

|             |            |
|-------------|------------|
| Agenda Item | 6.7        |
| Report No   | PLN/046/26 |

## HIGHLAND COUNCIL

**Committee:** North Planning Applications Committee

**Date:** 5<sup>th</sup> August 2026

**Report Title:** 25/02543/FUL: Mr Matt Baron  
Tigh Deas, 20 Camuslongart, Dornie, Kyle, IV40 8EX

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

### Purpose/Executive Summary

**Description:** Demolition of house and erection of garage with ancillary annex accommodation, including installation of balcony

**Ward:** 05 - Wester Ross, Strathpeffer and Lochalsh

**Development category:** Local

**Reason referred to Committee:** Members referral

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 demolition of a house, Tigh Deas, and the erection of a garage with ancillary annexe accommodation in its place. The construction of a retaining wall (retrospective) is also part of the proposal.
- 1.2 Pre Application Consultation: None
- 1.3 Supporting Information: Planning Statement and Agent's responses to comments
- 1.4 Variations:
- 26<sup>th</sup> Aug 2025 – changes to finishing material (anthracite aluminium to larch cladding)
  - 16<sup>th</sup> Dec 2025 – amended design (wide gable roof instead of mono-pitched one, eaves height reduced by about 0.5m, ridge height reduced from 6.49m to 5.75m)
  - 28<sup>th</sup> Jan 2026 – amended site plan showing the retaining wall
  - 8<sup>th</sup> Feb 2026 – details of retaining wall submitted
  - 2<sup>nd</sup> March 2026 – amended design (eaves height reduced to approximately 4.3m, ridge height the same 5.7m)
  - 30<sup>th</sup> March 2026 – further design changes (eaves height increased to 4.7m, overall height to 6m; enclosed access staircase; roof covering – slate or composite equivalent), amended blue line boundary

## **2. SITE DESCRIPTION**

- 2.1 The site lies on the Eastern side of a single-track public road in Camuslongart, near Dornie, with Loch Long to the East. Tigh Deas is a small, detached bungalow, with a small garden to the front facing towards the road, and larger grounds to the rear, and sits significantly below the public road. It shares a vehicular access with Arras Beag, adjacent to the site. Recent works include a retaining wall along the northwest boundary and new steps to improve safe, shared pedestrian access to the site as well as the adjacent property. The nearest neighbouring property, Tigh Tuath, lies immediately to the north of the application site and is located approximately 6 metres from the existing house. The two properties are almost identical in terms of their design and appearance, having originally been constructed to the same design. Both dwellings were subsequently altered at the same time, with their original mono-pitched roofs replaced by gable roof forms, further reinforcing their visual similarity.
- 2.2 The proposal seeks the demolition of the existing dwelling, which has been vacant for some time and is in poor structural condition, requiring substantial renovation to make it habitable. In its place, an outbuilding is proposed comprising a garage/workshop at ground-floor level with a self-contained residential annexe above. The proposed building would serve as an ancillary structure to the applicant's main house, Arras Beag, situated immediately to the southeast. As a result, the development would effectively consolidate the two existing planning units into a single planning unit.

### 3. PLANNING HISTORY

3.1 None found

### 4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown Neighbour

Date Advertised: 1<sup>st</sup> August 2025

Representation deadline: 17<sup>th</sup> August 2025

4.2 Timeous representations: 6 (5 objections from 2 households and 1 supporting comment)

4.3 Late representations: none

4.4 Material considerations raised are summarised as follows:

a) design “completely out of character (...) in this location”, more like industrial building.

**Officer’s comment:** noted and assessed further in the report, part of the reason for refusal.

b) impact on neighbouring amenity:

- very little distance between the proposal and the adjacent house Tigh Tuath,
- overlooking from the staircase and bathroom window as well as from the proposed balcony
- noise and disturbance caused by the large workshop which appears to be “more like a commercial operation”
- loss of day/sunlight to neighbouring house including possibility of roof mounted solar panels which would further block sunlight. The current owner is blind and relies on light within the house for safe movements.

**Officer’s comment:** noted and assessed further in the report, para 8.17-8.20

c) unauthorised groundworks and installation of retaining wall

**Officer’s comment:** amended plans have been submitted with the engineering works forming part of the proposal

d) concerns regarding safe removal of asbestos roof tiles

**Officer’s comment:** safe handling and disposal of asbestos is a matter for the developer. In addition, demolition works would be controlled through a Building Warrant, however, a relevant Informative would be added to a planning decision notice if was consent granted

e) incorrect Land Ownership Certificate

**Officer’s comment:** although the missing owner may not have been notified initially, they were made aware of the application, and their comments have been received. However, to meet the statutory requirements, a Notice to Owners certificate was served on the missing landowner.

f) proposed parking space within shared land ownership

**Officer's comment:** the comment has been described as a general observation, not an objection. This is an existing arrangement which is not proposed to be altered. Sufficient space remains within the overall land ownership to provide parking for the ancillary accommodation.

- 4.5 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet <https://www.highland.gov.uk/planning/view-comment-planning-applications>.

## **5. CONSULTATIONS**

- 5.1 **Access Officer** noted that the site is next to a recorded Right of Way (HSL70) which follows the public road, but raised no issues with the proposal.
- 5.2 **CAG Team** requested that the applicant submits notification of works when completed so a new address point can be created.
- An Informative would be added to a decision notice.

## **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 9 – Brownfield, Vacant and Derelict Land and Empty Buildings  
Policy 10 – Coastal Development  
Policy 14 – Design Quality and Place  
Policy 16 – Quality Homes

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

28 – Sustainable Design  
29 – Design Quality & Place-making  
36 – Development in the Wider Countryside  
49 – Coastal Development  
61 – Landscape  
65 – Waste Water Treatment  
66 – Surface Water Drainage

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

No specific policies apply.

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

Access to Single Houses and Small Housing Developments (May 2011)  
Rural Housing (December 2021)  
Sustainable Design Guide (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:

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

### **Development plan/other planning policy**

8.4 Sections 25(1)(a) and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that this application be determined in accordance with the development plan unless material considerations indicate otherwise.

8.5 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).

8.6 In this case NPF4 Policy 16 (Quality Homes) is the main policy against which the proposal is being assessed. The agent confirmed that the self-contained unit would serve as an annexe for family and friends use only therefore, the proposal is treated as such. The workshop would also be for the applicant's use only and not operate on commercial basis. Policy 16 supports householder developments if they do not have a detrimental impact on the character or environmental quality of the home in terms of size, design, and materials. For proposals to be supported, they cannot have a detrimental effect on neighbouring properties in terms of physical impact, overshadowing or overlooking.

8.7 Policy 14 of NPF4 encourages developments that makes successful places by taking a design-led approach to improving the quality of an area. Successful places are

characterised as being healthy, pleasant, connected, distinctive, sustainable and adaptable. Policies 28 (Sustainable Design), 29 (Design Quality and Place-making), and 36 (Development in the Wider Countryside) of HwLDP require developments to be sensitively sited to integrate into the existing pattern of development and respect the distinctiveness of the landscape setting and to conform with existing and approved adjacent land uses.

- 8.8 Policy 9 (Brownfield, Vacant and Derelict Land and Empty Buildings) of NPF4 supports proposals which regenerate derelict buildings and spaces to improve wellbeing and transform places.
- 8.9 The intention of NPF4 Policy 10 (Coastal Development) and HwLDP Policy 49 (Coastal Development) is to control coastal development, permitting it only where there is a clear locational need, while safeguarding coastal character, natural processes, and resilience to climate change and coastal erosion.
- 8.10 Policy 61 (Landscape) of HwLDP aims to ensure that new development respects and reflects the landscape character and special qualities of its surroundings through appropriate siting, scale, design, materials, and, where possible, enhancement of the local landscape.
- 8.11 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.
- 8.12 The proposal is for the demolition of the house and erection of a garage with ancillary annex accommodation. Subject to ensuring that the development can adequately address any potential impact on siting and design; and neighbour amenity; then the proposal would be considered to comply with the Development Plan.

### **Siting and Design**

- 8.13 The existing dwelling is a modest, single-storey building of simple, traditional form. It shares a close architectural relationship with the neighbouring dwelling, Tigh Tuath, with both properties of similar scale, proportions and orientation. Both are single-storey buildings with pitched roofs, presenting their gable elevations towards the public road, which lies at a higher level than the houses. This consistency of form contributes positively to the immediate character of this small cluster of development.
- 8.14 The proposed ancillary building would occupy a similar footprint as the existing house, but it would be approximately 2 metres further into the rear garden. However, despite retaining a similar siting, the proposal introduces a significantly greater built form. The building would have a ridge height of approximately 6 metres, around 0.9 metres higher than the existing and neighbouring house, with eaves at approximately 4.7 metres. This is only around 0.4 metres below the existing ridge height. The proposal would accommodate a workshop at ground floor with an ancillary residential

annexe above, including an enclosed first-floor balcony. The lower section of the walls would be finished with white render, while the upper section would be clad in larch boarding. The roof would be finished with slate, or a suitable composite equivalent. These proposed external materials and finishes are considered acceptable.

- 8.15 Although the proposal has been amended from the initial design incorporating a mono-pitched roof, the revisions do not overcome the Planning Authority's fundamental concerns regarding massing and design. Throughout the application process, the applicant has been advised that a building exceeding a single-storey height would not be supported in this location. This concern relates not only to the roof form but also to the overall relationship of the proposed building with its immediate context.
- 8.16 The proposed two-storey form, together with its elevated eaves, broad gable and shallow roof pitch, results in a building that appears overly dominant when viewed alongside the neighbouring dwelling. While there is a variety of house types within the wider area, the immediate context is defined by the close visual and architectural relationship between the existing dwelling and Tigh Tuath. This pairing forms a distinctive and cohesive group, and any replacement or ancillary building should respect and reinforce that established character. The proposed design fails to do so and instead introduces a form and scale that is visually inappropriate within this immediate setting.
- 8.17 The applicant was advised that a single-storey solution, which could be accommodated within the generous site, would better reflect the established character of the area whilst still providing the required accommodation. This option was not pursued.
- 8.18 The proposal therefore fails to accord with the principles of the Highland Council's guidance, which seeks development that responds positively to local building traditions through appropriate scale, proportions, roof forms and overall massing. It also conflicts with relevant policies of NPF4 and HwLDP, which require development to reflect the landscape character and local distinctiveness of its surroundings through appropriate siting, scale, form and design.
- 8.19 Taken as a whole, the proposed building, by reason of its excessive height, two-storey form, elevated eaves and overall massing, would appear out of place within its immediate context, failing to respect the established relationship between the existing buildings on the site and the neighbouring property. The proposal would consequently have an unacceptable adverse impact on the character and appearance of the area.
- 8.20 To conclude, although the proposal in its present form cannot be supported, the principle of demolition of the house and erection of a replacement house or, as in this case, ancillary building, was not discounted. The applicant was advised that a revised design, drawing more clearly on traditional rural building forms, appropriate roof pitches and building proportions, could help achieve a development more in keeping with local character and the wider landscape. This approach was not pursued, and the design issues therefore remain unresolved.

## **Neighbour amenity**

- 8.21 Although the proposed building would largely occupy the footprint of the existing house, it would extend approximately 2 metres further to the rear and, more significantly, would increase in overall height by approximately 0.9 metres compared with the existing building. While the footprint alterations are relatively modest, the cumulative effect of the increased height and extended massing would materially alter the relationship between the proposed dwelling and the neighbouring property, Tigh Tuath.
- 8.22 Impact on sunlight – Throughout the assessment of the application, neighbouring occupiers have consistently raised concerns regarding the proposal's increased scale, dominance and its effect on daylight and sunlight received by their property, Tigh Tuath. These concerns are considered to be well-founded.
- 8.23 The separation distance between the two dwellings is limited, measuring approximately 6 metres between the buildings and only around 4.7 metres from the closest point of the proposed building to the porch of Tigh Tuath. Importantly, the affected elevation of Tigh Tuath contains habitable room openings, including a window serving the kitchen/living room.
- 8.24 The proposed ancillary building would be positioned to the southwest of Tigh Tuath. Consequently, its increased height and massing have the potential to interrupt the path of the afternoon and evening sun, particularly during the autumn and winter months when the sun is lower in the sky. The existing dwelling (Tigh Deas) has a ridge height of approximately 5.1 metres. The proposed replacement building would increase this height by approximately 0.9 metres, resulting in a substantially taller built form immediately adjacent to the shared boundary. Given the limited separation distances and the southwestern position of the proposal relative to Tigh Tuath, the development would cast a greater shadow over the neighbouring property than the existing dwelling.
- 8.25 Whilst it is acknowledged that the impact on sunlight during the summer months, when the sun is higher in the sky, may not be significant, planning decisions must consider the year-round effects of development. During the autumn and winter months, when the sun's path is considerably lower, the increased height and massing of the proposed dwelling would be expected to reduce the amount of direct sunlight reaching the habitable room window serving the kitchen/living room at Tigh Tuath. This reduction would be most noticeable during the afternoon, when the southwest orientation means the proposed building would obstruct sunlight that would otherwise reach the neighbouring property. As a result, the quality of natural light and sunlight available to this habitable room would be materially diminished during periods when sunlight is already limited.
- 8.26 Accordingly, it is considered that the proposal would have an unacceptable adverse impact on the residential amenity of the adjoining occupiers through increased overshadowing and a consequential loss of sunlight.
- 8.27 Overlooking/loss of privacy – Concerns have also been raised regarding overlooking and the resulting loss of privacy arising from the proposed development. It is acknowledged that the revised plans have sought to reduce overlooking from the

staircase by enclosing this element, which is a positive amendment. The proposal has been amended so that only rooflight-type windows are now proposed on the northern elevation, replacing the standard bathroom window that formed part of the original submission.

- 8.28 However, the proposal would still introduce a first-floor residential annexe with an enclosed balcony. Although the balcony is primarily orientated towards the main house owned by the applicant and located to the southeast, its elevated position would nonetheless allow views towards parts of the neighbouring garden, when occupants are using the balcony. It is considered that the proposal would increase opportunities for overlooking compared to the existing arrangement, resulting in an unacceptable erosion of the privacy currently enjoyed by the adjoining property. The development therefore fails to adequately safeguard neighbouring residential amenity and is contrary to the relevant policies of the development plan requiring new development to avoid unacceptable impacts on the privacy of adjacent occupiers.
- 8.29 Concerns have also been raised by neighbouring occupiers that the proposed workshop is of a size and form more commonly associated with a commercial operation and that its use could give rise to increased noise and disturbance. These concerns have been carefully considered. The applicant has confirmed that the workshop is intended solely for purposes incidental to the enjoyment of the dwellinghouse and will not be used for any commercial or business activities. On the basis of the information submitted, there is no evidence to indicate that the workshop would operate other than as a domestic outbuilding ancillary to the residential use of the site. Any future use of the building for commercial purposes would represent a material change of use that may require separate planning permission and would be subject to its own assessment. Accordingly, it is not considered that the proposal, as submitted, would result in unacceptable noise or disturbance to neighbouring properties, and no concerns are raised on these grounds.

#### **Other material considerations**

- 8.30 **Parking and Access** – The proposal would utilise the existing access and junction with the public road, and no alterations to these arrangements are proposed. The visibility available at the access is considered adequate to ensure the safe operation of vehicles entering and leaving the site. The submitted drawings also indicate a parking space adjacent to the public road on land that is understood to be in shared ownership with Tigh Tuath. This does not raise any planning concerns, as it reflects the existing parking arrangement between the two properties.
- 8.31 **Retaining wall** – Engineering works have been undertaken within the front garden to construct a retaining wall and create an area of hardstanding. The applicant initially regarded these works as site improvements and upgrades that did not require planning permission. However, once advised that planning permission may be required, the works were incorporated into the current application for assessment.
- 8.32 The retaining wall has been constructed to improve the stability of the steep embankment adjacent to the public road. It is formed using concrete blocks of varying lengths and reaches a maximum height of approximately 2.4 metres. The works also include the construction of improved pedestrian access steps, which are shared with

the neighbouring property, Tigh Tuath. These engineering works are considered acceptable.

- 8.33 Drainage arrangements and water provisions – The submitted plans indicate the use of a septic tank and a ground soakaway system would be utilised as per existing drainage arrangements. However, the technical specifications of this arrangement would need to comply with the Building (Scotland) Regulations. Additionally, the provision of Sustainable Drainage Systems (SuDS) to manage surface water runoff would also be required.
- 8.34 The proposal would connect to water mains infrastructure.
- 8.35 Biodiversity – The site consists of a detached bungalow set within front and rear garden areas, comprising mainly lawned ground with some greenery around the boundaries. Given the scale and nature of the proposed development, the overall impact on biodiversity is considered to be neutral. Compensatory measures could be conditioned if planning permission was to be granted.
- 8.36 Lochalsh Local Place Plan (2024) – No specific policies apply to the site
- 8.37 There are no other material considerations.

#### **Non-material considerations**

- 8.38 The issue of safe removal of asbestos roof tiles is not a material planning consideration and would be dealt with during a Building Warrant application.

#### **Developer Contributions**

- 8.39 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. Developer contributions would not be required in connection with this development.

### **9. CONCLUSION**

- 9.1 The key considerations in the determination of this application are whether the proposed development consisting of a domestic workshop with residential annexe above accords with the relevant policies of NPF4 and the HwLDP, particularly in relation to visual impact and residential amenity.
- 9.2 It is considered that the proposed ancillary building, by reason of its excessive height, two-storey form and overall massing, would fail to respect the established character and appearance of the immediate area or the close architectural relationship between the existing pair of dwellings. Furthermore, the proposal would result in unacceptable impacts on the residential amenity of the neighbouring property, Tigh Tuath, through increased overshadowing, loss of sunlight and overlooking. While no concerns are raised in respect of access, parking, the engineering works, or the proposed workshop use, these matters do not outweigh the significant design and amenity concerns.

- 9.3 Although the applicant was offered the opportunity to revise the design and to consider single storey development only, that option was not pursued. As such, the proposal remains unacceptable, and planning permission is recommended for refusal.
- 9.4 For the reasons set out above, the proposal is considered contrary to Policy 14 (Design, Quality and Place) and Policy 16 (Quality Homes) of NPF4, as it fails to achieve a high standard of design that responds positively to its local context or protects the amenity of neighbouring properties. The proposal is also contrary to Policies 28 (Sustainable Design), 29 (Design Quality and Place-making), 36 (Development in the Wider Countryside) and 61 (Landscape) of the HwLDP, as it would introduce a building of inappropriate scale, form and massing that fails to respect the established character of the immediate area and would result in unacceptable adverse impacts on the residential amenity of the adjoining property through overshadowing, loss of sunlight and overlooking. As such, the proposal does not accord with the Development Plan, and the proposal is recommended for refusal.
- 9.5 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** No

Notification to Scottish Ministers No

Conclusion of Section 75 Obligation No

Revocation of previous permission No

Recommended to **REFUSE** the application for the following reasons:

1. The proposed ancillary building, by reason of its two-storey form, elevated eaves and overall massing, would fail to respect the established character, appearance and local distinctiveness of the immediate area or the close architectural relationship between the existing pair of houses (Tigh Deas and

Tigh Tuath). As such, the proposal would not achieve a high standard of design or respond positively to its local context. The proposal is therefore contrary to Policies 14 (Design, Quality and Place) of National Planning Framework 4, and Policies 28 (Sustainable Design), 29 (Design Quality and Place-making), 36 (Development in the Wider Countryside) and 61 (Landscape) of the Highland wide Local Development Plan.

2. The proposed ancillary building, by reason of its increased height, scale, proximity and position in relation to the neighbouring property, would result in unacceptable adverse impacts on the residential amenity of adjoining occupiers through increased overshadowing, loss of sunlight and overlooking. The proposal therefore fails to safeguard the amenity of neighbouring properties and is contrary to Policies 14 (Design, Quality and Place) and 16 (Quality Homes) of National Planning Framework 4, and Policies 28 (Sustainable Design) and 29 (Design Quality and Place-making) of the Highland wide Local Development Plan.

Signature: Bob Robertson  
Designation: pp. Area Planning Manager North  
Author: Karolina Slotwinska  
Background Papers: Documents referred to in report and in case file.  
Relevant Plans: Plan 1 Location Plan  
Plan 2 - L101 rev. A Location Plan  
Plan 3 - L105 rev. B Proposed Site Plan  
Plan 4 - L120 rev. C Proposed Floor Plan  
Plan 5 - L121 rev. C Proposed Elevations  
Plan 6 - L108 Section Plan - Retaining Wall

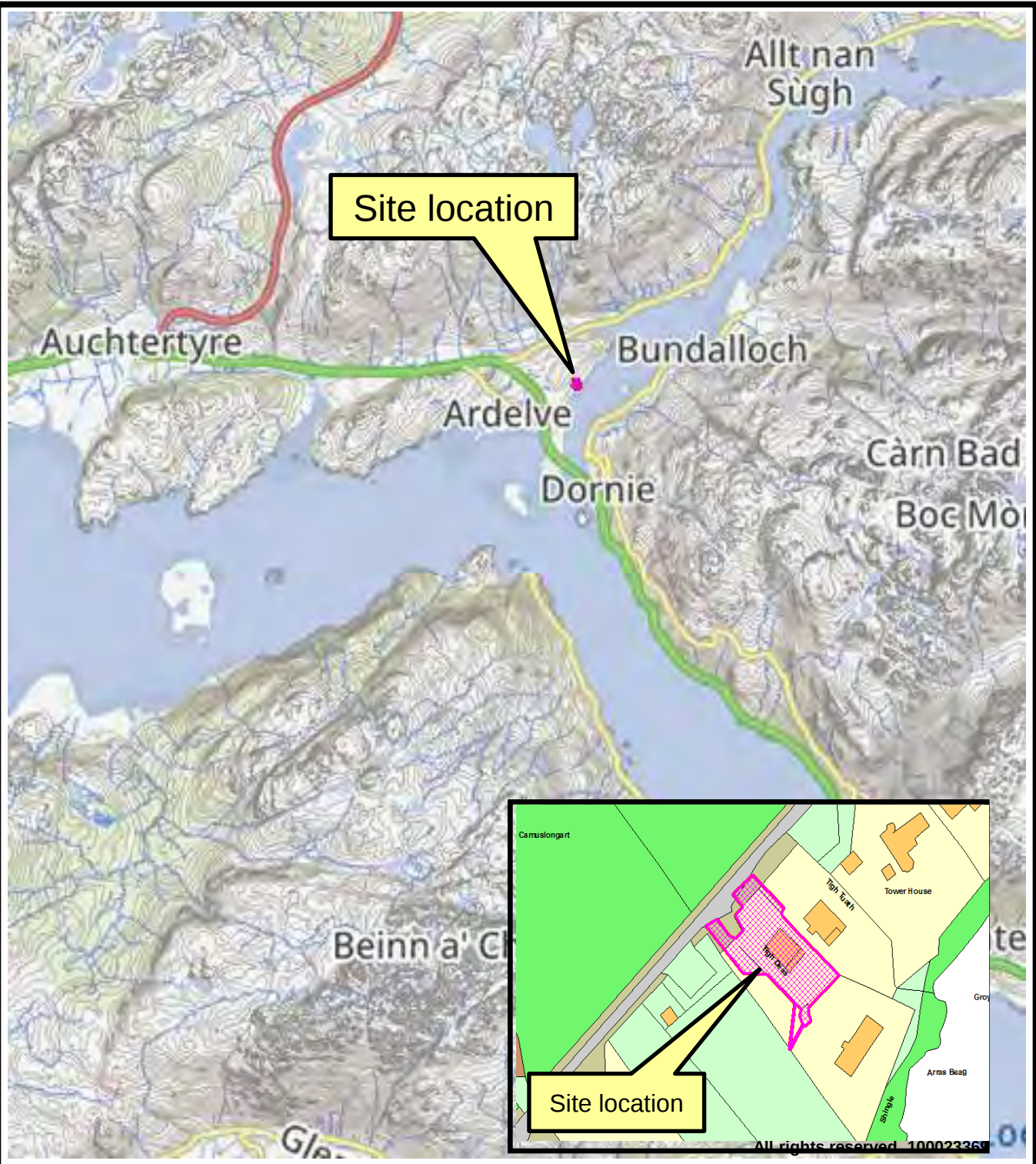
## Appendix 1 – Letters of Representation

### Objectors

|    |                    |                                                        |            |
|----|--------------------|--------------------------------------------------------|------------|
| 1. | Alan & Kate Gordon | Tigh Tuath, 20 Camuslongart, Dornie, Kyle,<br>IV40 8ex | 12.08.2025 |
| 2. | Barbara Crombie    | 49 Edgemoor Park, Balloch, Inverness, IV2<br>7RA       | 12.08.2025 |

### Supporters

|    |                  |                                                 |            |
|----|------------------|-------------------------------------------------|------------|
| 3. | Mr Oliver Wright | NPAC, Watermoor Point, Cirencester, GL17<br>1LF | 31.07.2025 |
|----|------------------|-------------------------------------------------|------------|



Development & Infrastructure  
Service

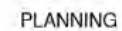
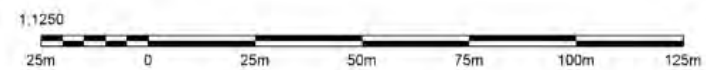
**25/02543/FUL**

**Demolition of house and erection of garage with ancillary annexe  
accommodation, including installation of balcony**

**Tigh Deas, 20 Camuslongart**

**Dornie**

**August 2026**



Blue line boundary  
Area owned by client  
1653m2

Existing Dwelling Footprint  
68m<sup>2</sup>

|     |       |                          |    |
|-----|-------|--------------------------|----|
| A   | GROUP | Give your country's name |    |
| Row | Date  | Signature                | By |

| Region        | Country       | Year | Rate (per 100,000 live births) |
|---------------|---------------|------|--------------------------------|
| North America | United States | 1990 | 10.0                           |
| Europe        | Germany       | 1990 | 10.0                           |
| Asia          | Japan         | 1990 | 10.0                           |
| Africa        | South Africa  | 1990 | 10.0                           |
| Oceania       | Australia     | 1990 | 10.0                           |
| South America | Brazil        | 1990 | 10.0                           |
| World         |               | 1990 | 10.0                           |



Project  
Tegh Deas  
Domie

Drawing  
Location Plan

| Scale         | Item         | Gravity | Consistency |
|---------------|--------------|---------|-------------|
| 1.1250 (0.53) | 10.00 (0.00) | 1.1     |             |

|             |      |
|-------------|------|
| Drawing no: | Rev: |
| L101        | A    |

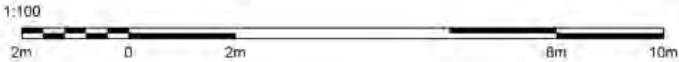


PLANNING

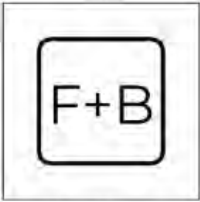


Ground Floor

First Floor



|    |            |                 |                 |
|----|------------|-----------------|-----------------|
| 1  | 2022/11/11 | 1st Floor Plan  | 1st Floor Plan  |
| 2  | 2022/11/11 | 2nd Floor Plan  | 2nd Floor Plan  |
| 3  | 2022/11/11 | 3rd Floor Plan  | 3rd Floor Plan  |
| 4  | 2022/11/11 | 4th Floor Plan  | 4th Floor Plan  |
| 5  | 2022/11/11 | 5th Floor Plan  | 5th Floor Plan  |
| 6  | 2022/11/11 | 6th Floor Plan  | 6th Floor Plan  |
| 7  | 2022/11/11 | 7th Floor Plan  | 7th Floor Plan  |
| 8  | 2022/11/11 | 8th Floor Plan  | 8th Floor Plan  |
| 9  | 2022/11/11 | 9th Floor Plan  | 9th Floor Plan  |
| 10 | 2022/11/11 | 10th Floor Plan | 10th Floor Plan |

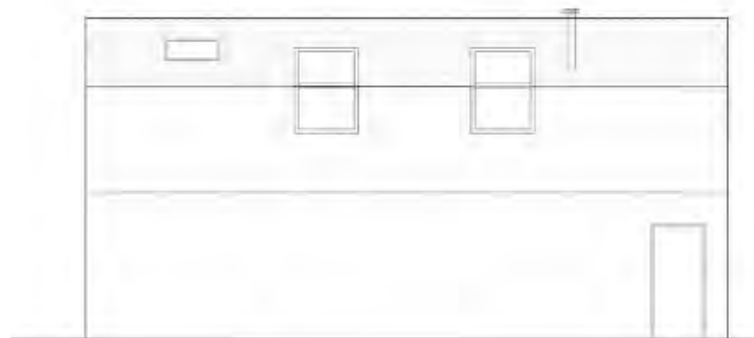


F+B Architects  
2111 1st Floor, 1st Floor, 1st Floor  
2022/11/11

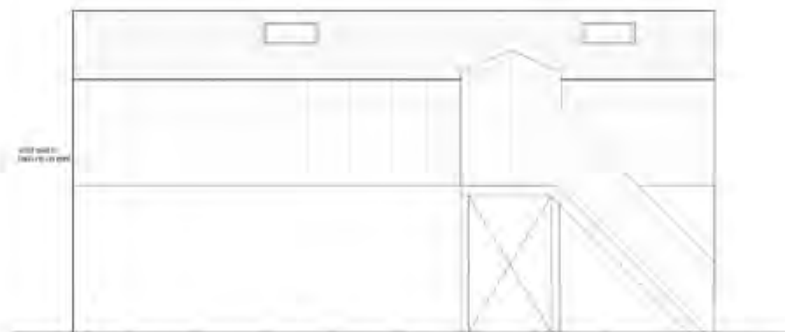
|             |               |
|-------------|---------------|
| Project     | Yeh Chen      |
| Owner       | Yeh Chen      |
| Design      | Proposed Plan |
| Scale       | 1:100         |
| Date        | 10/09/2025    |
| Drawn by    | AI            |
| Checked by  | AI            |
| Drawing No. | 1120          |
| Rev         | 0             |



South Elevation



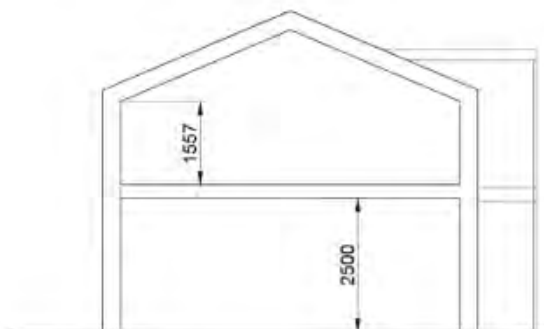
West Elevation



East Elevation



North Elevation



Section



## PLANNING

## Materials

Cladding  
Base - White render  
Top - Larch Board on Board rainscreen  
Roof - Slate or Composite equivalent  
Windows/Doors  
UPVC - Anthracite

|      |         |                  |    |    |
|------|---------|------------------|----|----|
| C    | 6884222 | Company's Update |    |    |
| D    | 2384222 | Company's Update |    |    |
| E    | 6884222 | Company's Update |    |    |
| Rev. | Date    | Description      | By | Dr |

— *Continued*



Fenn &amp; Birch Architecture

†† Native Pack, Inverted: 7/1 (82)  
CP42 712-366

Project:  
Tight Drives  
Owner:

Proposed Filings:

| Size     | Use  | Over 2 | Over 10 |
|----------|------|--------|---------|
| 1 (HUBS) | 100% | 100%   | 100%    |

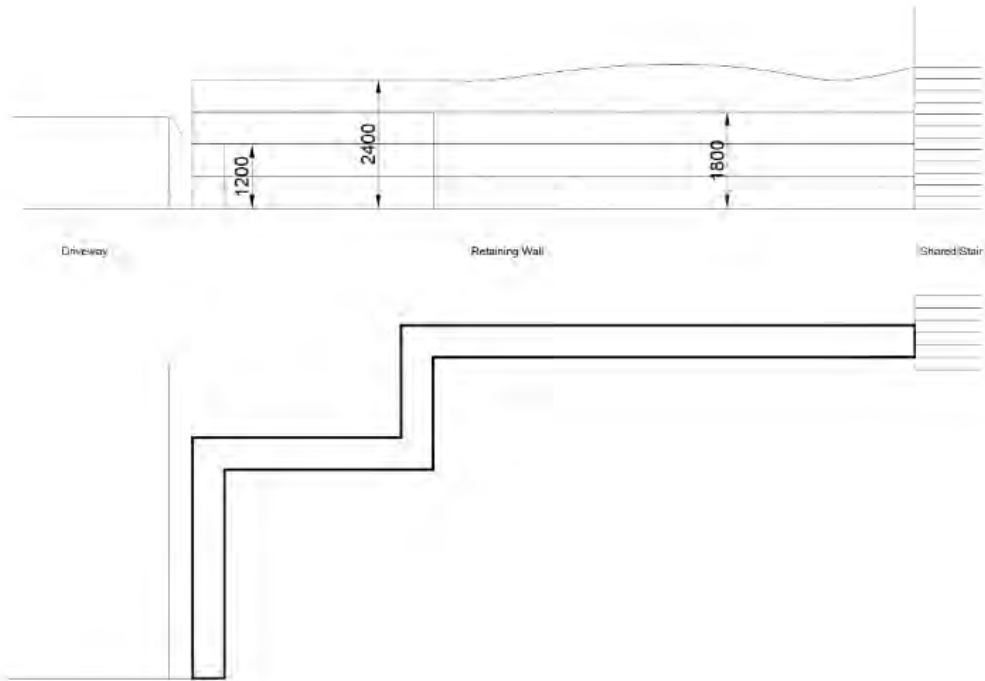
|  |      |
|--|------|
|  | L129 |
|--|------|

2

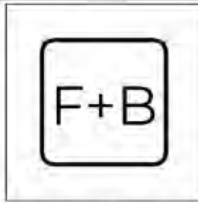
PLANNING

Retaining wall constructed from precast concrete 'lego' blocks, 600mmx600mm in various lengths.

Retaining wall constructed in place of previously failing wall in order to stabilise ground and road.



| Rev | Date | Description | By | Chk |
|-----|------|-------------|----|-----|
|-----|------|-------------|----|-----|



Fern + Birch Architecture  
27 Ridgeway Place, Auckland 1011  
0942 153 520

|            |                         |
|------------|-------------------------|
| Project    | Yogh Case Dome          |
| Drawing    | Proposed Retaining Wall |
| Scale      | 1:100                   |
| Date       | 03/02/2025              |
| Drawn by   | AM                      |
| Checked by |                         |
| Drawn by   | 1:100                   |
| Scale      |                         |





1:200



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N

PLANNING

|     |            |                             |    |    |
|-----|------------|-----------------------------|----|----|
| 1   | 13/03/2018 | Design and construction     |    |    |
| 2   | 13/03/2018 | Retaining wall construction |    |    |
| Rev | Date       | Description                 | By | Dr |

F+B

Fern & Blythe Architects  
111 Riddell Place, Somerset, TA1 6LP  
01452 715 185

Project:  
Tigh Deas  
Dome

Drawn:  
Proposed Site Plan

|            |            |           |             |
|------------|------------|-----------|-------------|
| Scale:     | Date:      | Drawn by: | Checked by: |
| 1:200 (A3) | 28/01/2018 | AJ        | —           |

|              |      |
|--------------|------|
| Printing on: | Rev: |
| L105         | 0    |