



# COMHAIRLE NAN EILEAN SIAR

The Town and Country Planning Scotland Act 1997 – Section 36(1)

Town and Country Planning General Development Procedure Order 2013 Regulation 16

Planning Register - Part 1

## Application Details

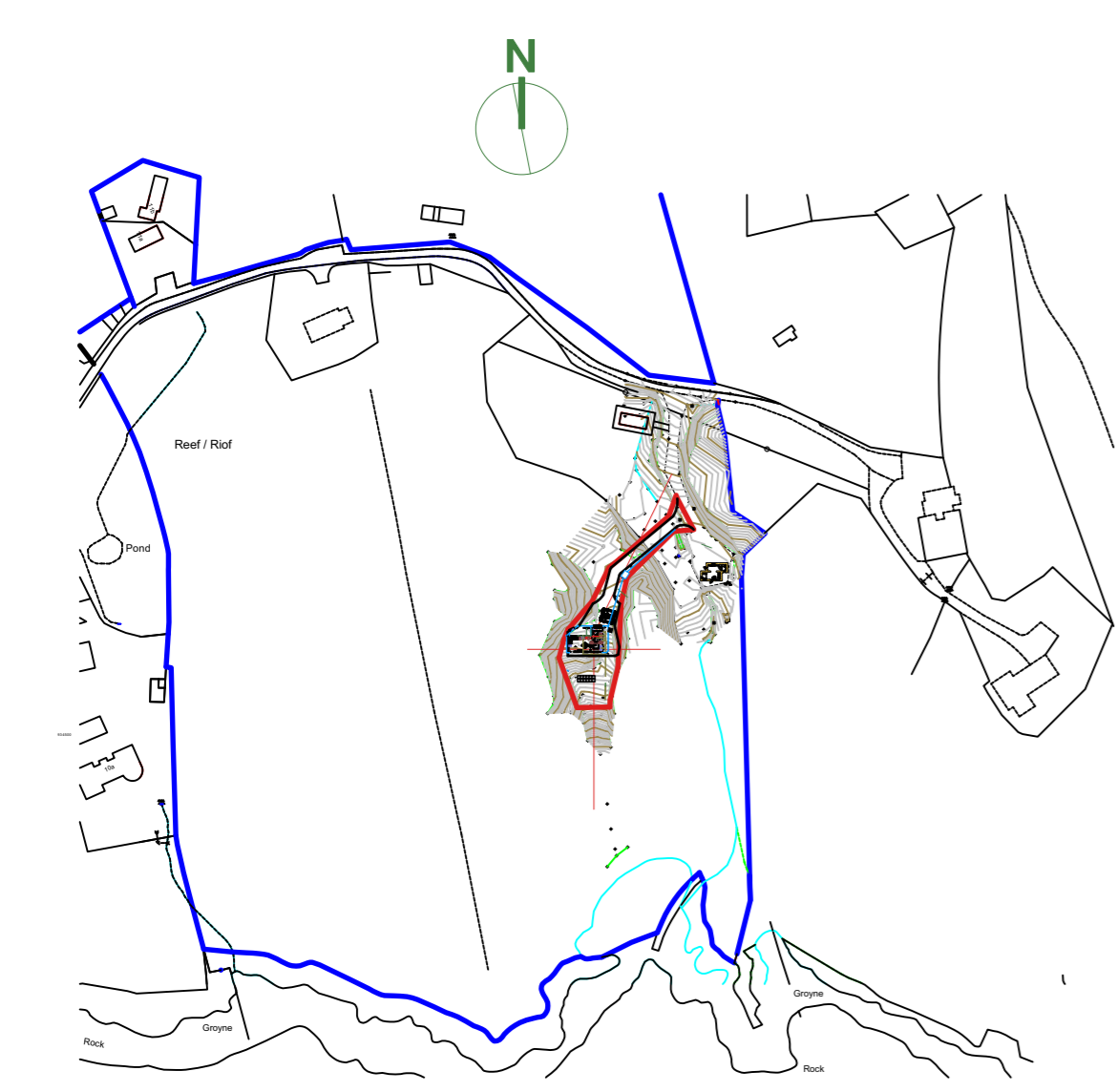
Reference Number	24/00080/PPD
Date registered as valid	01/03/2024
Description of Development	Erect dwelling house, install air source heat pump and ground mounted solar voltaic array
Address or description of location to which the development relates	12 Reef, Uig, Isle of Lewis N934 542 E111 257
Applicant Name	Ms Amanda Humble
Applicant Address	12 Reef, Uig, Isle of Lewis, HS2 9HU
Agent name (if applicable)	MJC Inspection & Design Ltd Per Mr Malcolm Crate
Agent address (if applicable)	9 Millar Road, Stornoway, Isle of Lewis, HS1 2RX

The above application summary is accompanied by plans and drawings sufficient to describe the development and where relevant any design statement.

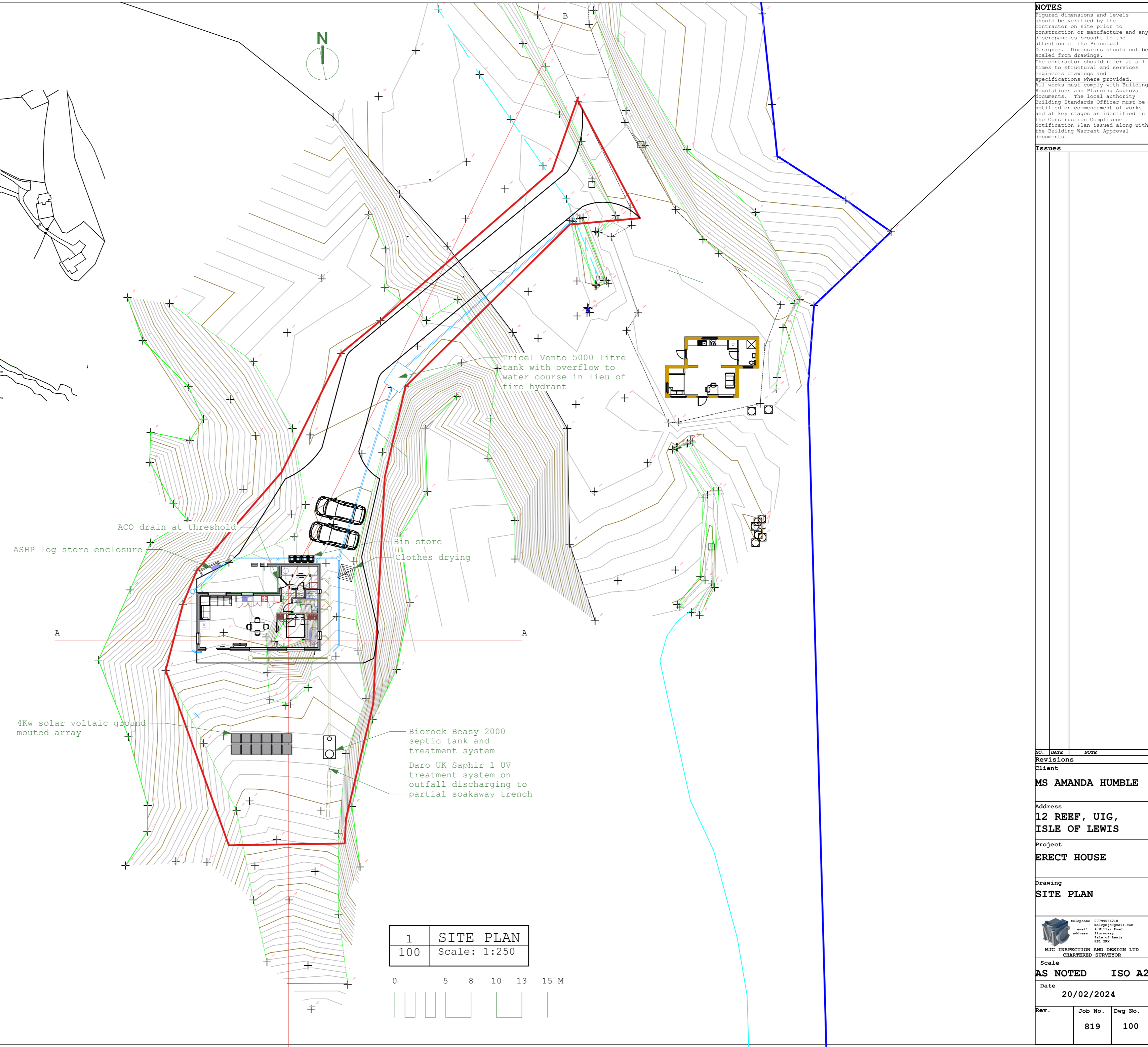
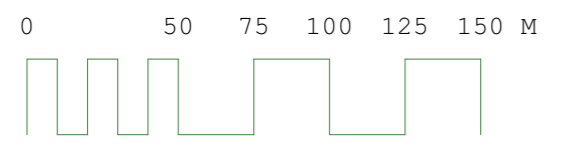
Important Note: on Tuesday 07 November 2023, Comhairle nan Eilean Siar experienced a criminal cyber incident and is working with Police Scotland, the Scottish Government and the National Cyber Security Centre to investigate the matter.

The Online Planning Portal remains unavailable as does our suite of integrated software and hardware systems. In order to enable access by the wider public to application documents and consult upon planning applications, interim systems have been put in place on the temporary website of Comhairle nan Eilean Siar, including a rudimentary facility to display a limited number of documents per application.

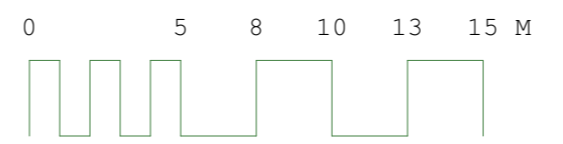
Any party wishing to view the application file in full may do so at the offices of Comhairle nan Eilean Siar at Sandwich Road, Stornoway Isle of Lewis, HS1 2BW or Balivanich, Isle of Benbecula. HS7 5LA, ordinarily between 9am and 5pm Monday to Friday (excluding public and local holidays). It is recommended that in advance of visiting an office to view an application that you make an appointment by sending an email to [planning@cne-siar.gov.uk](mailto:planning@cne-siar.gov.uk)



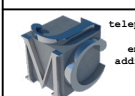
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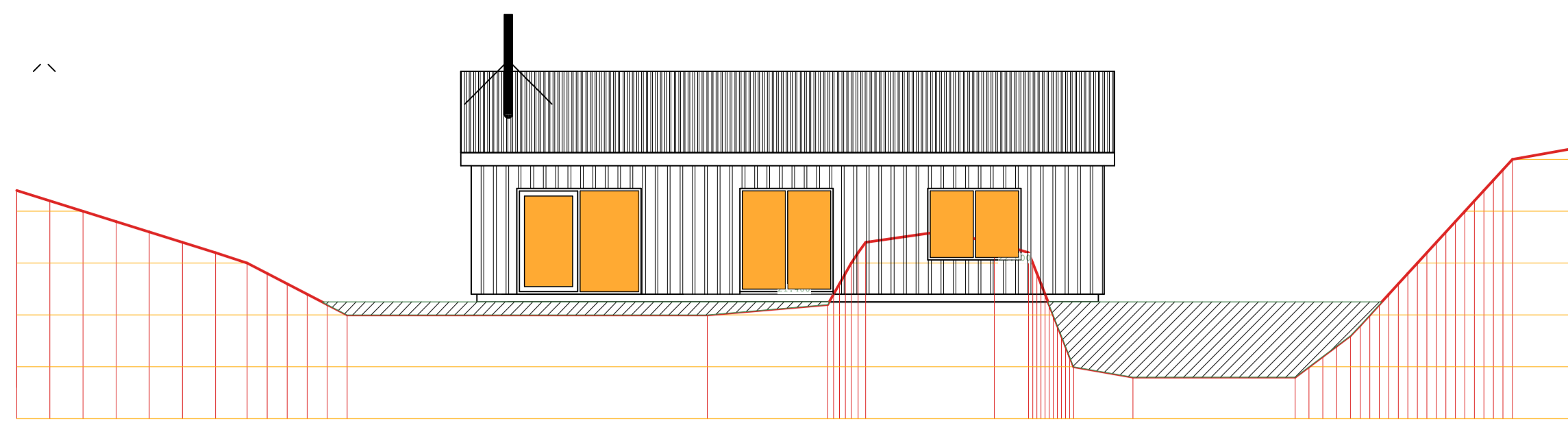


1	SITE PLAN
100	Scale: 1:250

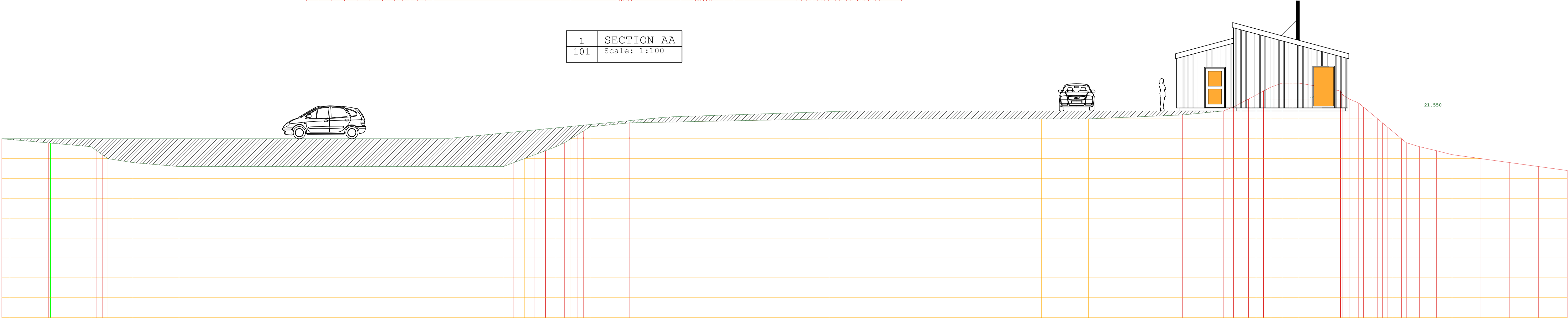


**NOTES**  
 Figured dimensions and levels should be verified by the contractor on site prior to construction or manufacture and any discrepancies brought to the attention of the Principal Designer. Dimensions should not be scaled from drawings.  
 The contractor should refer at all times to structural and services engineers drawings and specifications where provided.  
 All works must comply with Building Regulations and Planning Approval documents. The local authority Building Standards Officer must be notified on commencement of works and at key stages as identified in the Construction Compliance Notification Plan issued along with the Building Warrant Approval documents.

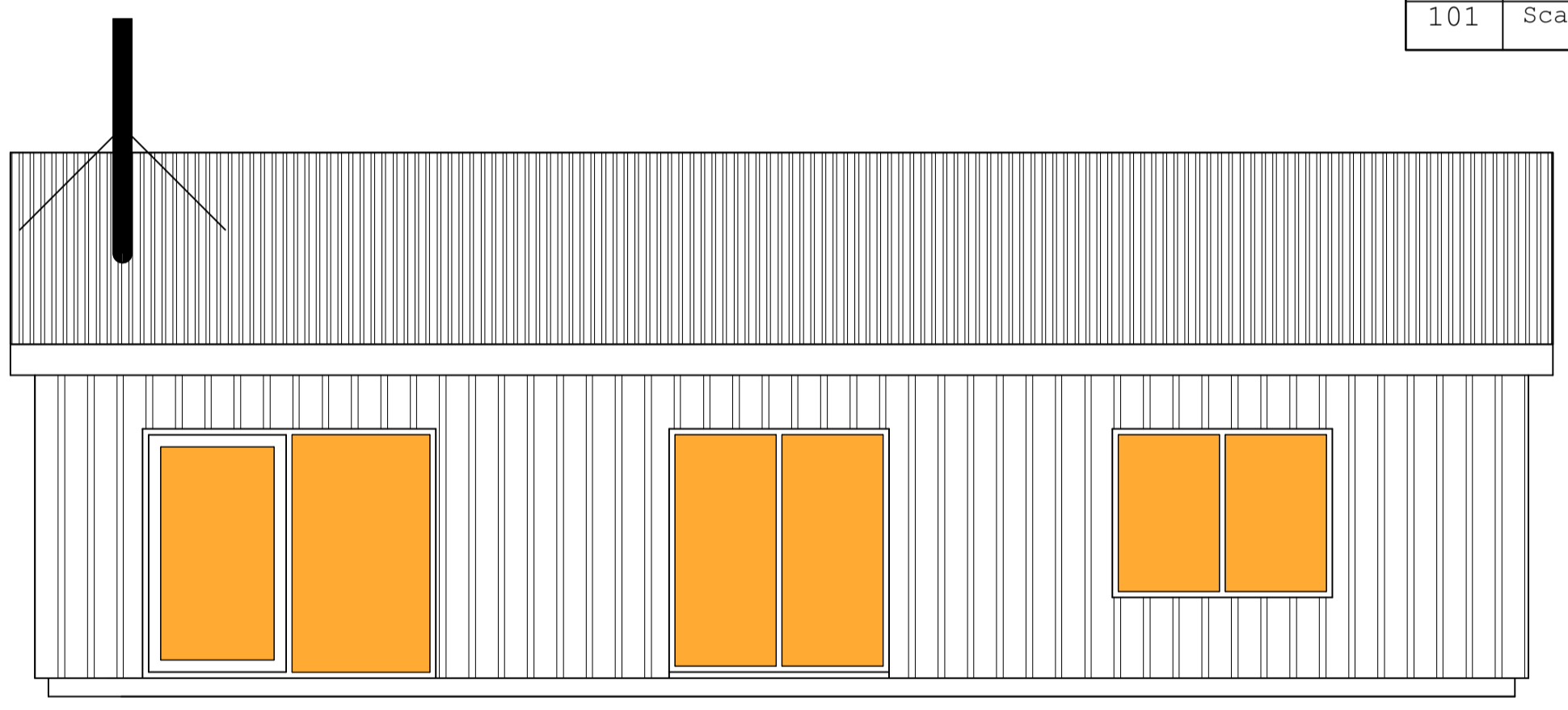
NO.	DATE	NOTE
Revisions		
Client		
<b>MS AMANDA HUMBLE</b>		
Address		
<b>12 REEF, UIG, ISLE OF LEWIS</b>		
Project		
<b>ERECT HOUSE</b>		
Drawing		
<b>SITE PLAN</b>		
 telephone 0779804218 email: mjc@mjcdesign.co.uk address: 51008way Isle of Lewis ZE1 2JG <b>MJC INSPECTION AND DESIGN LTD</b> CHARTERED SURVEYOR		
Scale		
<b>AS NOTED ISO A2</b>		
Date		
<b>20/02/2024</b>		
Rev.	Job No.	Dwg No.
	<b>819</b>	<b>100</b>



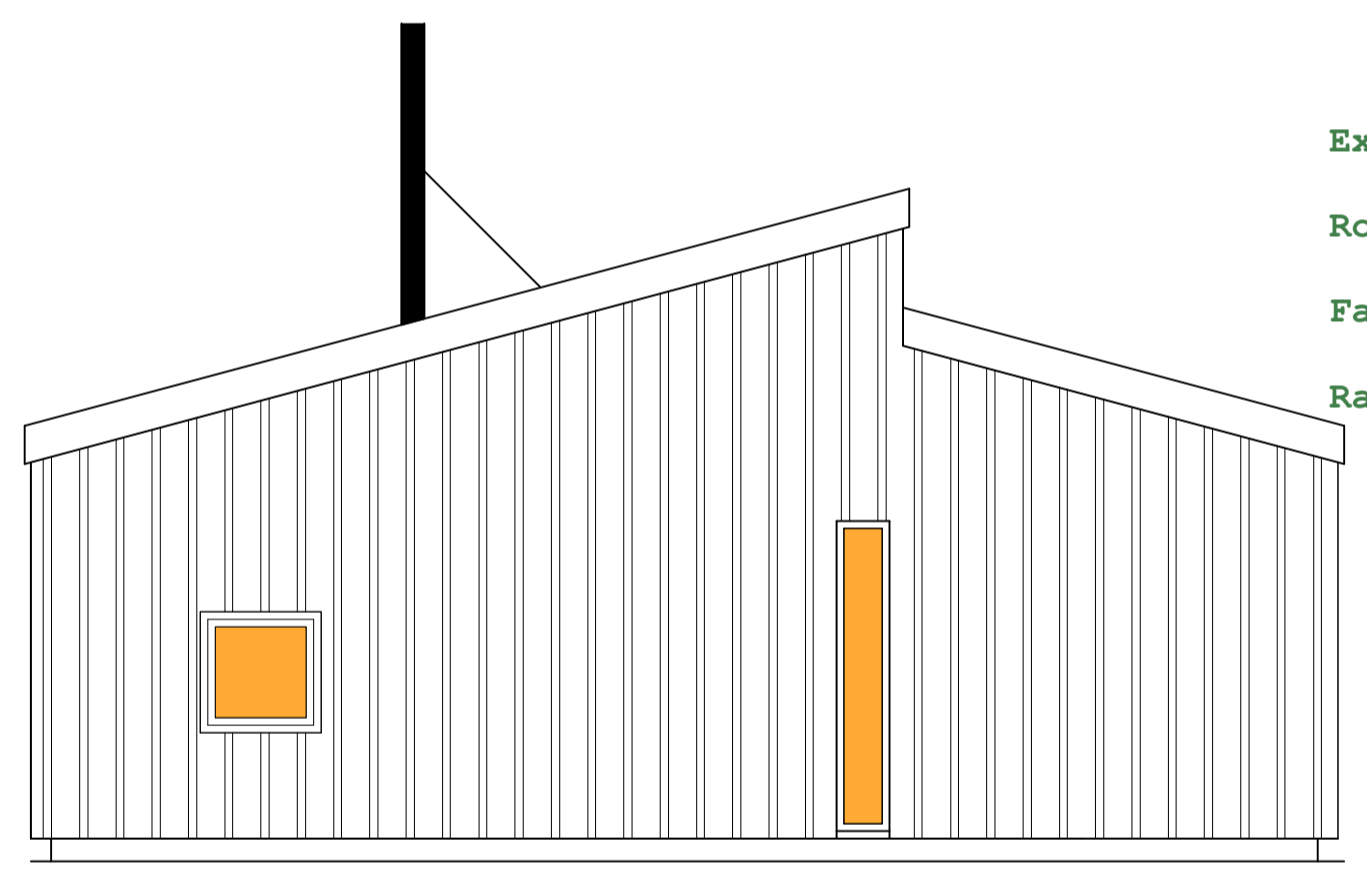
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101 Scale: 1:100



2 SECTION BB  
101 Scale: 1:100

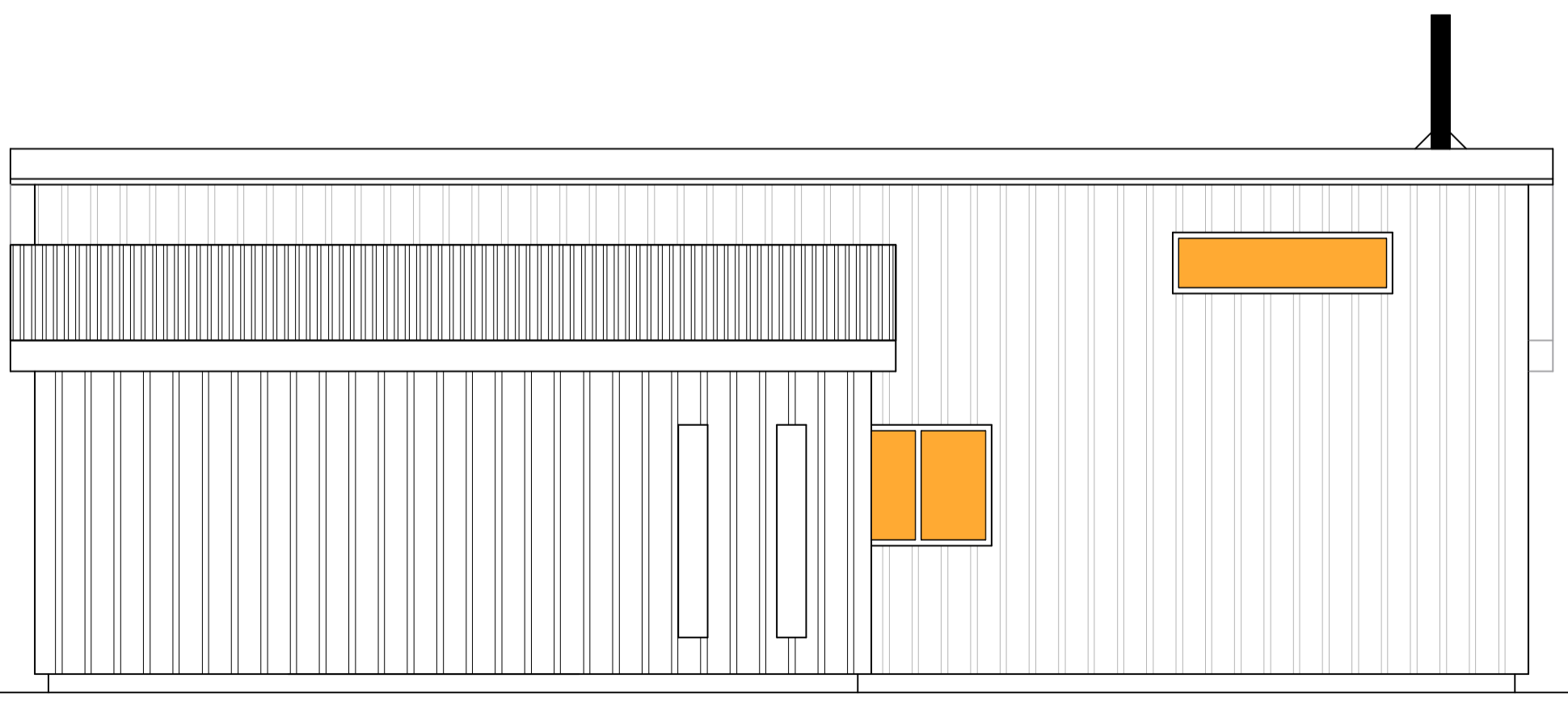


3 SOUTH ELEVATION  
101 Scale: 1:50

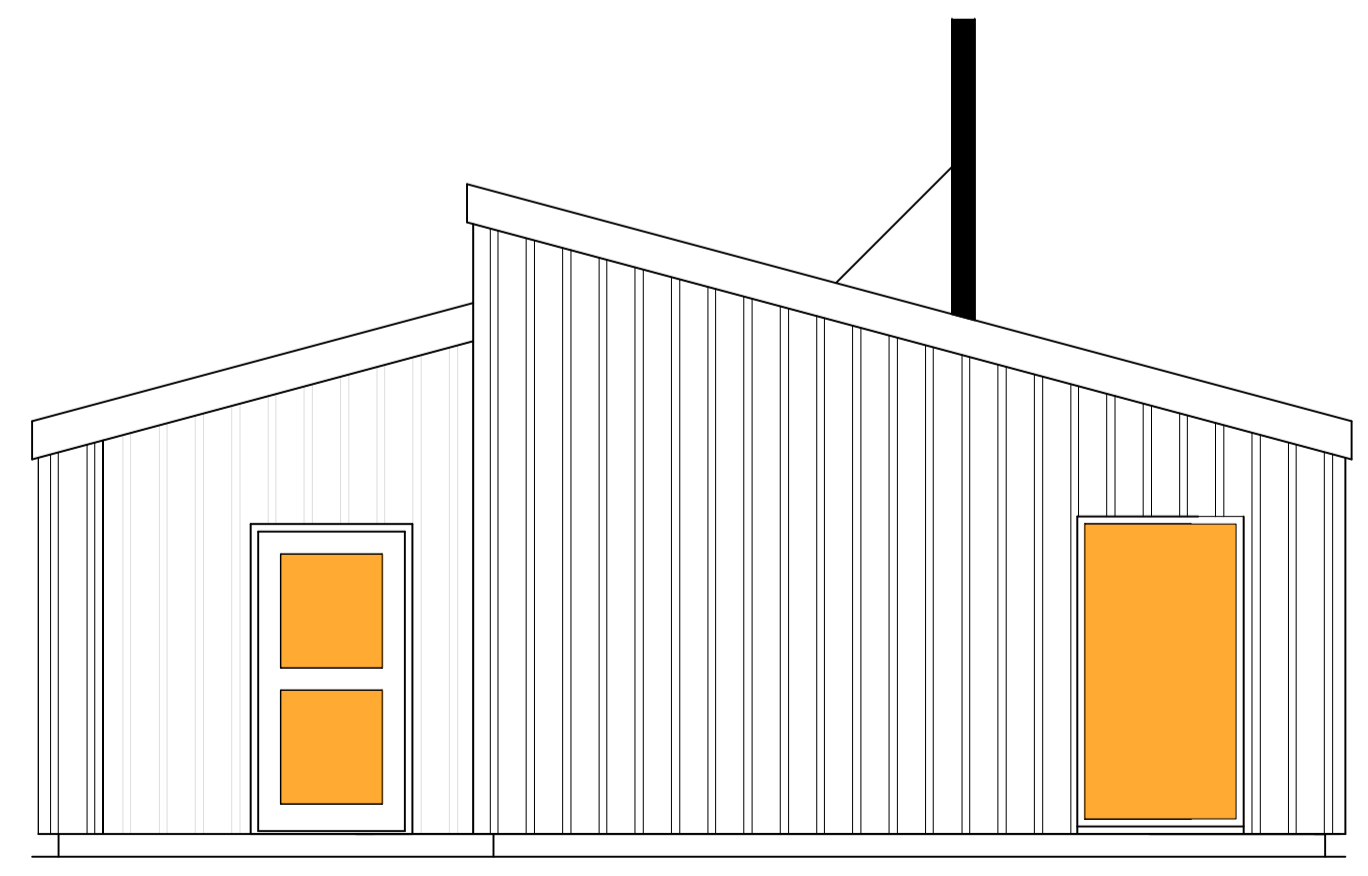


4 EAST ELEVATION  
101 Scale: 1:50

External walls: Off saw vertical board on board Larch cladding boards  
 Roof: Dark grey profiled metal roof sheets  
 Facias soffits and windows: Anthracite uPVC with triple glazed units  
 Rainwater goods: Black uPVC deep flow



5 NORTH ELEVATION  
101 Scale: 1:50



6 WEST ELEVATION  
101 Scale: 1:50

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**Issues**

NO. DATE NOTE

Revisions

Client

MS AMANDA HUMBLE

Address

12 REEF, UIG, ISLE OF LEWIS

Project

ERECT HOUSE

Drawing

SITE SECTIONS AND ELEVATIONS



MJC INSPECTION AND DESIGN LTD  
 CHARTERED SURVEYOR

Scale

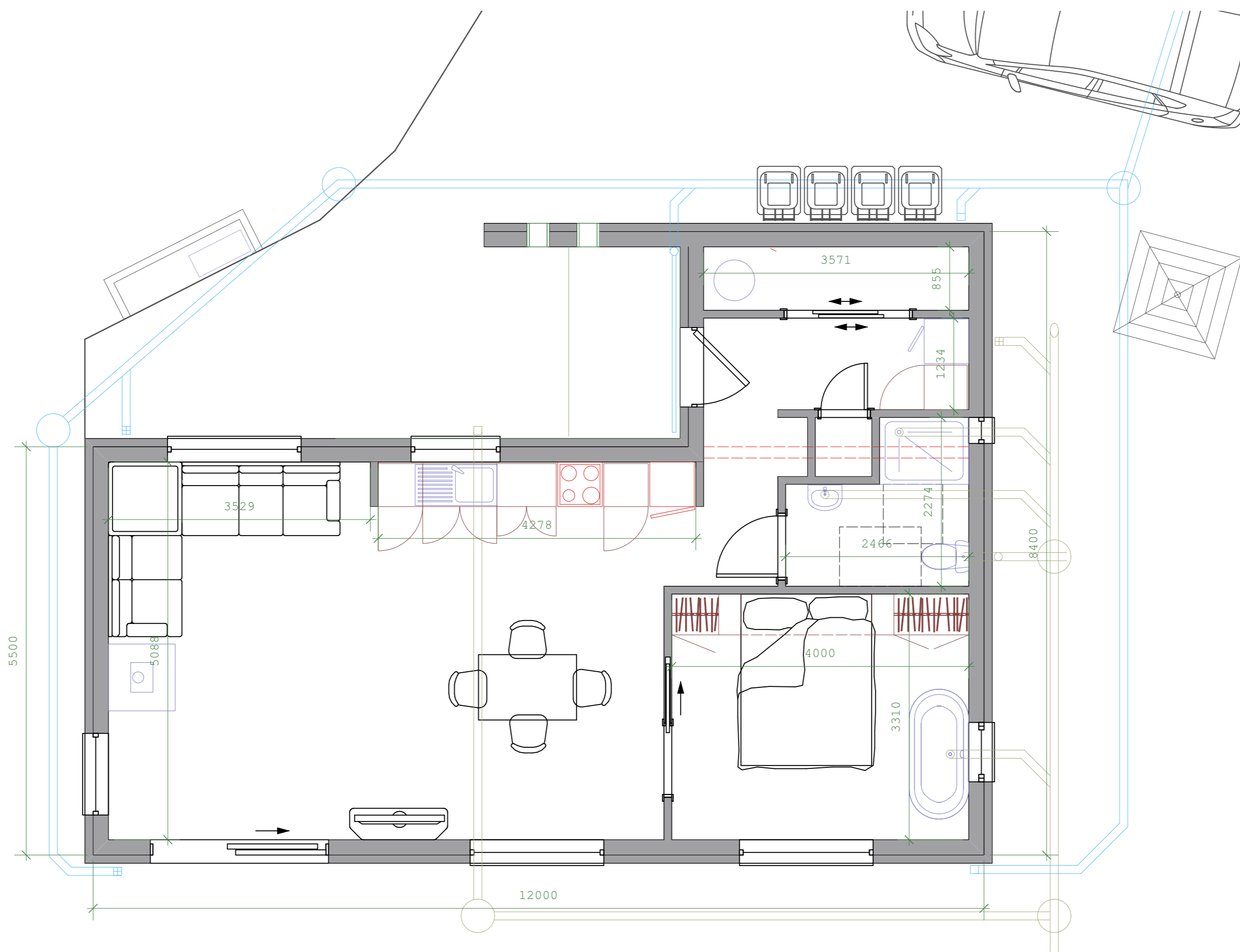
AS NOTED ISO A1

Date

20/02/2024

Rev. Job No. Dwg No.

819 101



1	FLOOR PLAN
102	Scale: 1:50

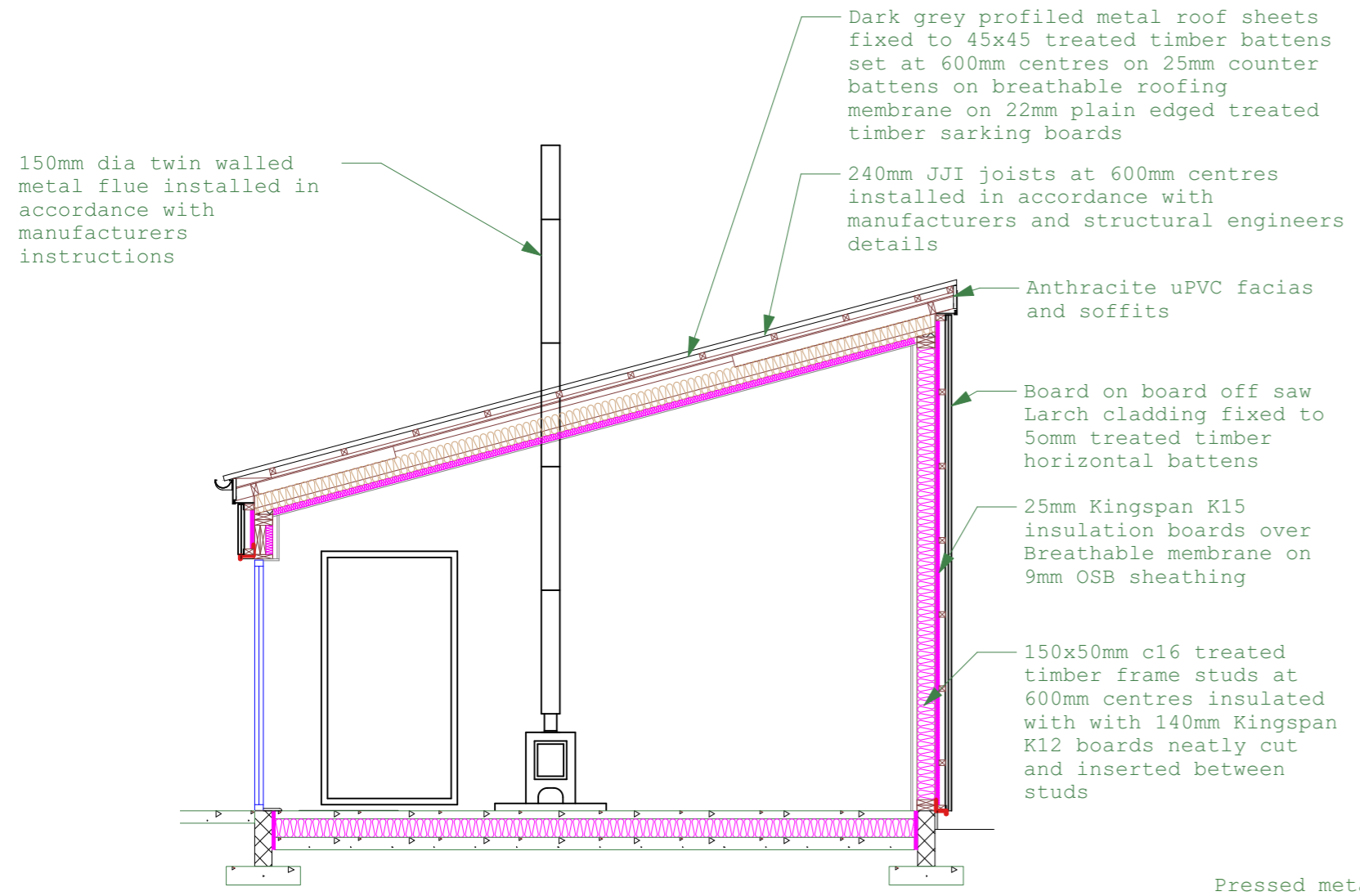
69 SQUARE METERS

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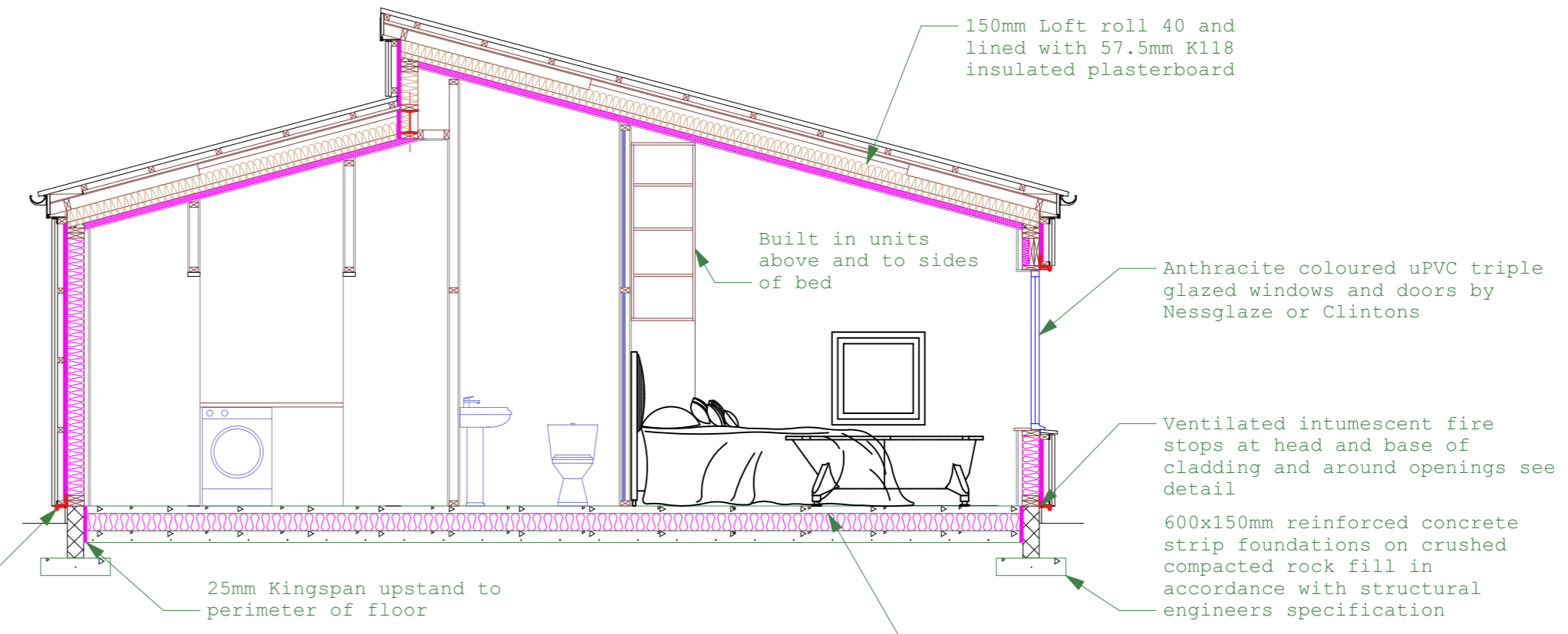
NO.	DATE	NOTE						
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Project								
<b>ERECT HOUSE</b>								
Drawing								
<b>FLOOR PLAN</b>								
<table border="0"> <tr> <td>telephone 0779042218</td> <td>email: m1cpej@icmail.com</td> </tr> <tr> <td>address: 9 Miller Road</td> <td>Isle of Lewis</td> </tr> <tr> <td></td> <td>HIS 202</td> </tr> </table>			telephone 0779042218	email: m1cpej@icmail.com	address: 9 Miller Road	Isle of Lewis		HIS 202
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address: 9 Miller Road	Isle of Lewis							
	HIS 202							
<b>MJC INSPECTION AND DESIGN LTD</b>								
<b>CHARTERED SURVEYOR</b>								
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<b>1:50</b>		<b>ISO A2</b>						
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Rev.	Job No.	Dwg No.						
	<b>819</b>	<b>102</b>						

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**Issues**



1	SECTION 1-1
103	Scale: 1:50



2	SECTION 2-2
103	Scale: 1:50

**Revisions**

NO. DATE NOTE

Client

MS AMANDA HUMBLE

Address

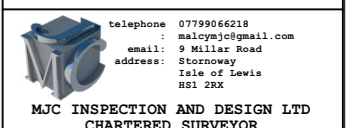
12 REEF, UIG,  
ISLE OF LEWIS

Project

ERECT HOUSE

Drawing

SECTIONS



MJC INSPECTION AND DESIGN LTD  
CHARTERED SURVEYOR

Scale

1:50 ISO A2

Date

20/02/2024

Rev. Job No. Dwg No.

	819	103
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**Design Statement:**

For proposed dwelling house  
At 12 Reef, Uig, Isle of Lewis  
For Ms Amanda Humble

**Introduction:**

The proposals are for the erection of a small single bedroomed dwelling house on the applicants' croft. Located in the rural village of Reef in a designated National Scenic Area.

**Context:**

The proposed site is located between two hills on a raised area of land 85m from the village road. The proposed house is the final piece of development proposed for the croft following previous approvals for a polytunnel and a small bothy for use as a holiday let enabling the applicant to make a sustainable living in the village. The proposed house is similar in some respects to the bothy previously approved and will be constructed with a low metal roof and simple larch cladding.

**Site Description:**

The proposed site has an area of roughly 250sqm and is currently rough grazing with many rock out crops. The proposed positioning of the house is to maximise the views to the South without impacting significantly on the surrounding landscape. The site nestles neatly between two small hills but is only slightly elevated above the village road and its position will not break the skyline.  
Access to the house site will be via a branch road off the already constructed road accessing the proposed holiday bothy currently under construction.

**Adjacent properties:**

Properties in the village are spread out ribbon fashion along the village road and the closest properties to the site are a traditional 1.5 storey croft house 120m to the North East and a relatively modern bungalow 135m to the East. 140m to the North West there is a Department of Agriculture 1970s bungalow.

**Proposed development:**

The proposed house will be finished with metal profile roof sheeting dark grey or anthracite uPVC windows and off-saw plain edged vertical board on board Larch cladding. In many respects typical in design of what may be called the new vernacular on

the islands. The roof has a shallow mono-pitch to reduce the impact of the roof on the overall height of the building. Advantage will be taken of the steeply sloping site to the South of the proposed property to install ground mounted solar voltaic panels.

**Services:**

Services have already been taken into thecroft to service the bothy currently under construction and which will allow connection of the proposed house to water and power supplies.

There is no sewer in the locality so foul drainage will discharge to a packaged treatment plant (Bicrock Beasy) with UV tertiary treatment as approved by SEPA for the nearby bothy in recognition of the sensitive protected shellfish waters at the foot of the croft

**Policy:**

We believe that the proposals are low key, sympathetic to the locality and generally in line with current Comhairle planning policies

Malcolm Crate MSc MRICS  
1 March 2024

