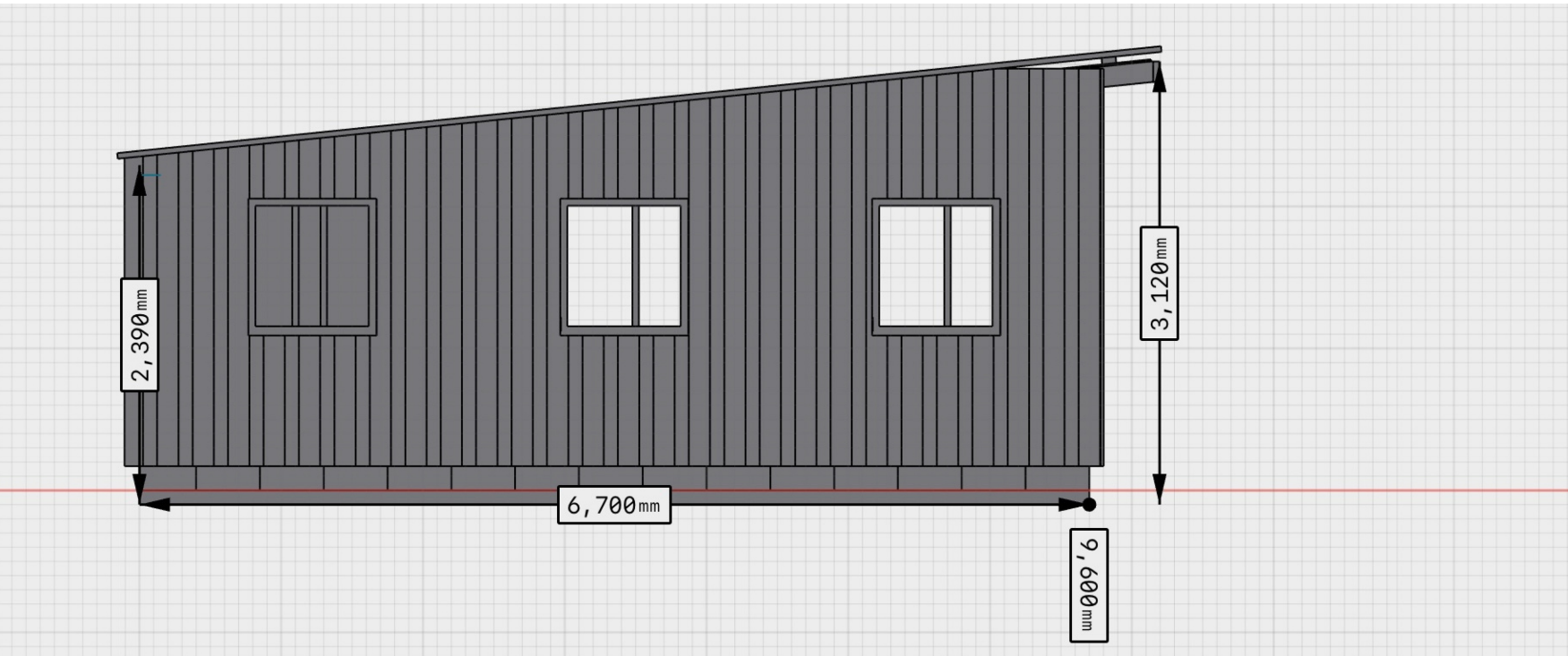
Proposed Garage East Elevation 1:50



Proposed Garage North Elevation 1:50



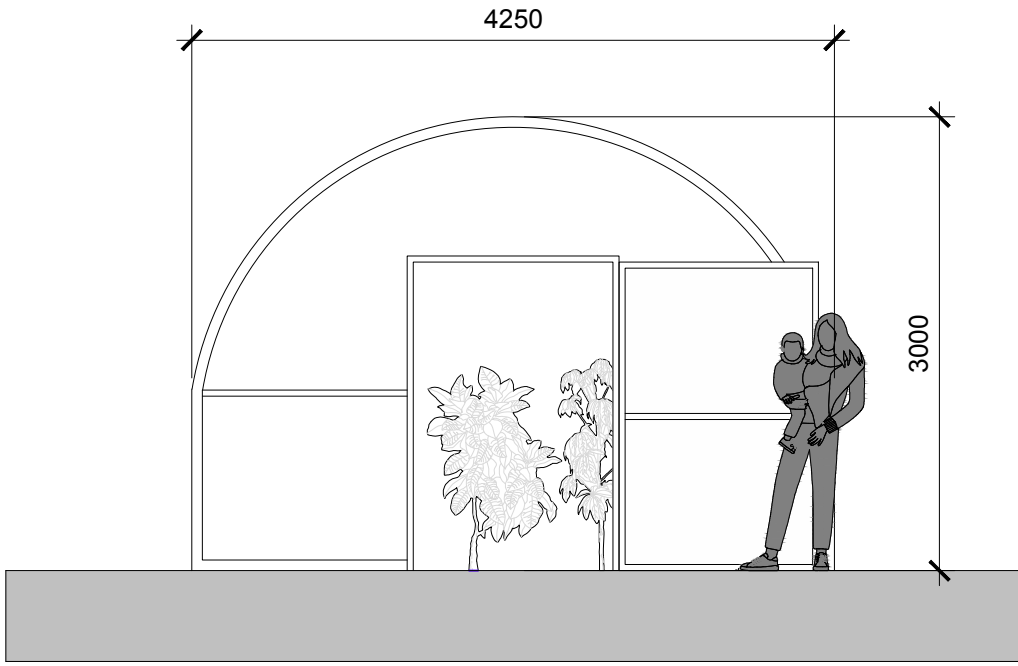
Proposed Garage South Elevation 1:50



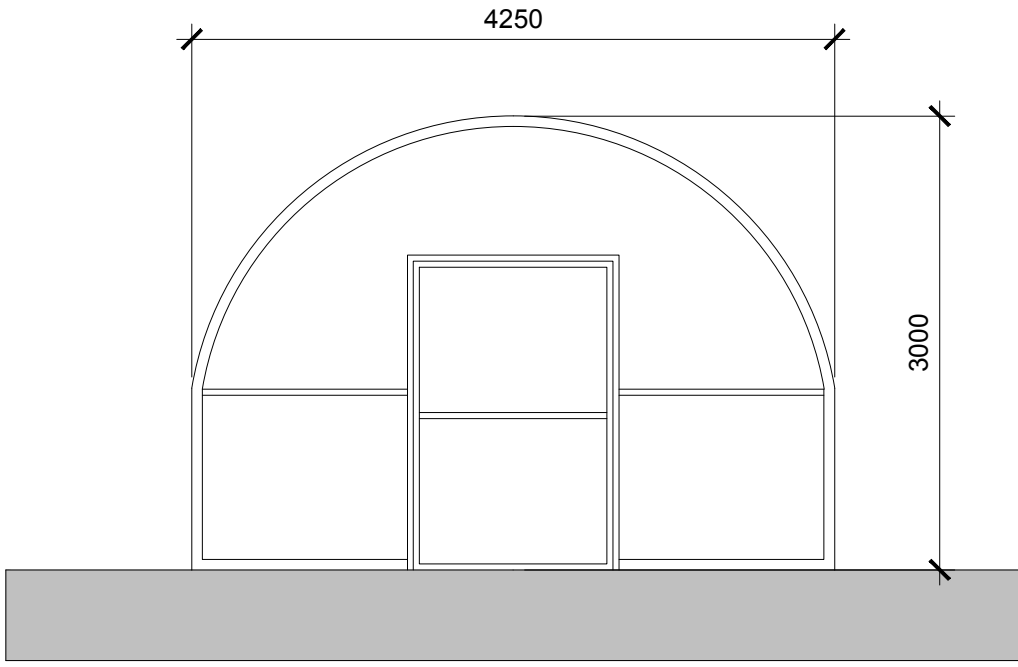
Proposed Garage West Elevation 1:50

	client	drawing number
	Klara & Filip Krejčí	0216.PL.003
	project	drawing title
	18 Roag, Dunvegan Isle of Skye IV55 8ZA	Proposed Garage Plan & Elevations PLANNING
revision	<div>olli blair architects</div>	
a		
drawn by		
Others		
checked by	<div>www.olliblair.co.uk olli@olliblair.co.uk +44 (0)7500 601940</div> <div>company no. SC623834 Olli Blair Architects Ltd trading as olliblairarchitects reg address: Robertson House Shore Street Inverness IV1 1NF</div>	
OB		
riba work stage		
3		
date	<div>© olli blair architects Ltd. Check all dimensions on site before work is undertaken. All goods, materials and workmanship to conform with current building regulations, BSS and COP's</div>	
Apr 25		
scale/original sheet size		
As Noted@A1		

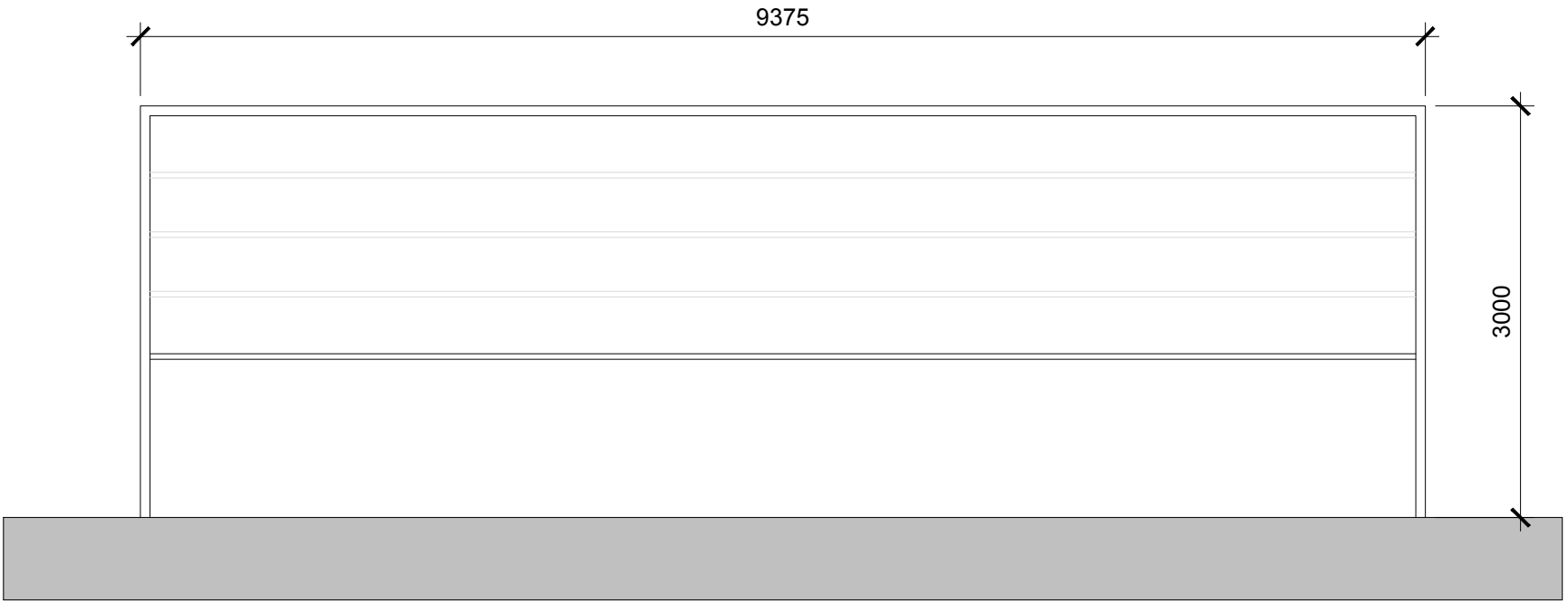
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rev.	date	comment	-	-
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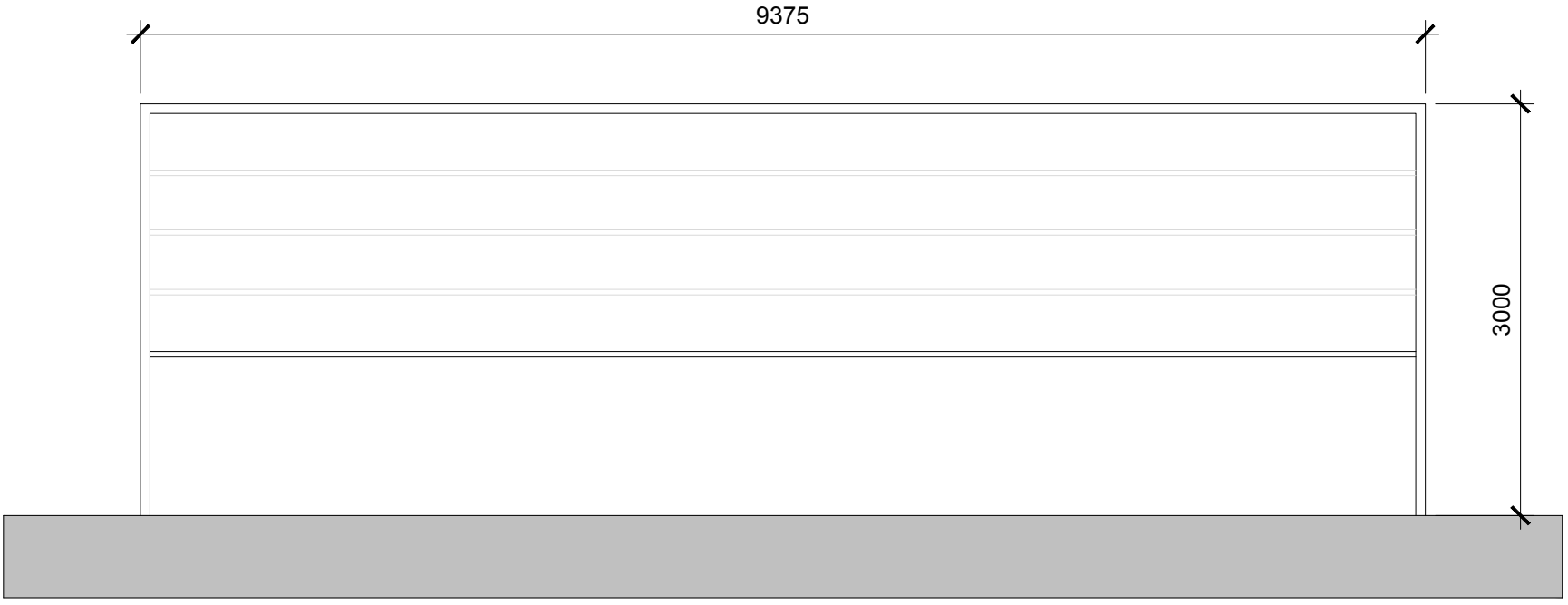
Proposed Polytunnel
South Elevation 1:50



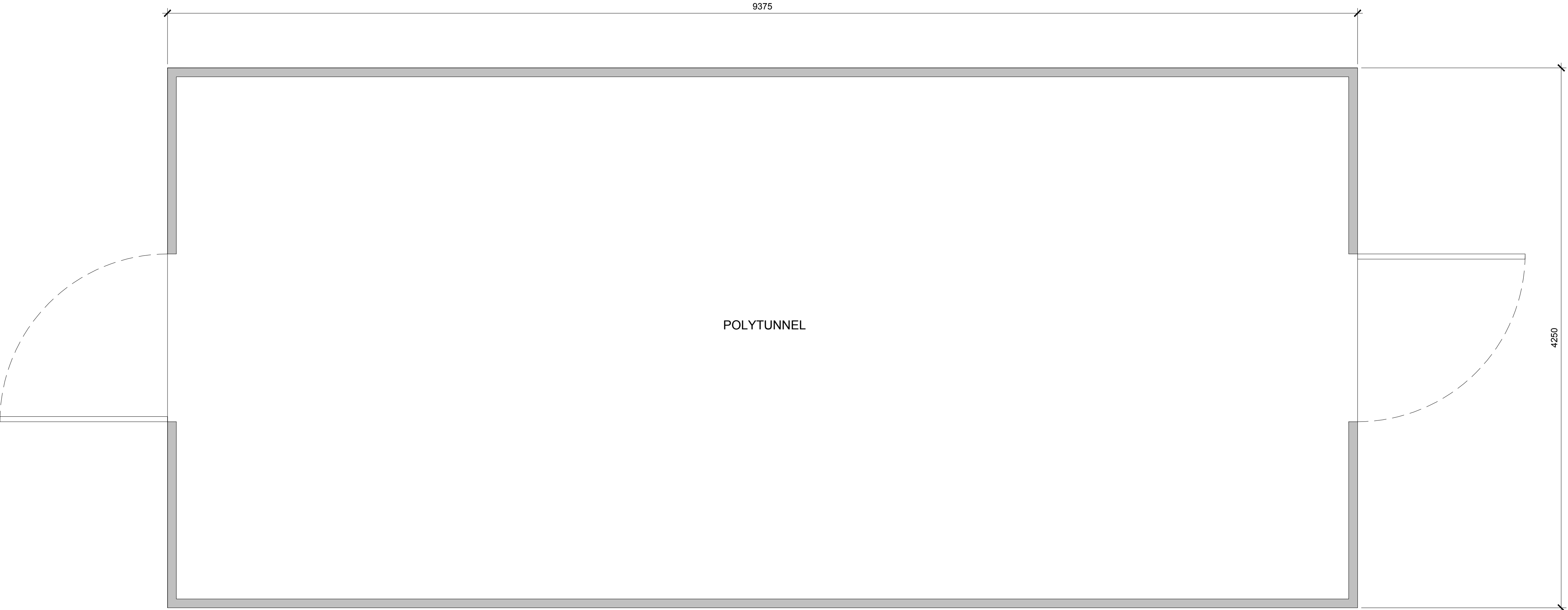
Proposed Polytunnel
North Elevation 1:50



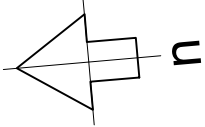
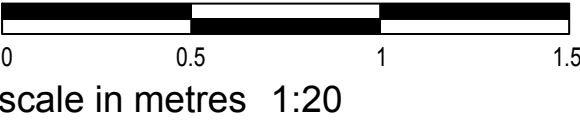
Proposed Polytunnel
East Elevation 1:50






Proposed Polytunnel
West Elevation 1:50



Proposed Polytunnel Plan 1:20



	client	drawing number
	Klara & Filip Krejčí	0216.PL.002
	revision	drawing title
	-	Proposed Polytunnel Plan
	drawn by	Polytunnel Elevations
LL	checked by	PLANNING
OB	riba work stage	
3	date	
Apr 25	scale/original sheet size	
As Noted@A1		
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