



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	24/00156/PPD
Date registered as valid	09/05/2024
Description of Development	Erect new house within walls of derelict barn
Address or description of location to which the development relates	17B Valtos, Uig, Isle of Lewis
Co-ordinates	N 936 948 E 109 330
Applicant Name	Mr Keith Bowen
Applicant Address	17 Valtos, Uig, Isle of Lewis, HS2 9HR
Agent name (if applicable)	The Draftsman Ltd Per Mr Jonathan Smith
Agent Address (if applicable)	15 Upper Shader, Isle of Lewis, HS2 0RQ

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

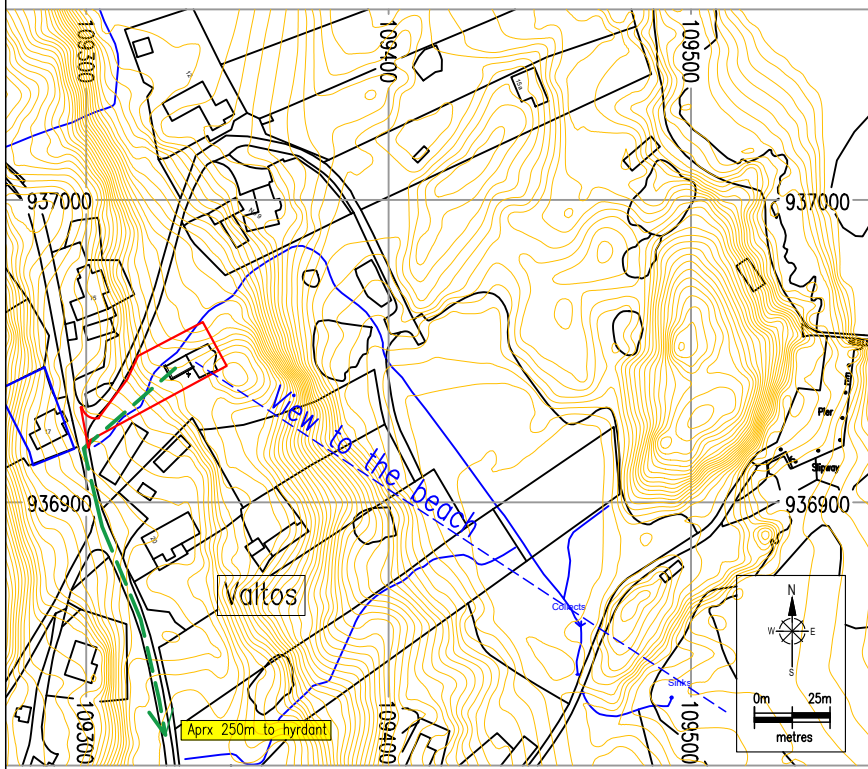
Important Note: on Tuesday 07 November 2023, Comhairle nan Eilean Siar experienced a criminal cyber incident and is working with Police Scotland, the Scottish Government and the National Cyber Security Centre to investigate the matter.

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.

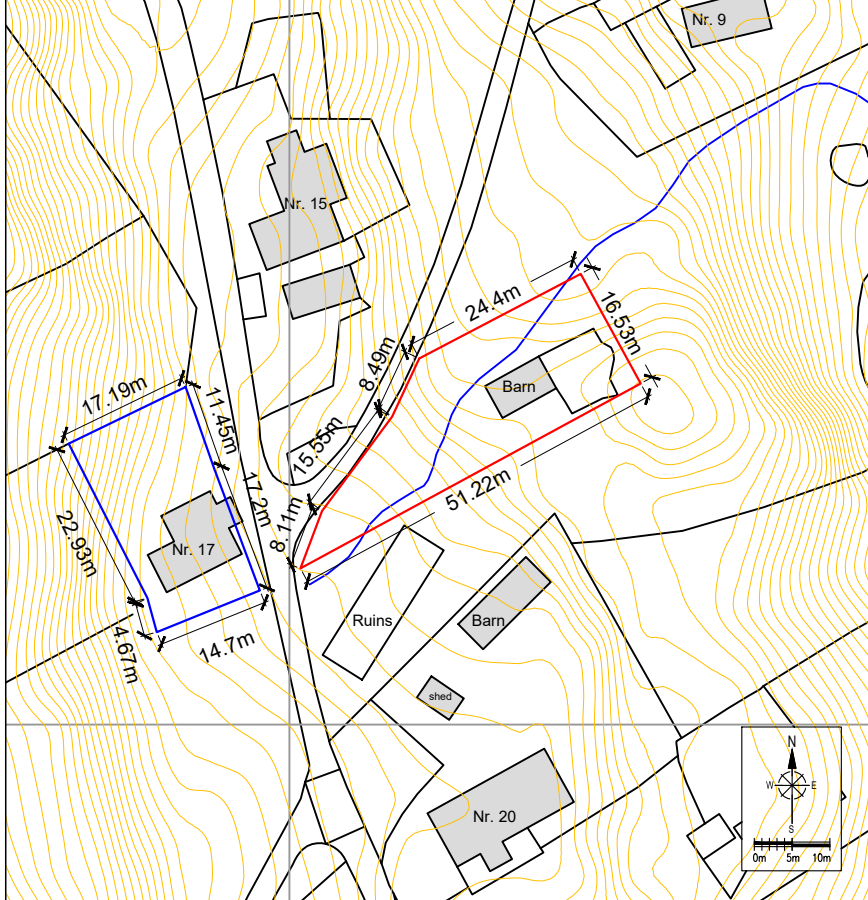
Any party wishing to view the application file in full may do so at the offices of Comhairle nan Eilean Siar at Sandwick Road, Stornoway Isle of Lewis, HS1 2BW or Balivanich, Isle of Benbecula. HS7 5LA, ordinarily between 9am and 5pm Monday to Friday (excluding public and local holidays). It is recommended 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

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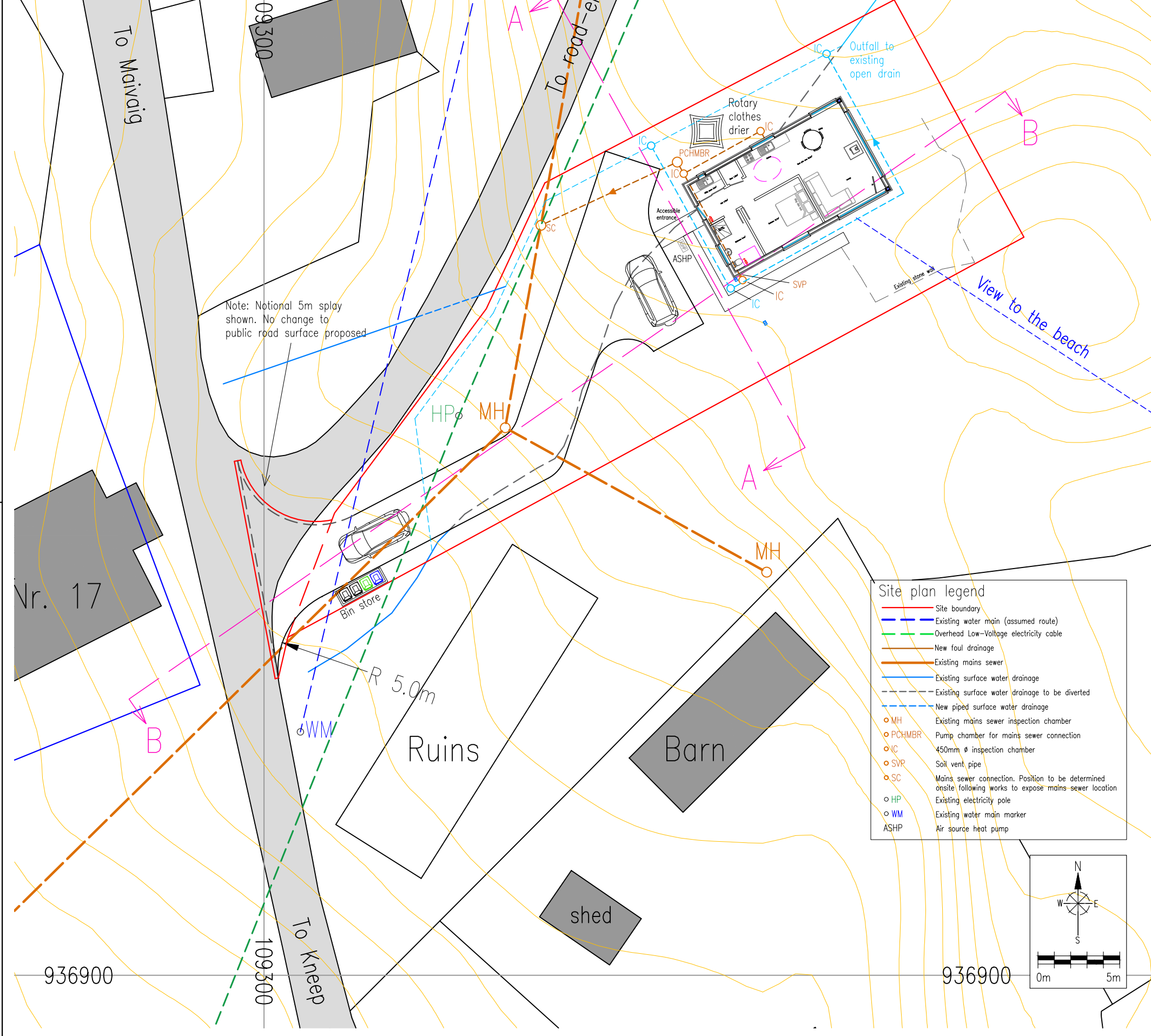
Location plan. Scale 1:2500



Existing title plan. 1:1000 scale



Proposed site plan. Scale 1:250

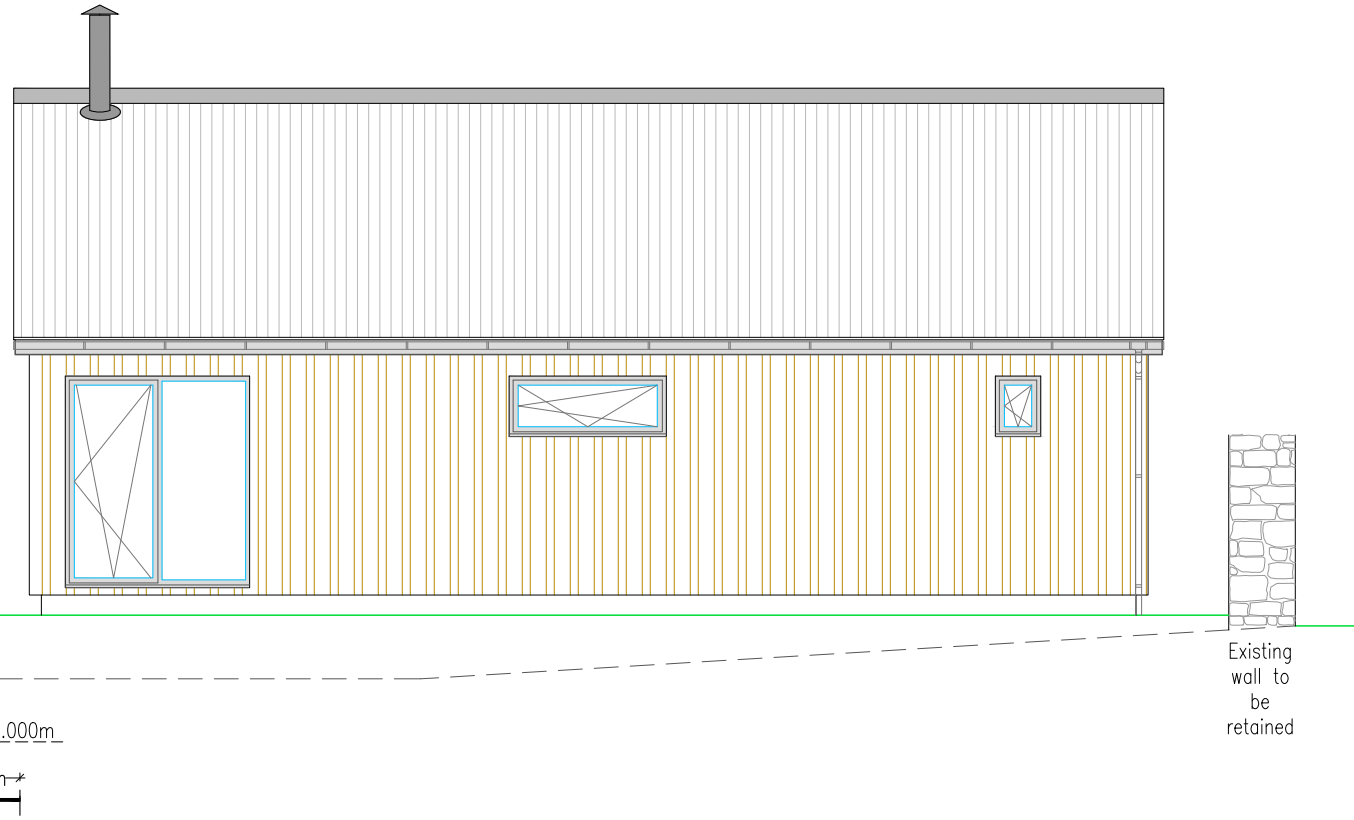


Site plan legend	
	Site boundary
	Existing water main (assumed route)
	Overhead Low-Voltage electricity cable
	New foul drainage
	Existing mains sewer
	Existing surface water drainage
	Existing surface water drainage to be diverted
	New piped surface water drainage
	MH Existing mains sewer inspection chamber
	PCHMBR Pump chamber for mains sewer connection
	IC 450mm ø inspection chamber
	SVP Soil vent pipe
	SC Mains sewer connection. Position to be determined onsite following works to expose mains-sewer location
	HP Existing electricity pole
	WM Existing water main marker
	ASHP Air source heat pump

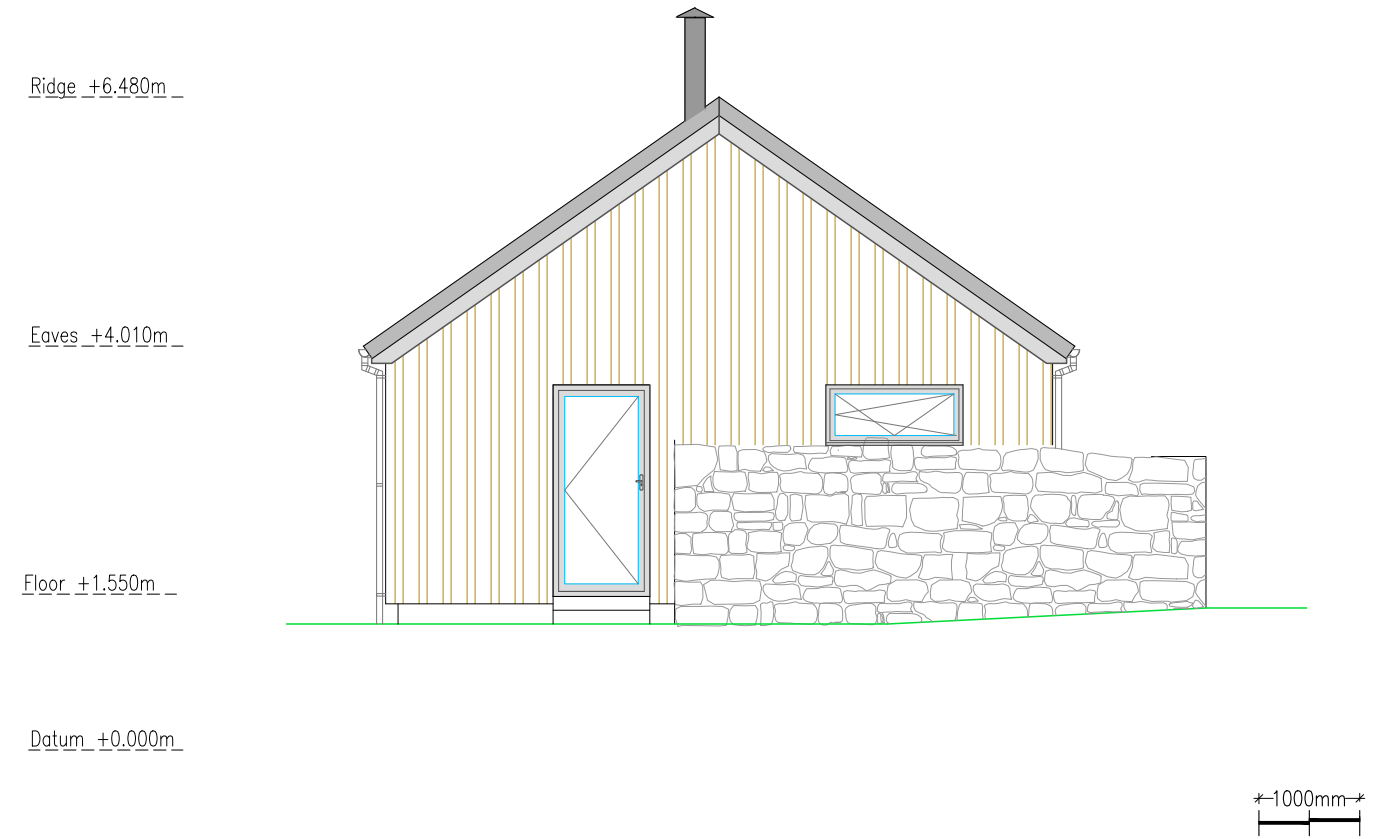
Title Location, title deed and draft site plan	Project Erect new 1 bedroom house	Issue Planning application	Drawn J. Smith	Sheet 1 of 5	Revision A	Scale As shown above	Sheet size A3	Date 23rd Apr 2024	The Draftsman Ltd. Architectural Design Service 15 Upper Shader. Isle of Lewis. Scotland. HS2 0RQ
Client Mr & Mrs Bowen	Site address Croft 17 Valtos, Uig, Isle of Lewis.	Copyright © The Draftsman Ltd 2024	Email thedraftsman@mail.com	Website www.thedraftsman.co.uk	Telephone 07884 112 181				

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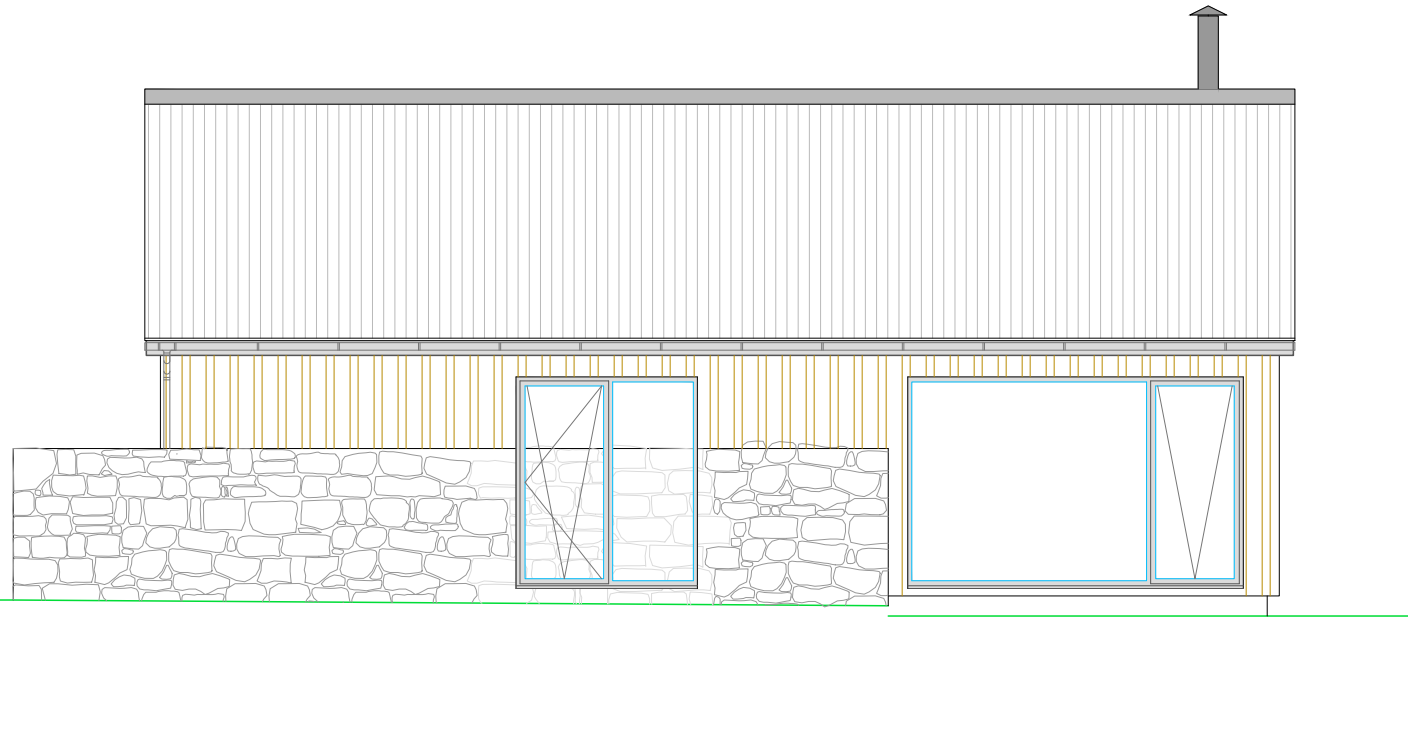
North West Elevation



South West Elevation



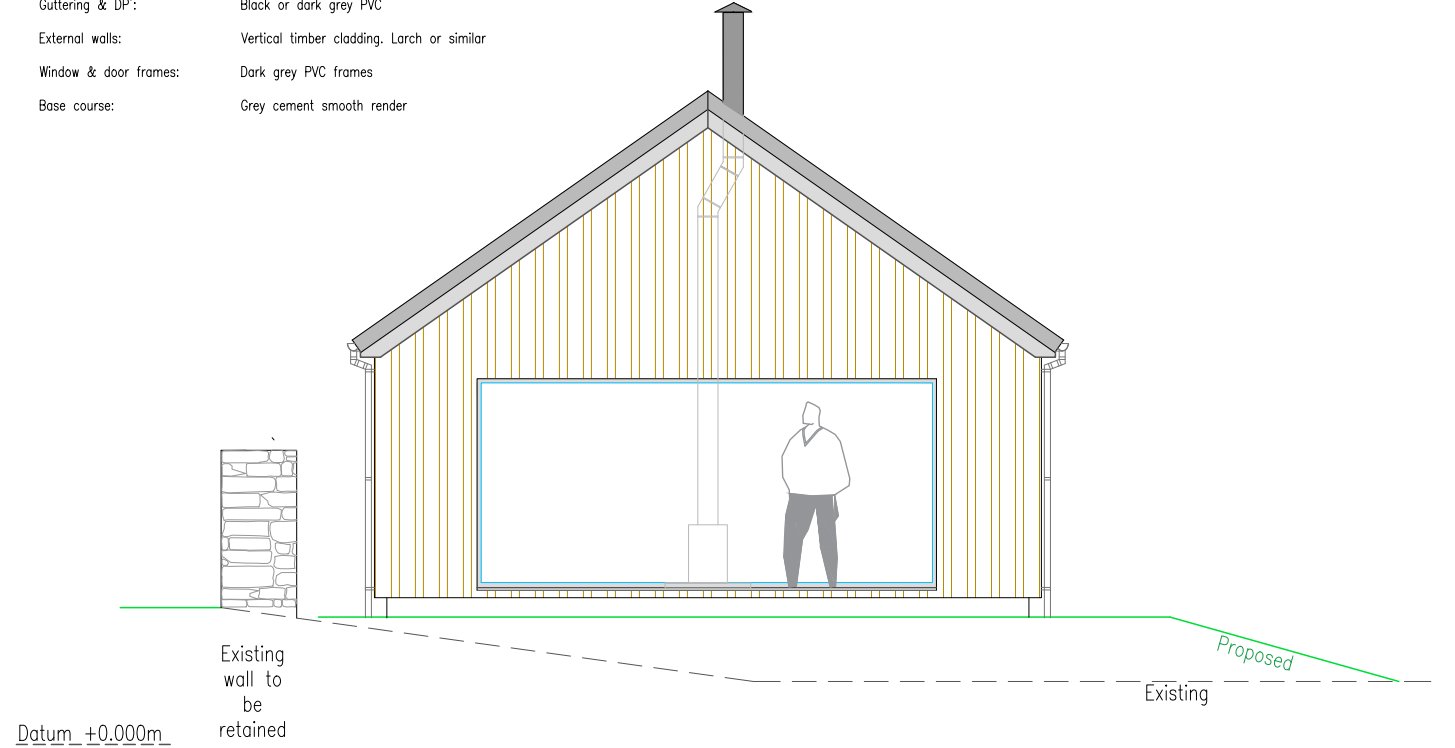
South East Elevation




North East Elevation

External finishes schedule:

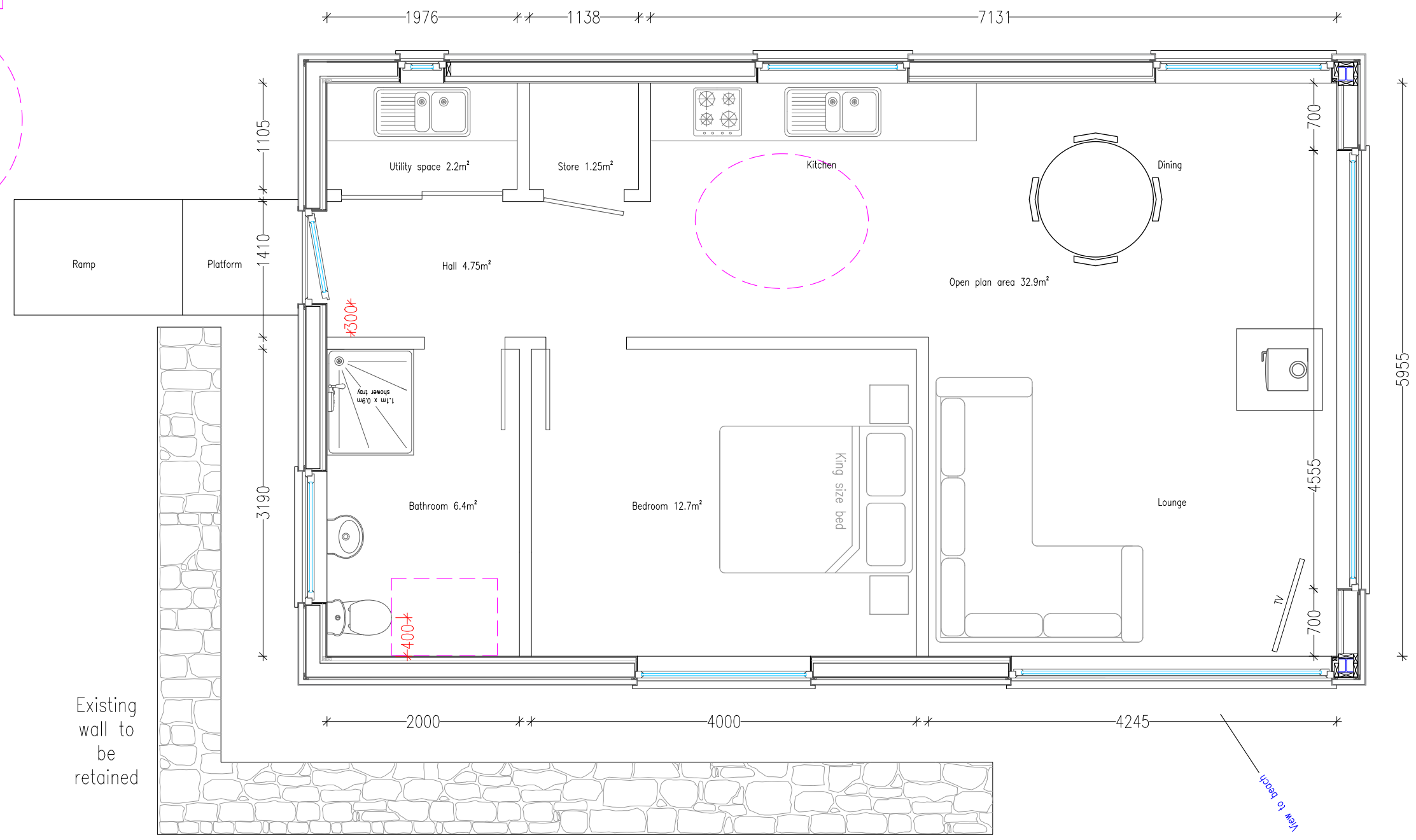
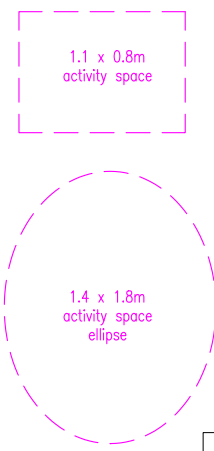
- Roof: Dark Grey 'corrugate' style profile sheeting
- Fascia & soffit: Dark grey PVC
- Guttering & DP: Black or dark grey PVC
- External walls: Vertical timber cladding. Larch or similar
- Window & door frames: Dark grey PVC frames
- Base course: Grey cement smooth render



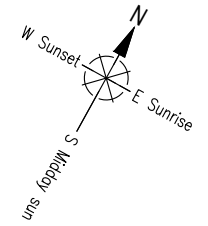
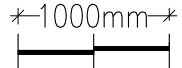
Title Elevations sheet	Project Erect new 1 bedroom house	Issue Planning application	Drawn J. Smith	Sheet 4A of 5	Revision	Scale 1:75	Sheet size A3	Date 23rd Apr 2024	 The Draftsman Ltd. Architectural Design Service 15 Upper Shader. Isle of Lewis. Scotland. HS2 0RQ
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Mandatory requirements $\nabla 400 \nabla$

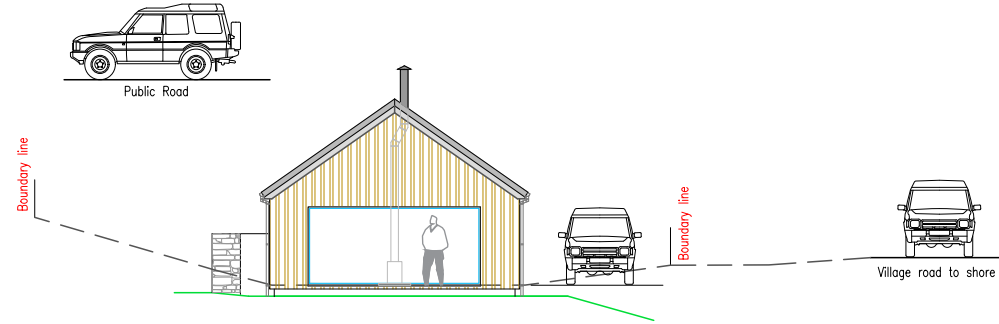


Floor area 60.2m² (aprx)



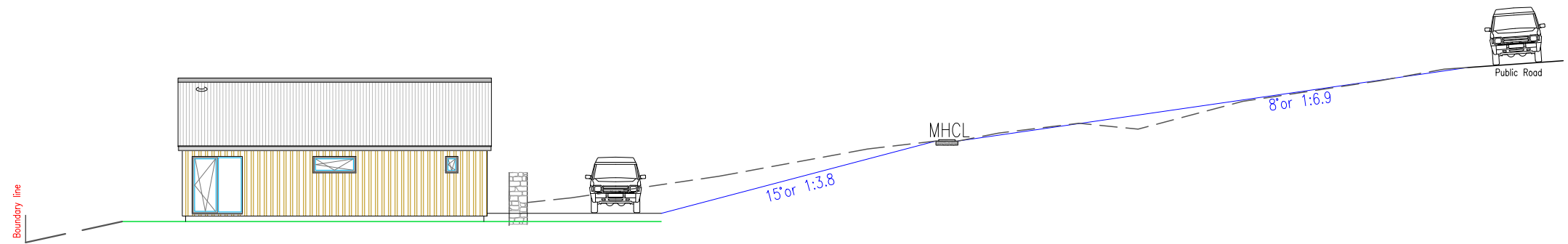
Title Proposed floor plan	Project Erect new 1 bedroom house	Issue Planning application	Drawn J. Smith	Sheet 3A of 5	Revision	Scale 1:50	Sheet size A3	Date 23rd Apr 2024	 The Draftsman Ltd. Architectural Design Service 15 Upper Shader. Isle of Lewis. Scotland. HS2 0RQ
Client Mr & Mrs Bowen	Site address Croft 17 Valtos, Uig. Isle of Lewis.	Copyright © The Draftsman Ltd 2024	Email thedraftsman@mail.com	Website www.thedraftsman.co.uk	Telephone 07884 112 181				

Site Sectional View AA




Existing ground profile
Proposed ground profile

Site Sectional View BB



Existing ground profile
Proposed ground profile

Title Site sectional views	Project Erect new 1 bedroom house	Issue Planning application	Drawn J. Smith	Sheet 5 of 5	Revision A	Scale 1:200	Sheet size A3	Date 23rd Apr 2024	 The Draftsman Ltd. Architectural Design Service 15 Upper Shader. Isle of Lewis. Scotland. HS2 0RQ
Client Mr & Mrs Bowen	Site address Croft 17 Valtos, Uig. Isle of Lewis.	Copyright © The Draftsman Ltd 2024	Email thedraftsman@mail.com	Website www.thedraftsman.co.uk	Telephone 07884 112 181				

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North Elevation

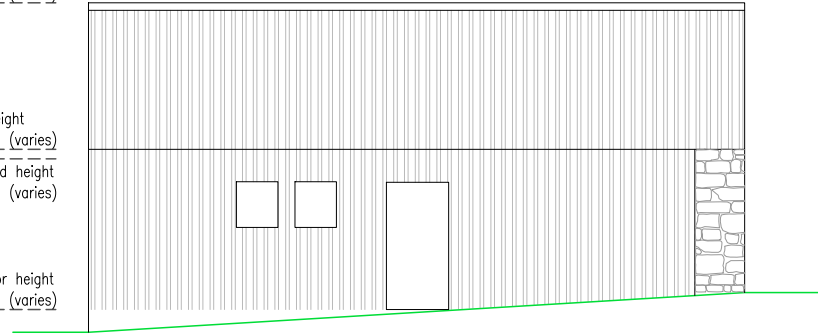
Ridge height
+5.120m (varies)

Eaves height
+3.200m (varies)

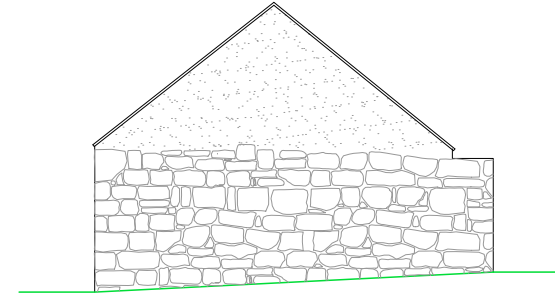
Wall-head height
+3.070m (varies)

Aprx floor height
+0.924m (varies)

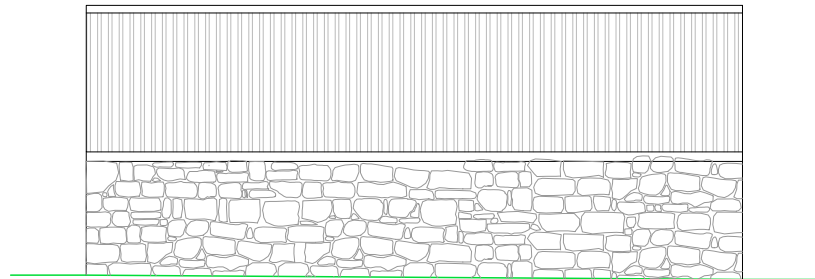
Datum +0.000m



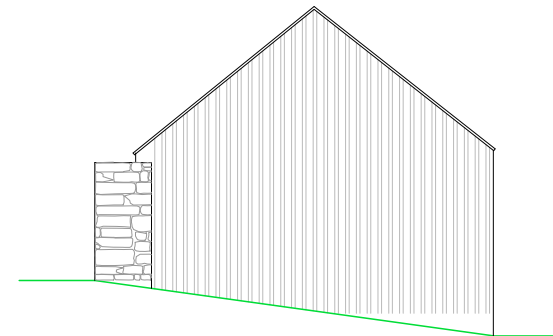
West Elevation



South Elevation



East Elevation



Title
Existing barn elevations

Project
Erect new 1 bedroom house

Issue
Planning application

Drawn
J. Smith

Sheet
2 of 5

Revision
1:100

Scale
1:100

Sheet size
A3

Date
19th Apr 2024

Client
Mr & Mrs Bowen


Site address
Croft 17 Valtos, Uig, Isle of Lewis.

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Architectural Design Service

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T: 07884 112 181 E: thedraftsman@mail.com. www.thedraftsman.co.uk



Project: Erect new one bedroom, 60m² single storey house

Location: Former barn, 17 Valtos.

Client: Keith Bowen

Date: 5th May 2024

Design Statement

Context

The coastal site lies on the East side of the village of Valtos, overlooking Kyles Pabay (Caolas Phabaigh), and looking across the water toward the islands of Pabaigh Mor and Bhacasaigh. Located approximately 30m from the single track Valtos village road. The site also has views to the island of Great Bernera to the west. The site is located within the South Lewis, Harris and North Uist National Scenic Area.

The proposed development has been designed to sit within the existing stone walls that remain of a now derelict, barn on the site. The ridge line of the proposed building will be slightly below the level of the village road, thereby reducing the visual impact of the building on the surrounding landscape, and having little effect on the seaward views from the surrounding, more elevated houses.



Image 1. The site when viewed from the Valtos village road. Pabaigh Mor can be viewed in the background.

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Image 2. The site when viewed from the East, looking back toward the Valtos village road.

Existing Site Description:

The un-enclosed site was formerly part of croft Nr. 17 Valtos and would have originally been used as rough grazing land for livestock. The croft is unsuitable for use as arable land. The barn, which will be partially demolished has fallen into a derelict state.

Proposed Development Details:

The proposal is to erect one bedroom, 60m², single storey house. The house will be rectangular in shape floor plan, with a large glazed window facing the sea. An access road, turning area and parking will be provided. The floor level of the building has been set at a low level to minimise the quantity and extent of infill material required, and ensure the house is in keeping with the surrounding low-rise housing. Given the low-lying nature of the site, below the village road, surrounded by undulating landscape on all sides and the simple nature of the design and small scale and form of the house, it is not considered that the development will negatively impact on the surrounding environment.

Surrounding Buildings:

The existing houses in the village of Valtos are a mixture of stone-built traditional styled croft houses, modern timber frame houses, older houses that have been extended and altered and architect designed, contemporary housing. From the proposed site, no two houses visible are the same in style, size or external finish. There is no discernible building line in the immediate vicinity. The proposed building does not overlook any neighbouring houses.

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Services:

Electricity - There are existing over-head power lines adjacent to the site. *Foul water* - It is proposed that the foul water drainage will be connected to the adjacent mains sewer. *Water supply* - The house will be connected to the mains water supply. *Surface water drainage* – Surface water drainage will be discharged to the sea. *Telecoms*. There are telegraph poles within close proximity to the site.