



# 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

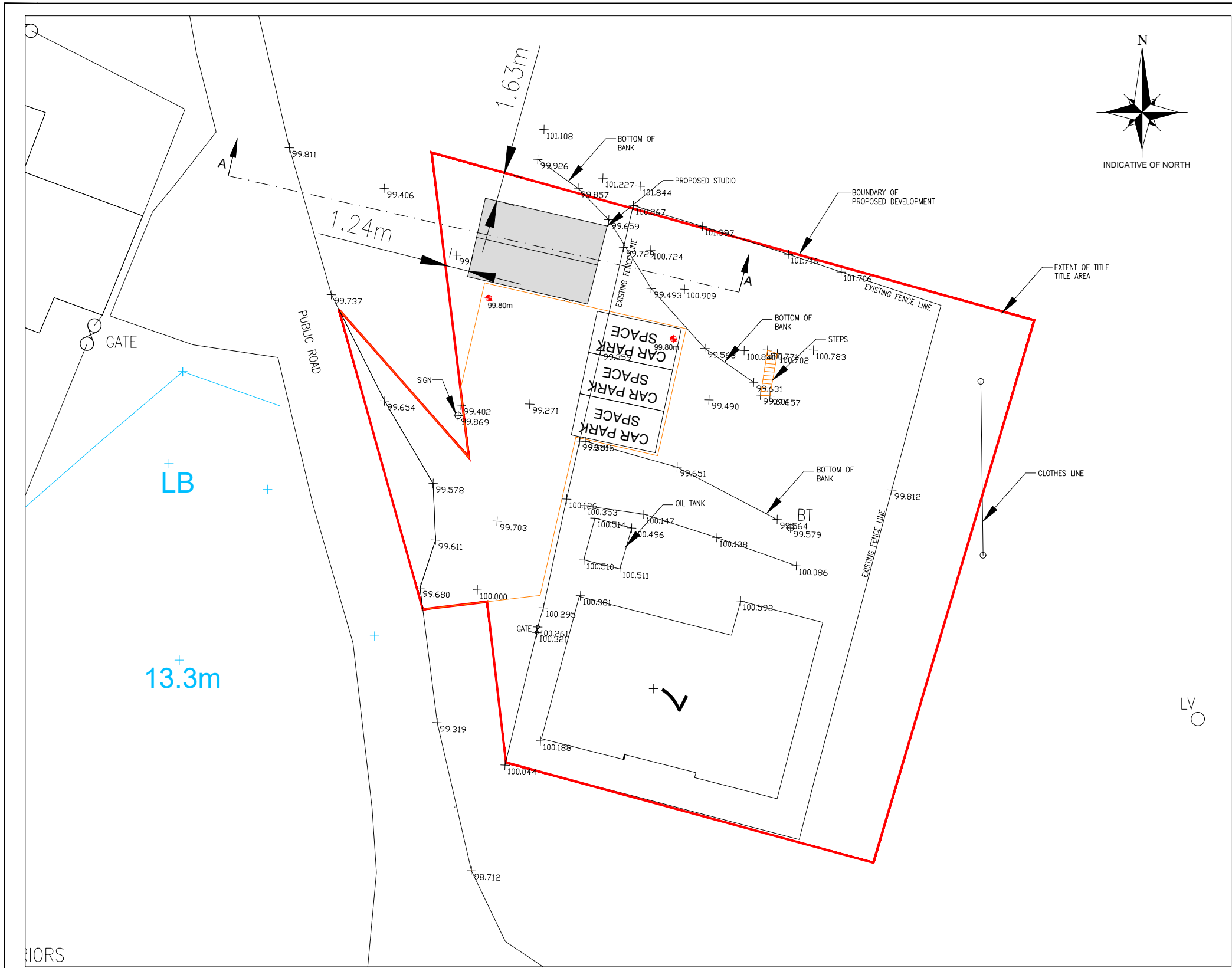
Reference Number	24/00126/PPD
Date registered as valid	22/03/2024
Description of Development	Erect art studio. Create access and parking. (Amendment to planning permission 23/00218/PPD)
Address or description of location to which the development relates	Studio, The Bungalow, Geocrab, Isle of Harris, HS3 3HB
Co-ordinates	E 111 657 N 891 017
Applicant Name	Ms Margaret Soraya
Applicant Address	The Bungalow, Geocrab, Isle of Harris, HS3 3HB
Agent name (if applicable)	Total Design Per Mr John Macleod
Agent address (if applicable)	22 Melbost, Isle of Lewis, HS2 0BG

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

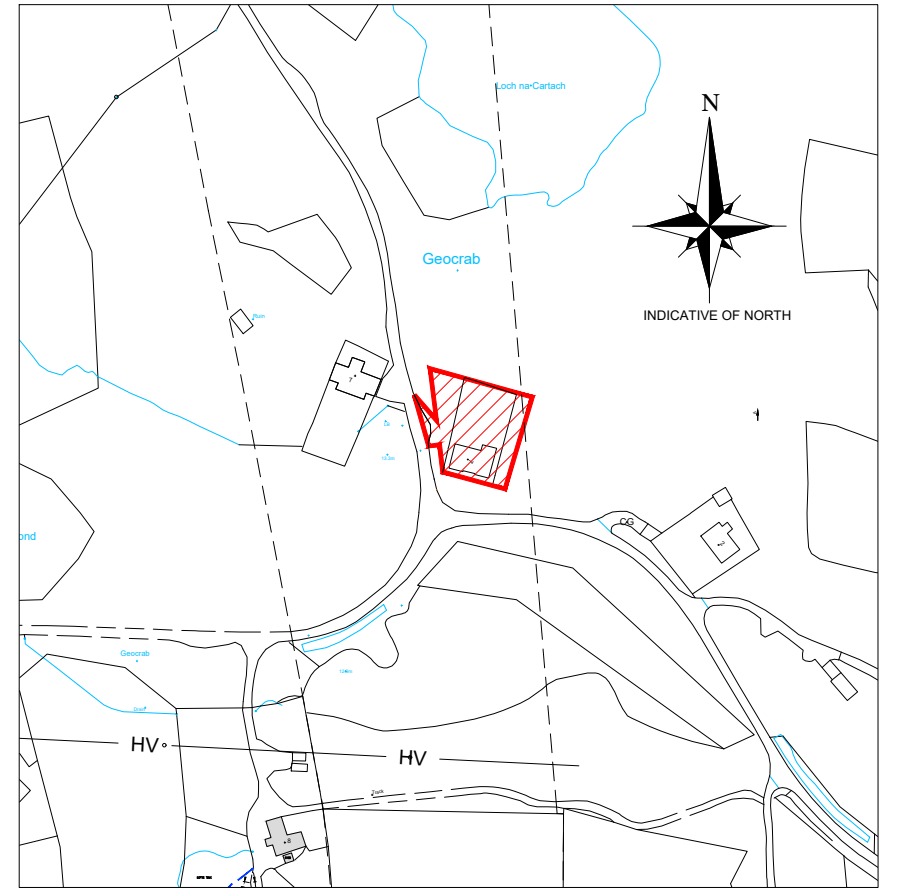
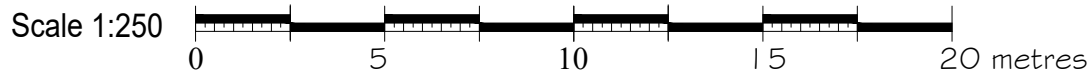
Important Note: on Tuesday 07 November 2023, Comhairle nan Eilean Siar experienced a criminal cyber incident and is working with Police Scotland, the Scottish Government and the National Cyber Security Centre to investigate the matter.

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)



**SITE PLAN**  
SCALE 1:250



Scale 1:2500  
0 50 100 150 200 metres

**LOCATION PLAN**  
SCALE 1:2500

PROPOSED DEVELOPMENT SITE/  
AREA OF LAND CONTROL

**FOR APPROVAL**

**LEGEND**

- DC = Disconnecting chamber
- IC = Inspection chamber
- MH = Manhole
- RE = Rodding eye
- 110mm PVCu rainwater pipe

02	JM		22.04.24	Re-issued for planning application	
01	JM		15.05.23	Issued for planning application	
00	JM		01.05.23	Issued for planning application	
Rev	By	Chkd	Apprvd	Date	Description

**TOTAL DESIGN (LIGHTHILL) LTD**  
Ballard, 68 Lighthill,  
Back, Isle of Lewis  
HS2 0LF  
Tel: 01851 820 998 Mob: 07917 806 013 Email: totaldesign@sky.com

**Applicant:**  
Margaret Soraya

Project  
Proposed Art Studio  
The bungalow, Geocrab,  
Isle of Harris

Drawing  
**SITE PLAN AND  
LOCATION PLAN**

Drawn by: J MacLeod Date: 20.04.23  
Checked by: - Date: -  
Approved by: - Date: -

Drawing No. **P855-P01** Revision **02**

Drawing Scale: AS NOTED @ A3

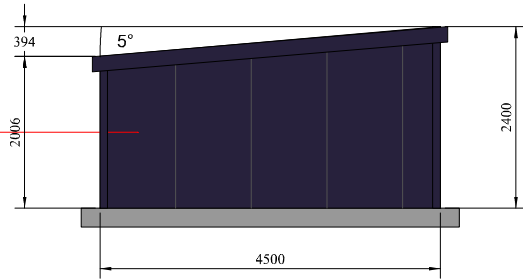
- Notes:**
- This drawing to be read in conjunction with the relevant specification and all other relevant drawings.
  - All dimensions and levels to be checked on site and any discrepancies identified prior to commencement of work.
  - All dimensions in metres unless otherwise noted.
  - All levels in metres unless otherwise noted. Levels relative to an approx.
  - It is the responsibility of the applicant to inform landowners and seek the necessary permission(s) for the proposed foulwater route.
  - It is the responsibility of the applicant/owner to undertake the necessary trial holes to establish if ground conditions are suitable along the extent of the foulwater pipe line.

**GENERAL NOTES:**

1. ALL CLADDING TO BE CE MARKED AND HOT-DIP GALVANISED TO BS EN 10346:2009.
2. ALL STEEL (INCLUDING PURLINS) TO BE CE MARKED AND TO EXECUTION CLASS 2 AS PER EN 1090 - 1:2009 AND HOT-DIP GALVANISED TO BS EN 10346:2009 Fe E390G-Z275.

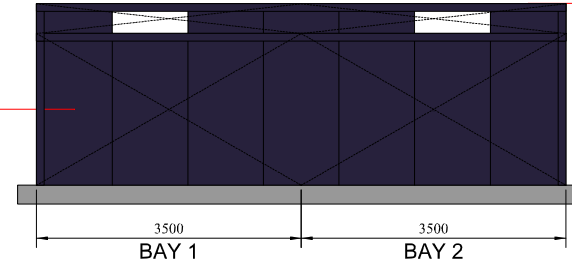
3. DESIGN LOADS TO BS 6399-1:1997 AND BS 6399-3:1997. DEAD LOADS: SW CONSIDERED INTERNALLY WITHIN PROGRAMME
- CEILINGS AND SERVICES = kN/m<sup>2</sup>
- RAFTER CLADDINGS AND PURLINS = kN/m<sup>2</sup>
- COLUMN CLADDINGS AND RAILS = kN/m<sup>2</sup>
- SNOW LOAD = kN/m<sup>2</sup>
- LIVE LOAD = kN/m<sup>2</sup>

4. WIND LOAD ACCORDING TO BS 6399-2:1997 WITH THE FOLLOWING PARAMETERS:  
 BASIC WIND SPEED = m/s  
 SITE ALTITUDE = m  
 SITE ALTITUDE FACTOR =  
 SEASONAL FACTOR =      DIRECTION FACTOR =  
 SITE DISTANCE FROM SEA = 10-100 km
5. ALL STEEL TO HAVE YIELD STRENGTH  $P_y = 450$  MPa.



FRONT ELEVATION (EXTERNAL)

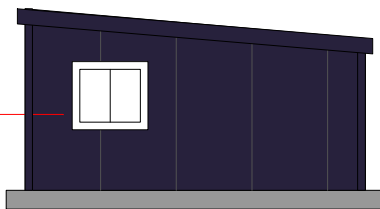
Wall Cladding  
 AS35-40mm Composite PIR  
 (Colour: Slate Blue)



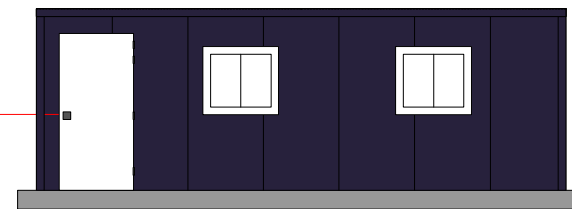
LEFT ELEVATION VIEWED FROM INSIDE

Wall Cladding  
 AS35-40mm Composite PIR  
 (Colour: Slate Blue)

Roof Cladding  
 AS35-40mm Composite PIR  
 (Colour: Slate Blue)



BACK ELEVATION



BAY 1 BAY 2  
 RIGHT ELEVATION

SCALE BAR: 0 5 10 20 30 (1:100)

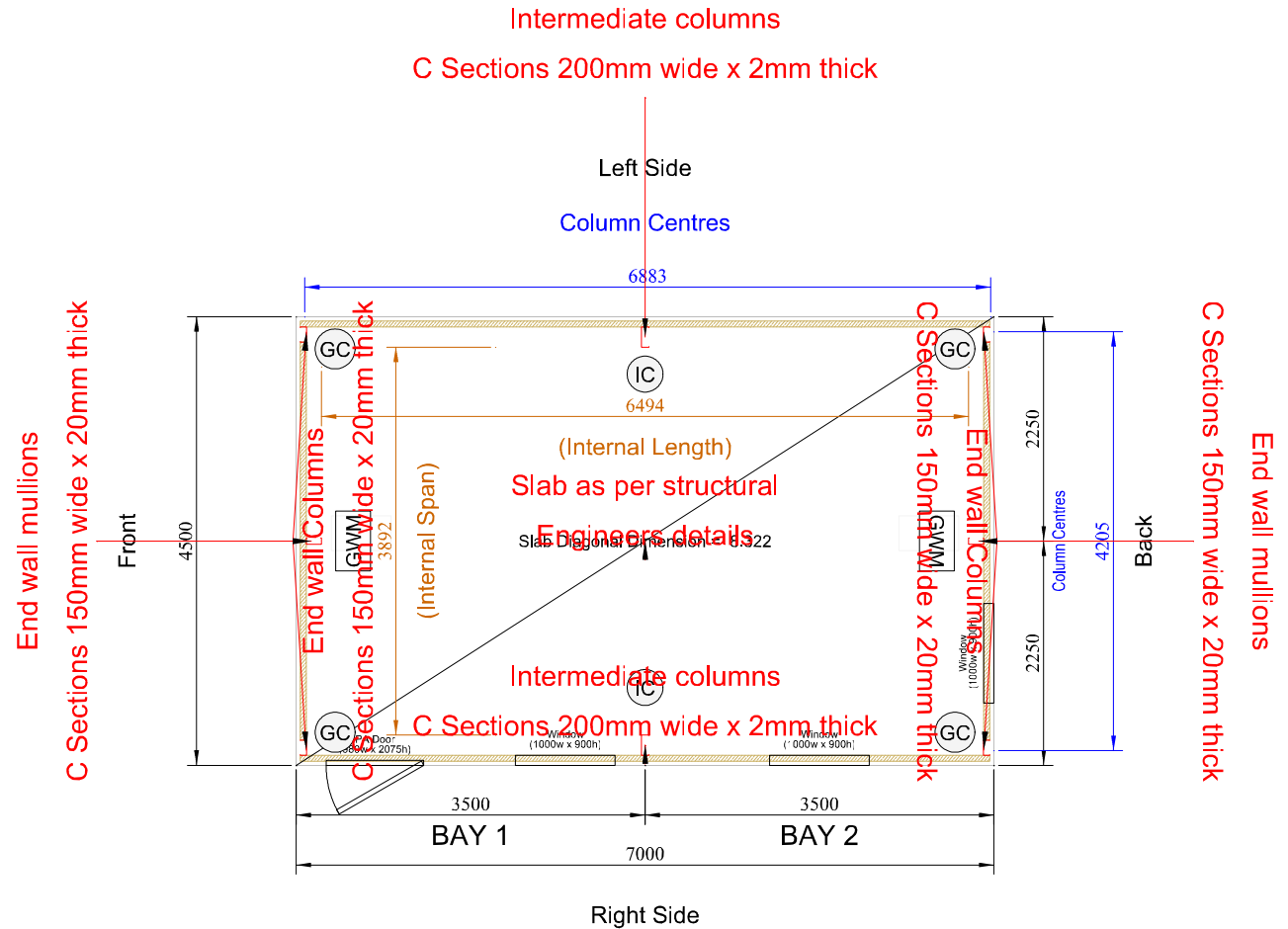
DESIGN SUPPLIED BY: GRAMPIAN STEEL BUILDINGS LTD  
 ADDRESS: THE SHOW SITE ,2 UGIE ROAD ,PETERHEAD ,ABERDEEN  
 EMAIL: ROBERT@GRAMPIANSTEELBUILDINGS.CO.UK  
 PHONE: +44 1779 480 700

CLIENT: MARGARET SORAYA  
 ADDRESS: ,ABHAINN RUADH, GEOCRAB, ISLE OF HARRIS, HS3 3HB  
 EMAIL: INFO@SORAYAPHOTO.COM  
 PHONE: N/A - 07709364265

DRAWING TITLE: ELEVATION ALL  
 DRAWING REVISION NUMBER: 00  
 SCALE: 1:100

**GENERAL NOTES**

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- ALL STEEL (INCLUDING PURLINS) TO BE CE MARKED AND TO EXECUTION CLASS 2 AS PER EN 1090 - 1:2009 AND HOT-DIP GALVANISED TO BS EN 10346:2009 Fe E390G-Z275.
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 -CEILINGS AND SERVICES = kN/m<sup>2</sup>  
 -RAFTER CLADDINGS AND PURLINS = kN/m<sup>2</sup>  
 -COLUMN CLADDINGS AND RAILS = kN/m<sup>2</sup>  
 -SNOW LOAD = kN/m<sup>2</sup>  
 -LIVE LOAD = kN/m<sup>2</sup>
- WIND LOAD ACCORDING TO BS 6399-2:1997 WITH THE FOLLOWING PARAMETERS:  
 BASIC WIND SPEED = m/s  
 SITE ALTITUDE = m  
 SITE ALTITUDE FACTOR =  
 SEASONAL FACTOR =  
 DIRECTION FACTOR =  
 SITE DISTANCE FROM SEA = 10-100 km
- ALL STEEL TO HAVE YIELD STRENGTH Py = 450 MPa.



IC: INTERMEDIATE COLUMN  
 GC: GABLE COLUMN  
 GWM: GABLE WALL MULLION

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 PHONE: N/A - 07709364265

DRAWING TITLE: FLOOR PLAN  
 DRAWING REVISION NUMBER: 00  
 SCALE: 1:75

## **DESIGN STATEMENT**

**Applicant:** Margaret Soraya

**Site:** The Bungalow Geocrab, Isle of Harris

### **CONTEXT**

The Bungalow, Isle of Harris is located within the 'South Lewis, Harris and North Uist Scenic Area'. This design statement is to accompany the detailed planning application for a proposed building.

The proposed development site is located on the applicant's garden ground at The Bungalow Geocrab, Isle of Harris. The development site is on the East side of the public road. The building will be set back approximately 8.5 metres from the edge of the road.

### **SITE DESCRIPTION**

The proposed site lies to the East of the public access road in the village of Geocrab.

The proposed development site is in an area of relatively flat unused garden ground

The principal elevation will face south west.



**Figure 2 – View looking South West from proposed development site**

To create a level platform for the building a small amount of fill will be required. The building finished floor level has been selected so as to minimise the amount of imported fill required.

### **DEVELOPMENT ON THE SITE**

The proposed building generally meets the criteria of the Outer Hebrides design guide. The proposed building has been designed to be sympathetic to the site and the surroundings.

The proposed building follows the design advice presented in the 'Outer Hebrides Design Guide'. For example: -

- The roof is mono-pitch, with no projecting features

- The walls will be slate blue insulated composite metal cladding
- The roof will be slate blue insulated composite metal cladding
- The building will be sited to avoid any excessively exposed under building

### **SERVICES & SURFACEWATER**

Public utilities do not adversely impact on the development of the site. The building does not have a water or foul connection. Surface water run-off will be directed into a croft ditch. All areas excavated for the installation of services will be landscaped on completion with original turf reinstated.