



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

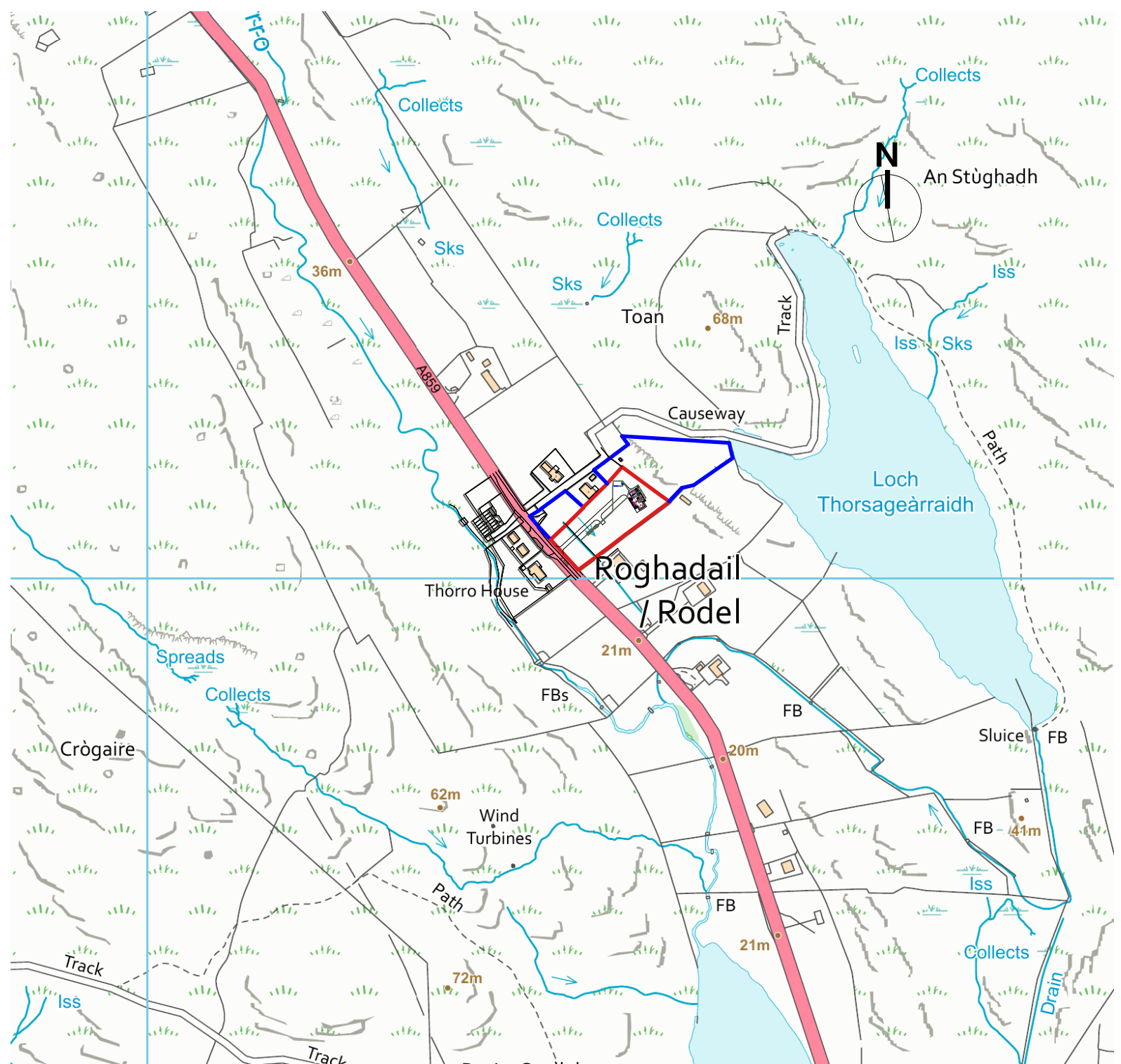
Reference Number	24/00277/PPD
Date registered as valid	29/07/2024
Description of Development	Erect dwelling house; domestic garage; create new access; install air source heat pump and solar array. Install private wastewater system.
Address or description of location to which the development relates	3A Rodel, Isle of Harris
Co-ordinates	N 884 082, E 104 403
Applicant Name	Mr Stephen Passmore
Applicant Address	3 Rodel, Isle of Harris, HS5 3TW
Agent name (if applicable)	Mr Malcolm Crate, MJC Inspection & Design Ltd
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.

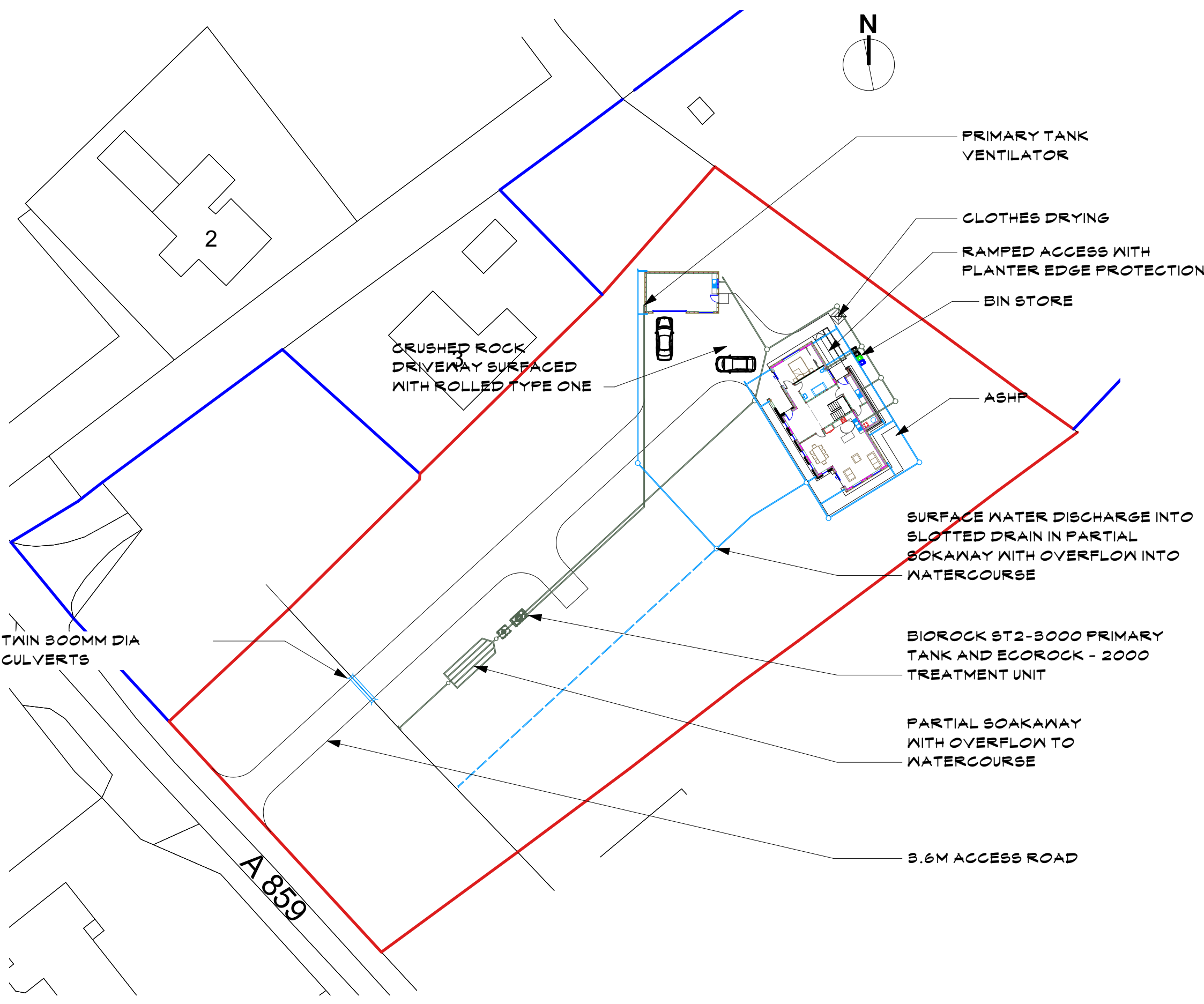
Important Note: on Tuesday 07 November 2023, Comhairle nan Eilean Siar experienced a criminal cyber incident and is working with Police Scotland, the Scottish Government and the National Cyber Security Centre to investigate the matter.

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 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



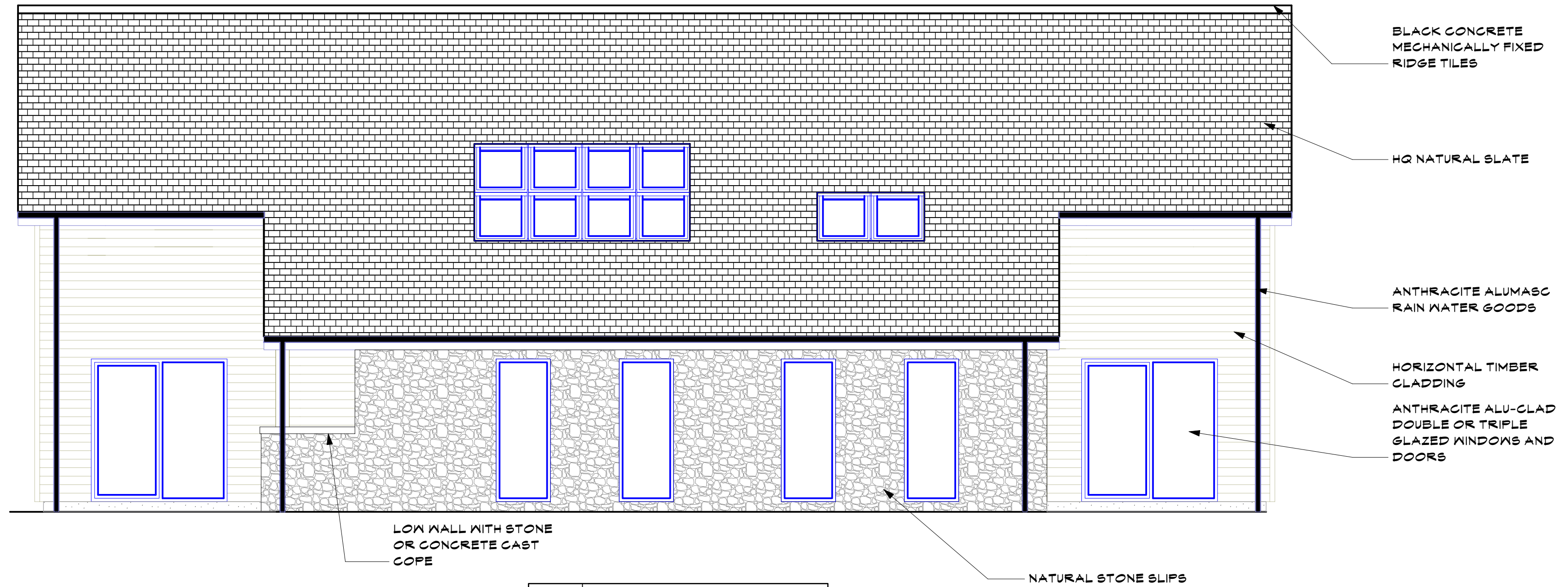
1	LOCATION PLAN
001	Scale: 1:5000



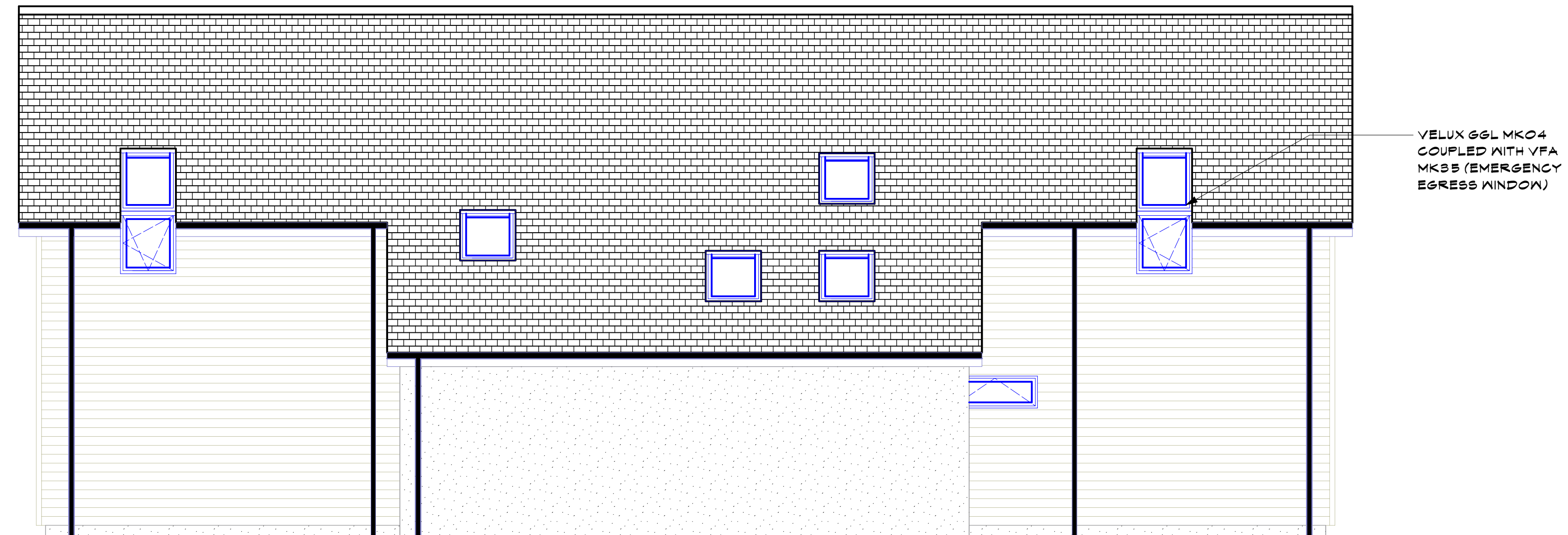
2	SITE PLAN
001	Scale: 1:500

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 unless 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 MR AND MRS PASSMORE		
Address B RODEL ISLE OF HARRIS		
Project Erect House		
Drawing LOCATION AND SITE PLAN		
Telephone: 07744066215 email: m.j.c@mlc.ie address: 81 Malar Road, Isle of Lewis, HS1 2SL M.J.C. INSPECTION AND DESIGN LTD CHARTERED SURVEYOR		
Scale AS NOTED 1:50 A2		
Date 24/07/2024		
Rev.	Job No.	Dwg No.
	833	001




1	FRONT ELEVATION
107	Scale: 1:50

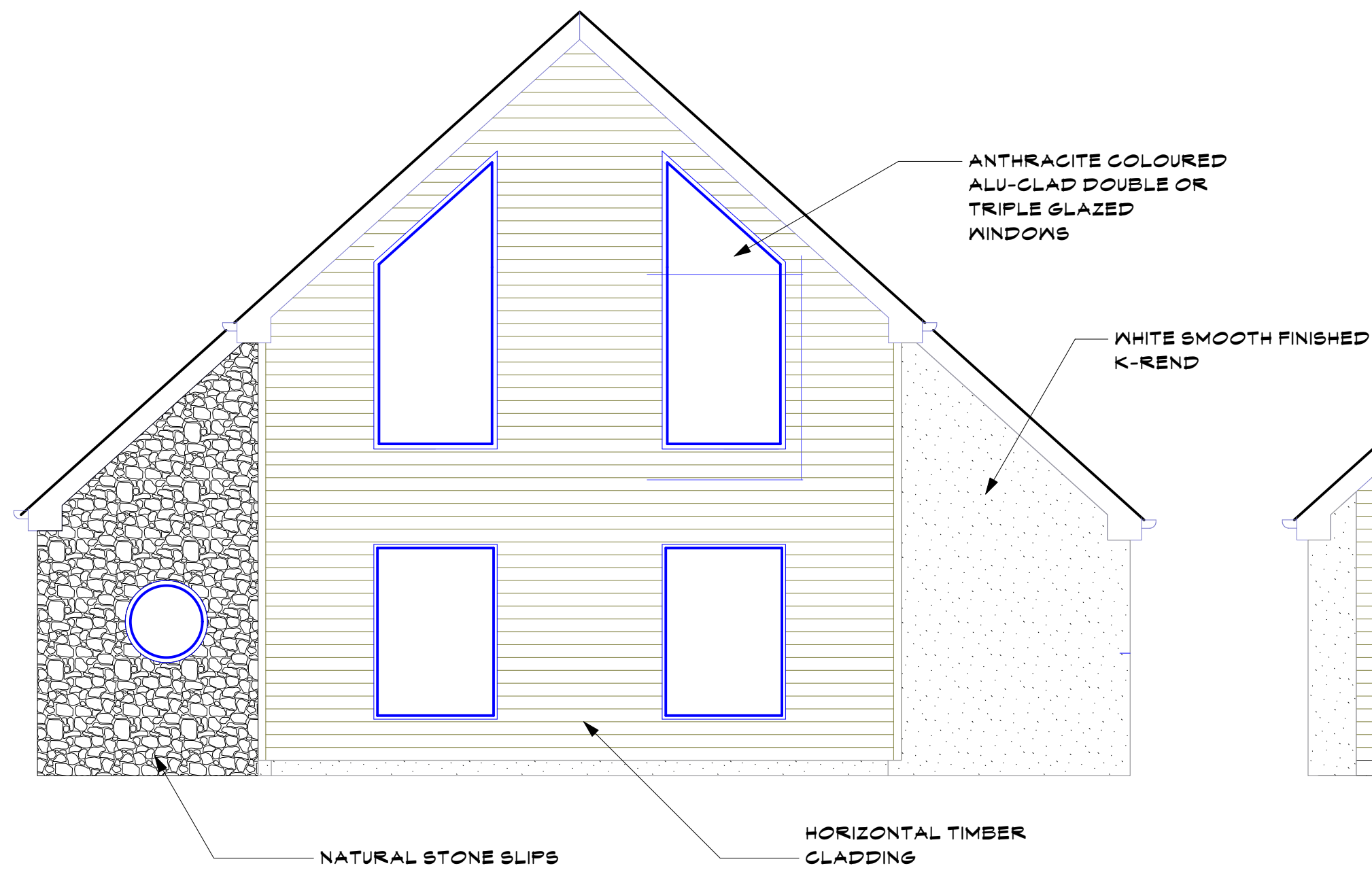


2	REAR ELEVATION
107	Scale: 1:50

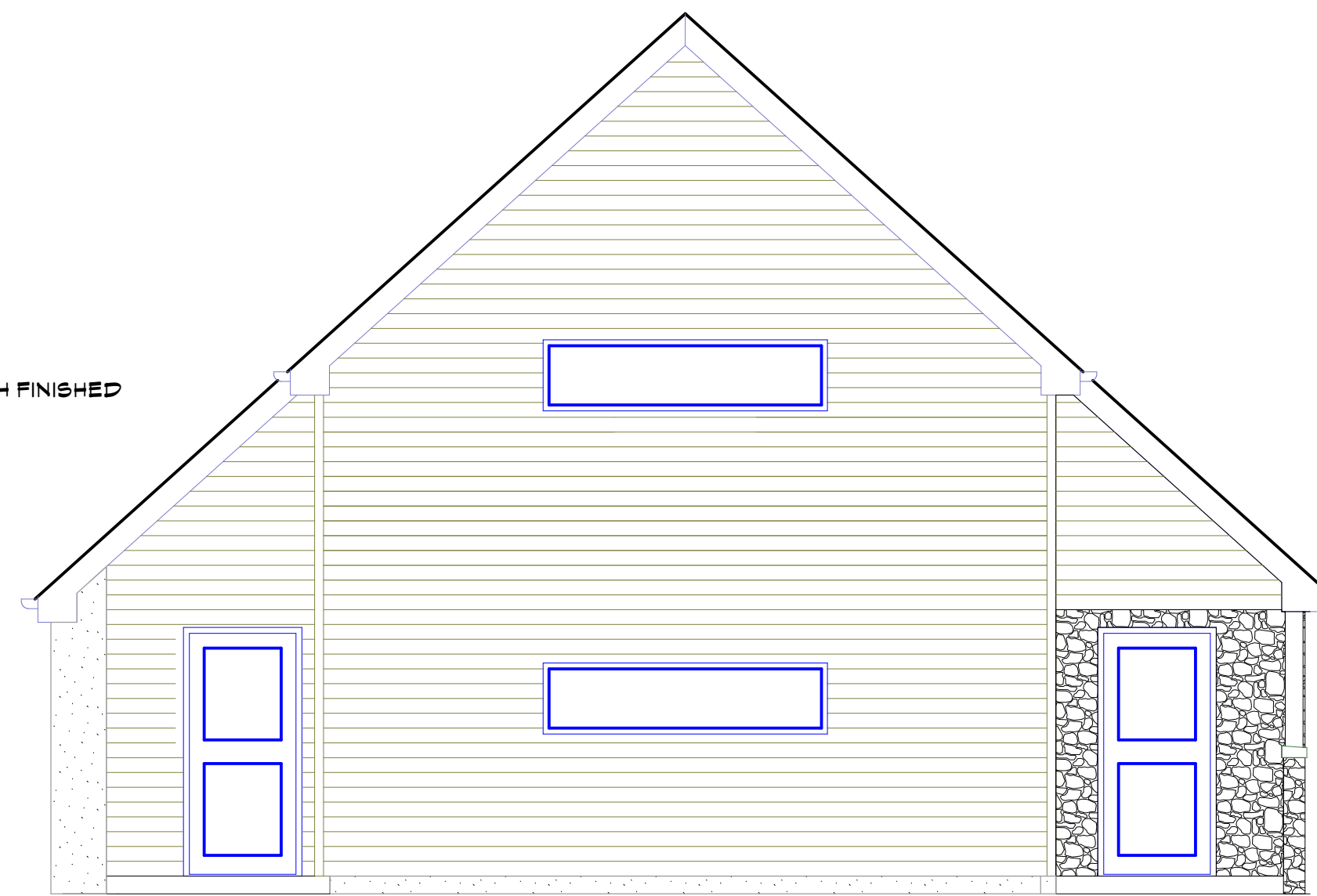
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ISSUES

NO.	DATE	NOTE
Revisions		
Client		
MR AND MRS PASSMORE		
Address		
8 RODEL ISLE OF HARRIS		
Project		
Erect House and Garage		
Drawing		
FRONT AND REAR ELEVATIONS		
 Telephone: 0714 4066210 email: mjc@design.com address: 20 Thornway, Isle of Lewis, HS1 2EJL M.J.C. INSPECTION AND DESIGN LTD CHARTERED SURVEYOR		
Scale		
1:50		ISO A2
Date		
24/07/2024		
Rev.	Job No.	Dwg No.
	838	107



1	RIGHT ELEVATION
108	Scale: 1:50

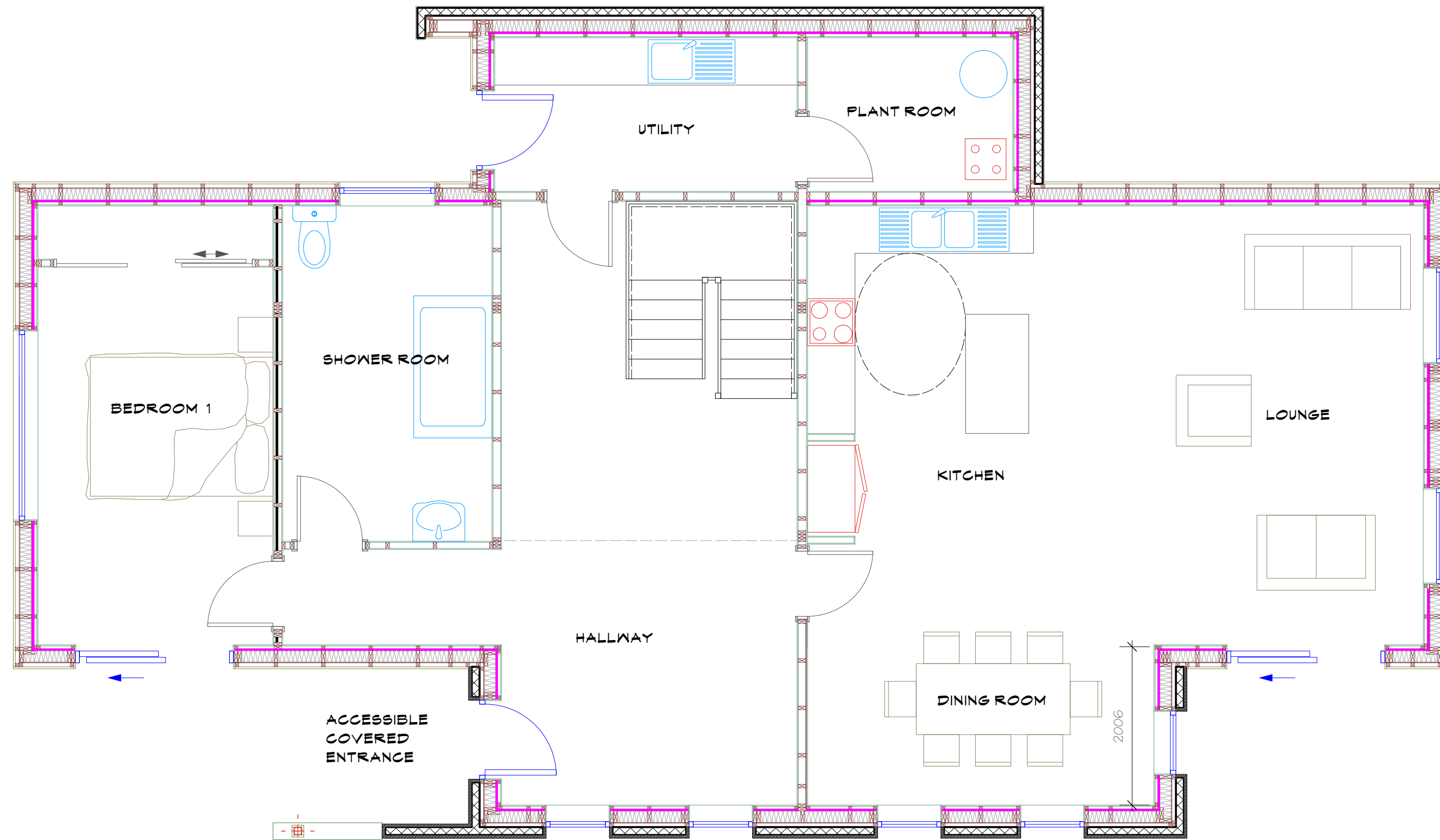


2	LEFT ELEVATION
108	Scale: 1:50

NOTES
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ISSUES

NO.	DATE	NOTE
Revisions		
Client		
MR AND MRS		
PASSMORE		
Address		
B RODEL		
ISLE OF HARRIS		
Project		
Erect House and Garage		
Drawing		
LEFT AND RIGHT		
ELEVATIONS		
 Telephone: 0714 406621 email: mjc@design.com address: 1000000000 Isle of Lewis HS1 2RS		
M.J.C. INSPECTION AND DESIGN LTD		
CHARTERED SURVEYOR		
Scale		
1:50		ISO A2
Date		
24/07/2024		
Rev.	Job No.	Dwg No.
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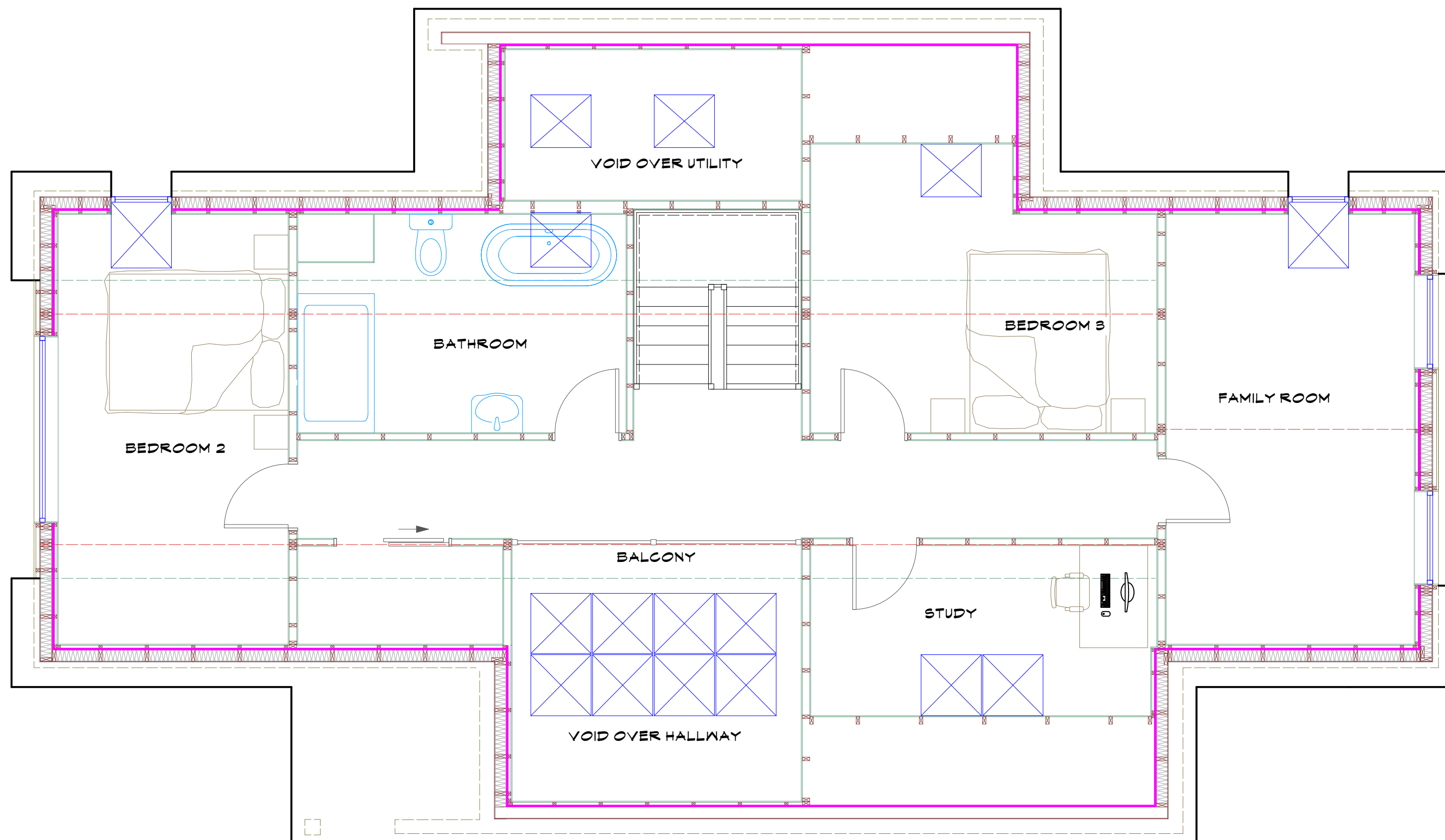


1	GROUND FLOOR PLAN
102	Scale: 1:50

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NO	DATE	NOTE
Revisions		
Client MR AND MRS PASSMORE		
Address B RODEL ISLE OF HARRIS		
Project Erect House and Garage		
Drawing GROUND FLOOR PLAN		

 Telephone: 0714 4066210 email: mjc@designltd.com address: 4 Millar Road Isle of Lewis HS1 2RS MJC INSPECTION AND DESIGN LTD CHARTERED SURVEYOR		
Scale		1:50
Date		24/07/2024
Rev.	Job No.	Dwg No.
	888	102



1	FIRST FLOOR PLAN
103	Scale: 1:50

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NO	DATE	NOTE
Revisions		
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Address 3 RODEL ISLE OF HARRIS		
Project Erect House and Garage		
Drawing FIRST FLOOR PLAN		

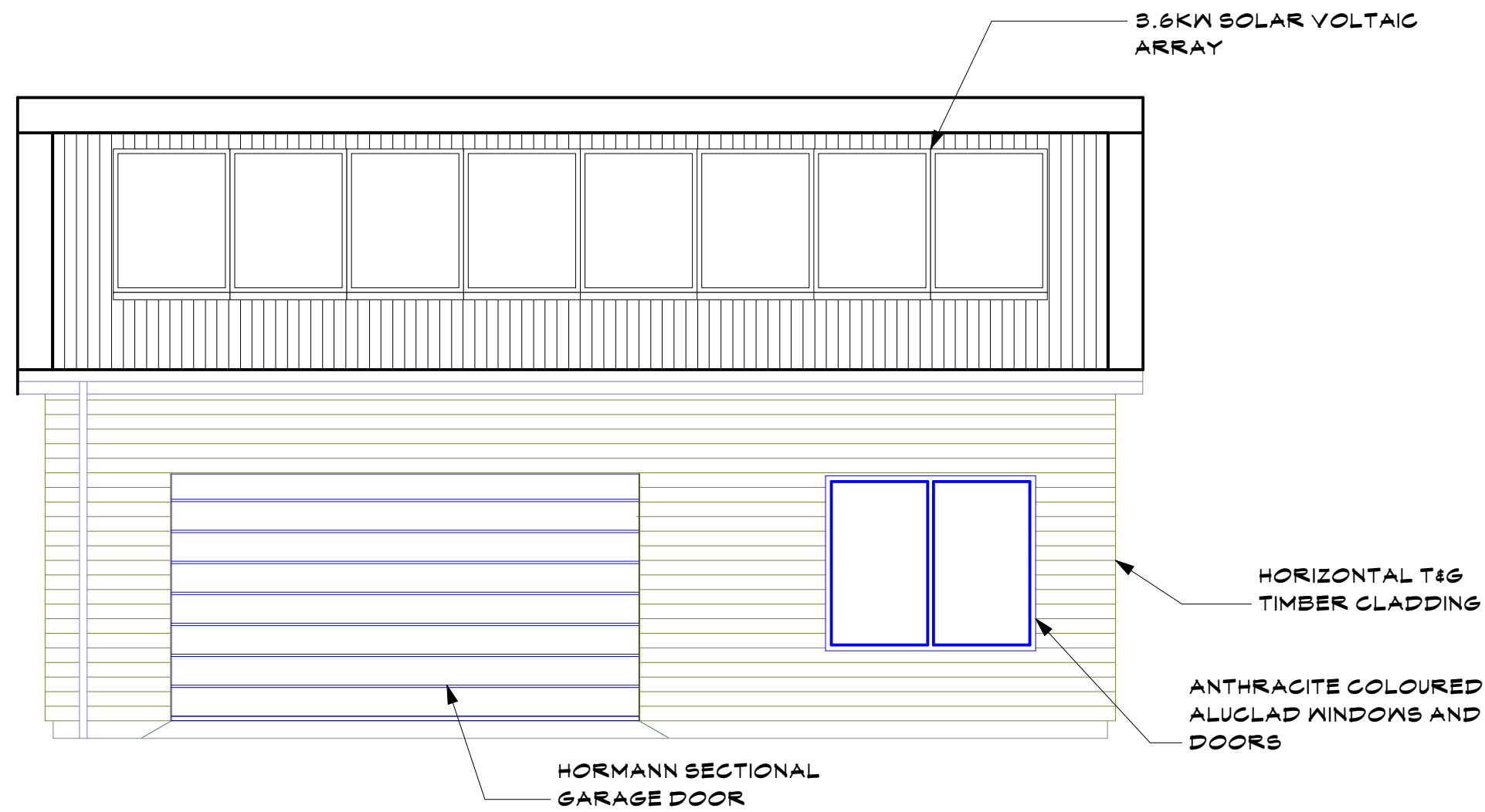
Telephone 0714 4066210
 email: m.j.c@mcjdesign.com
 address: 30 Thornway
 Isle of Lewis
 HS1 2RS

M.J.C INSPECTION AND DESIGN LTD
 CHARTERED SURVEYOR

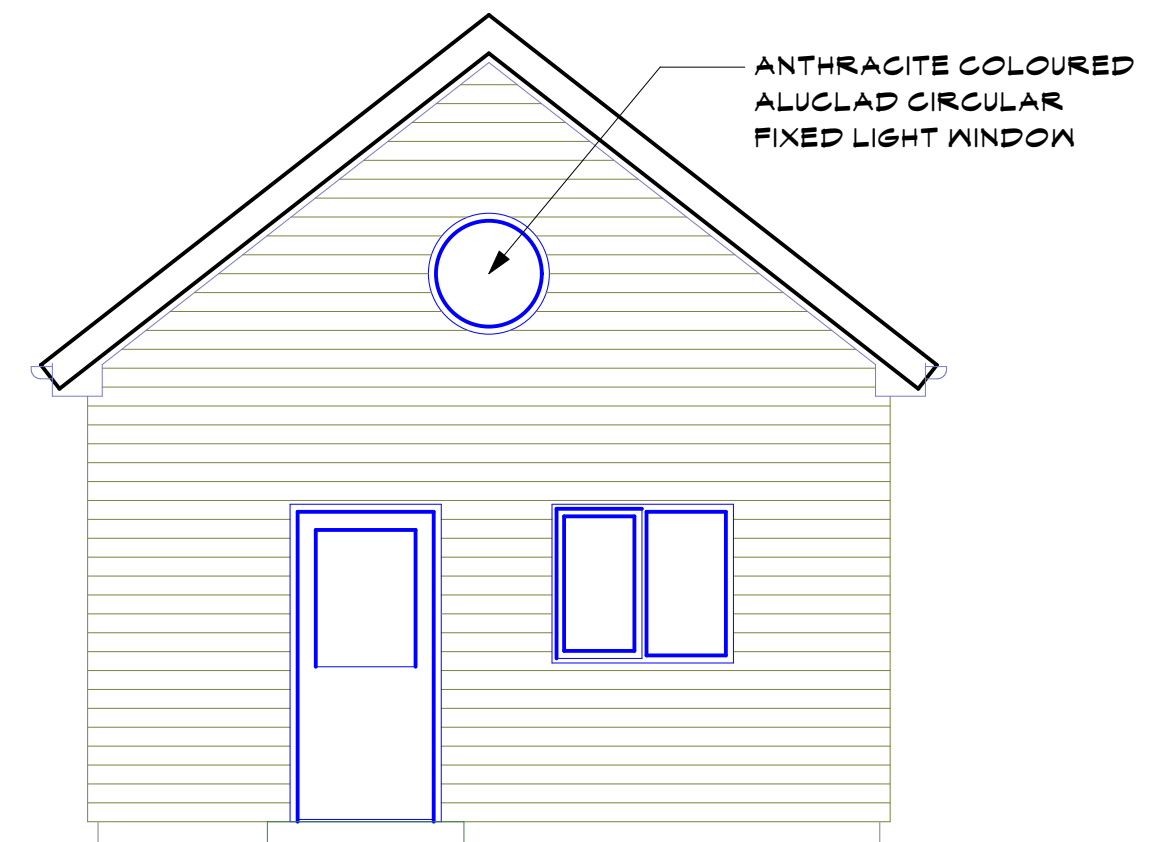
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1:50 ISO A2

Date
24/07/2024

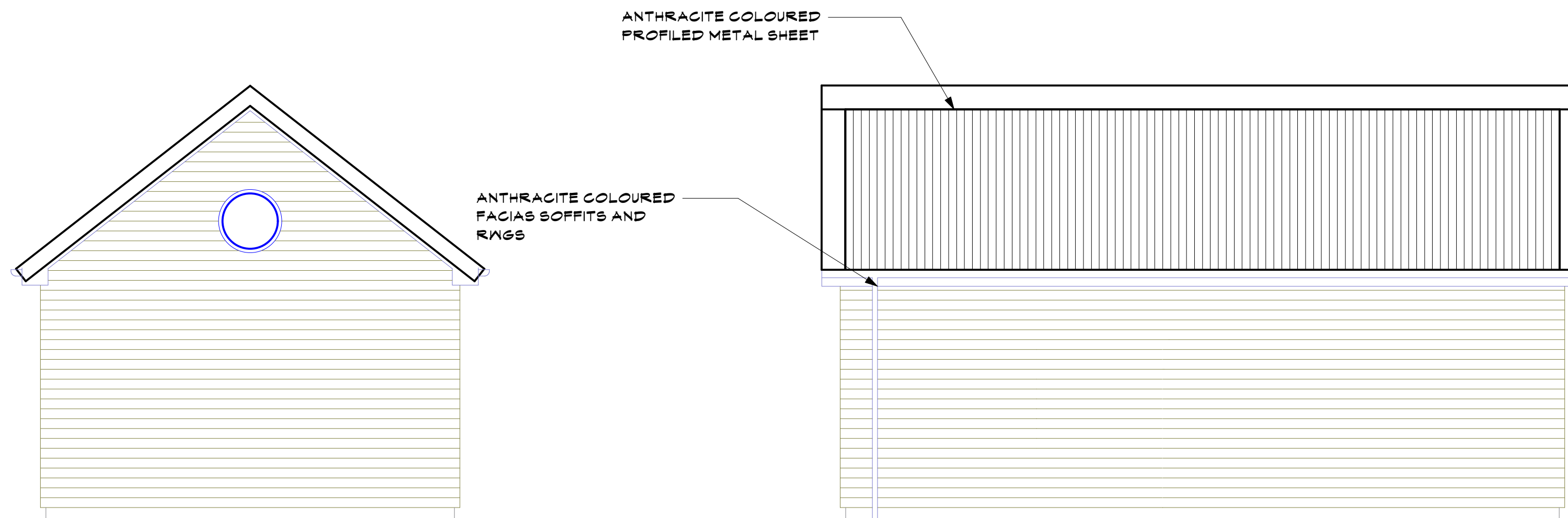
Rev.	Job No.	Dwg No.
	833	103



1	FRONT ELEVATION
201	Scale: 1:50



2	RIGHT ELEVATION
201	Scale: 1:50



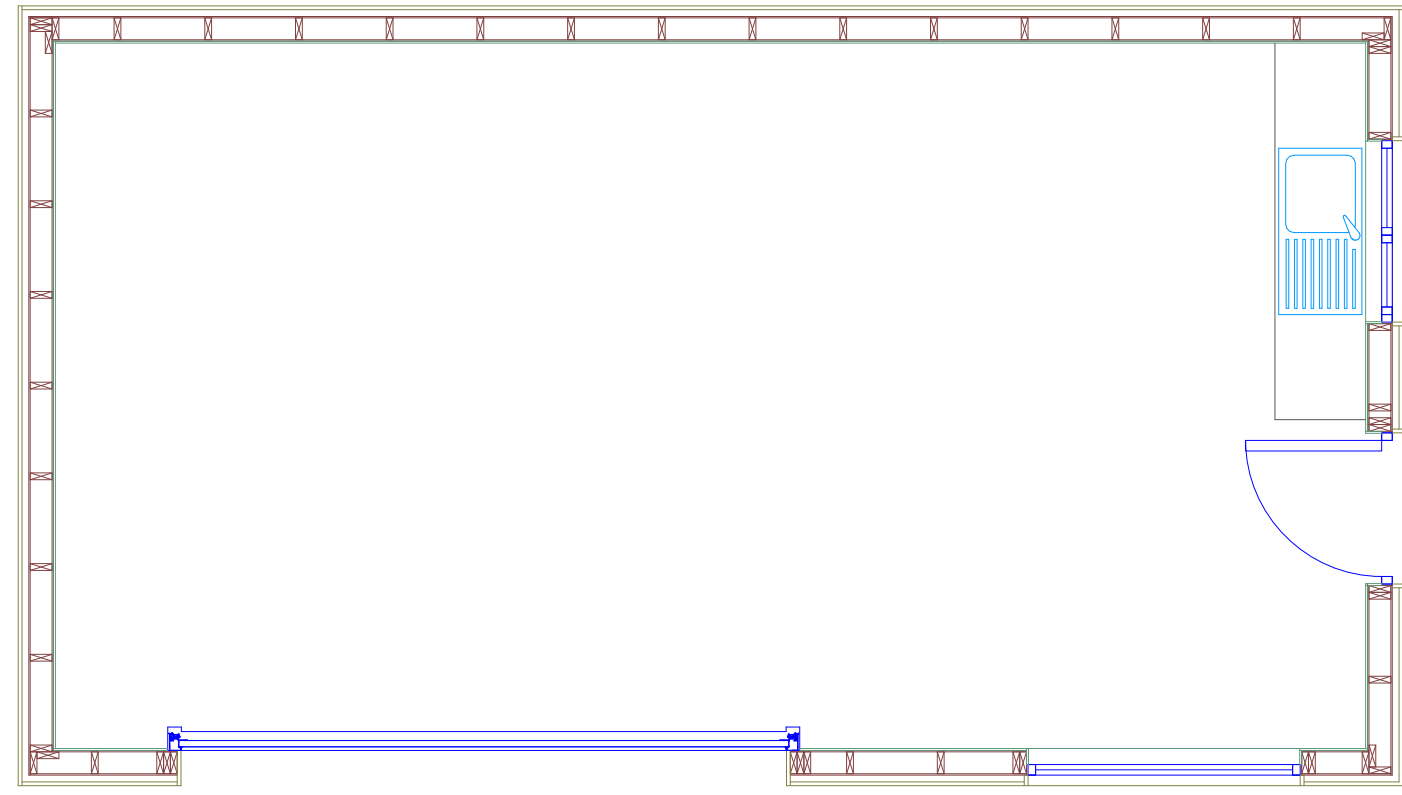
3	LEFT ELEVATION
201	Scale: 1:50

4	REAR ELEVATION
201	Scale: 1:50

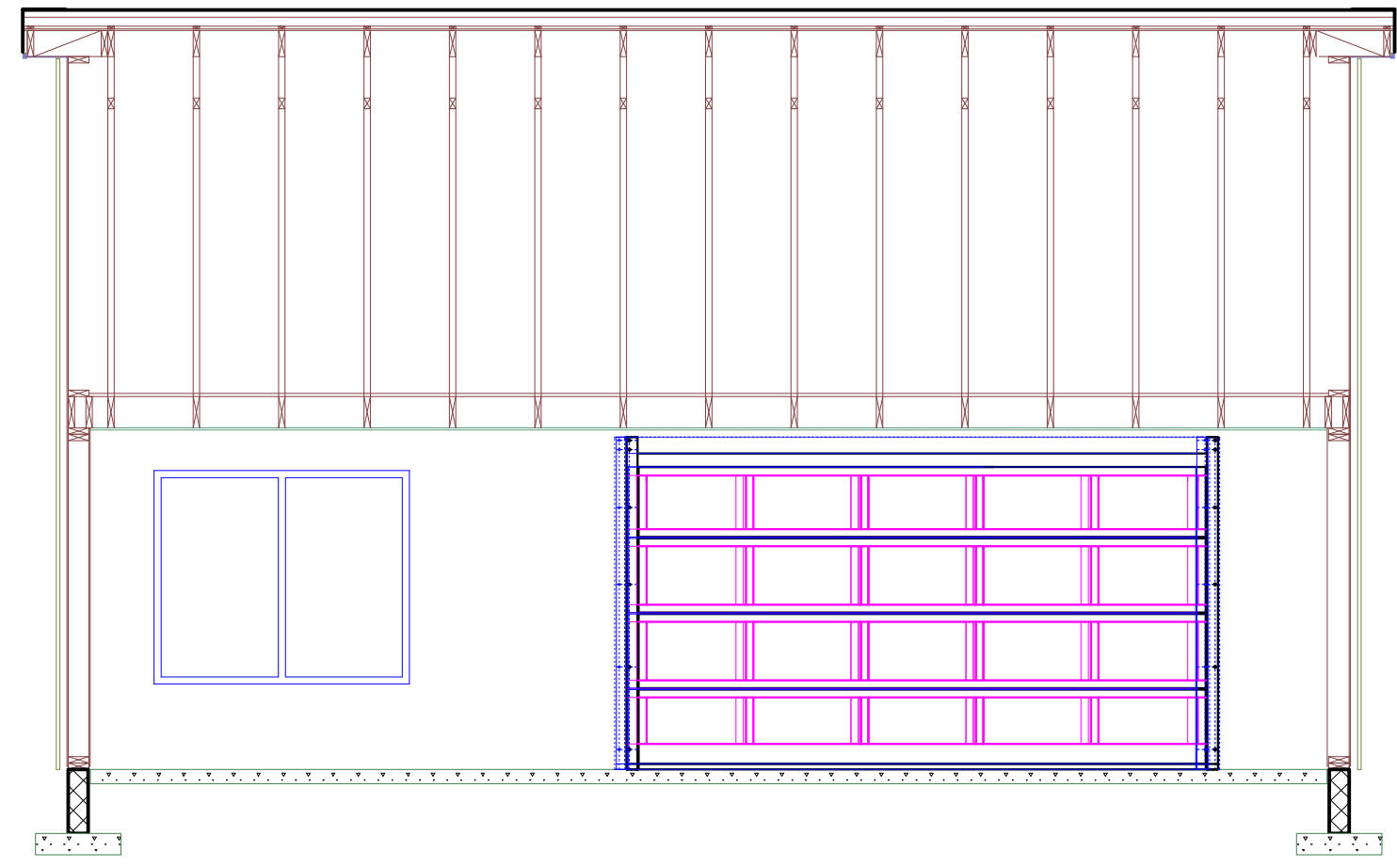
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ISSUES

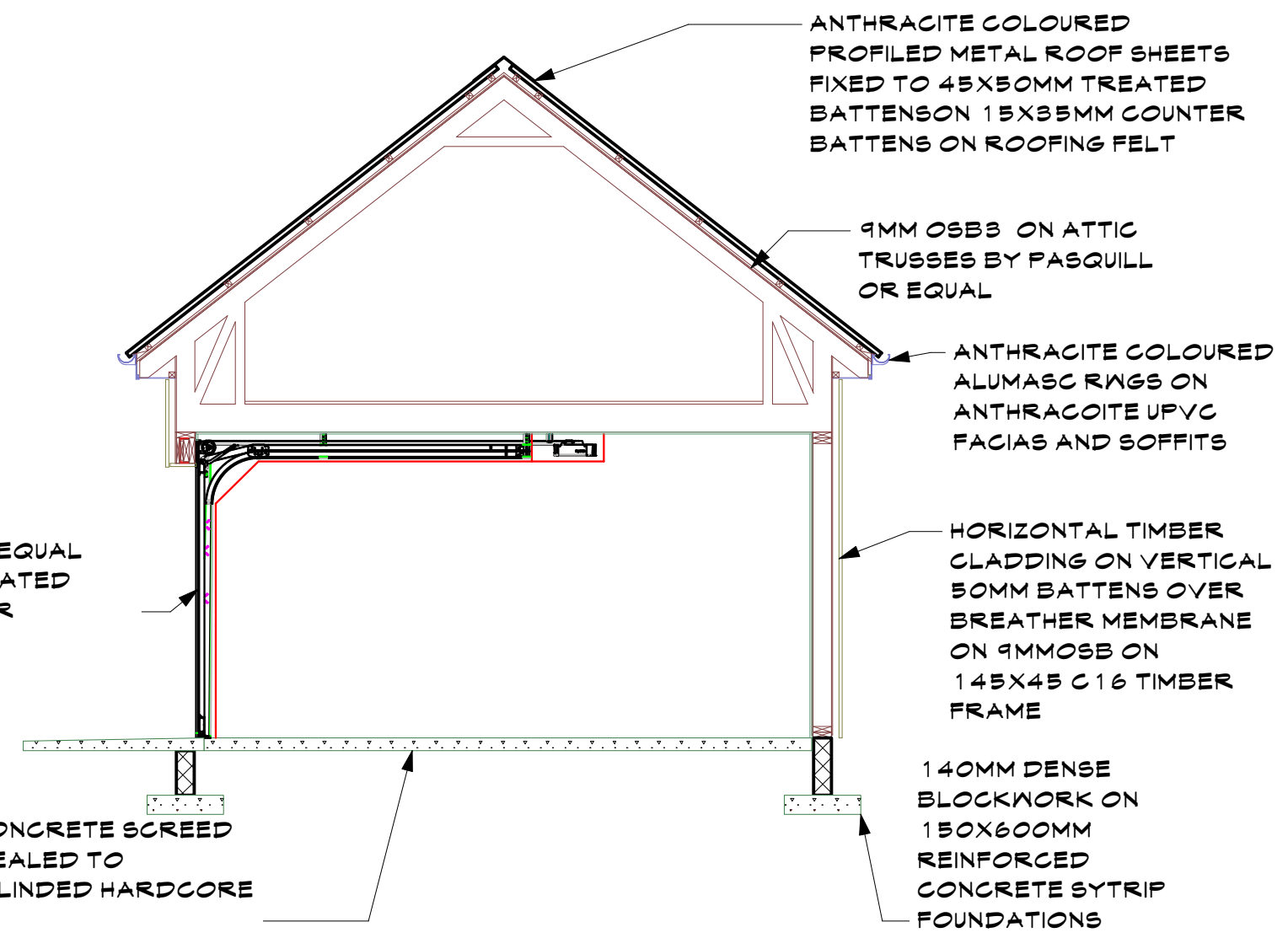
NO	DATE	NOTE
Revisions		
Client		
MR AND MRS		
PASSMORE		
Address		
B RODEL		
ISLE OF HARRIS		
Project		
Erect House and Garage		
Drawing		
GARAGE ELEVATIONS		
Telephone 0714 4066210		
email: mjc@design.com		
address: 4 Millar Road		
Stornoway		
Isle of Lewis		
ZE1 2JL		
M.J.C INSPECTION AND DESIGN LTD		
CHARTERED SURVEYOR		
Scale		
AS NOTED		ISO A2
Date		
24/07/2024		
Rev.	Job No.	Dwg No.
	888	201



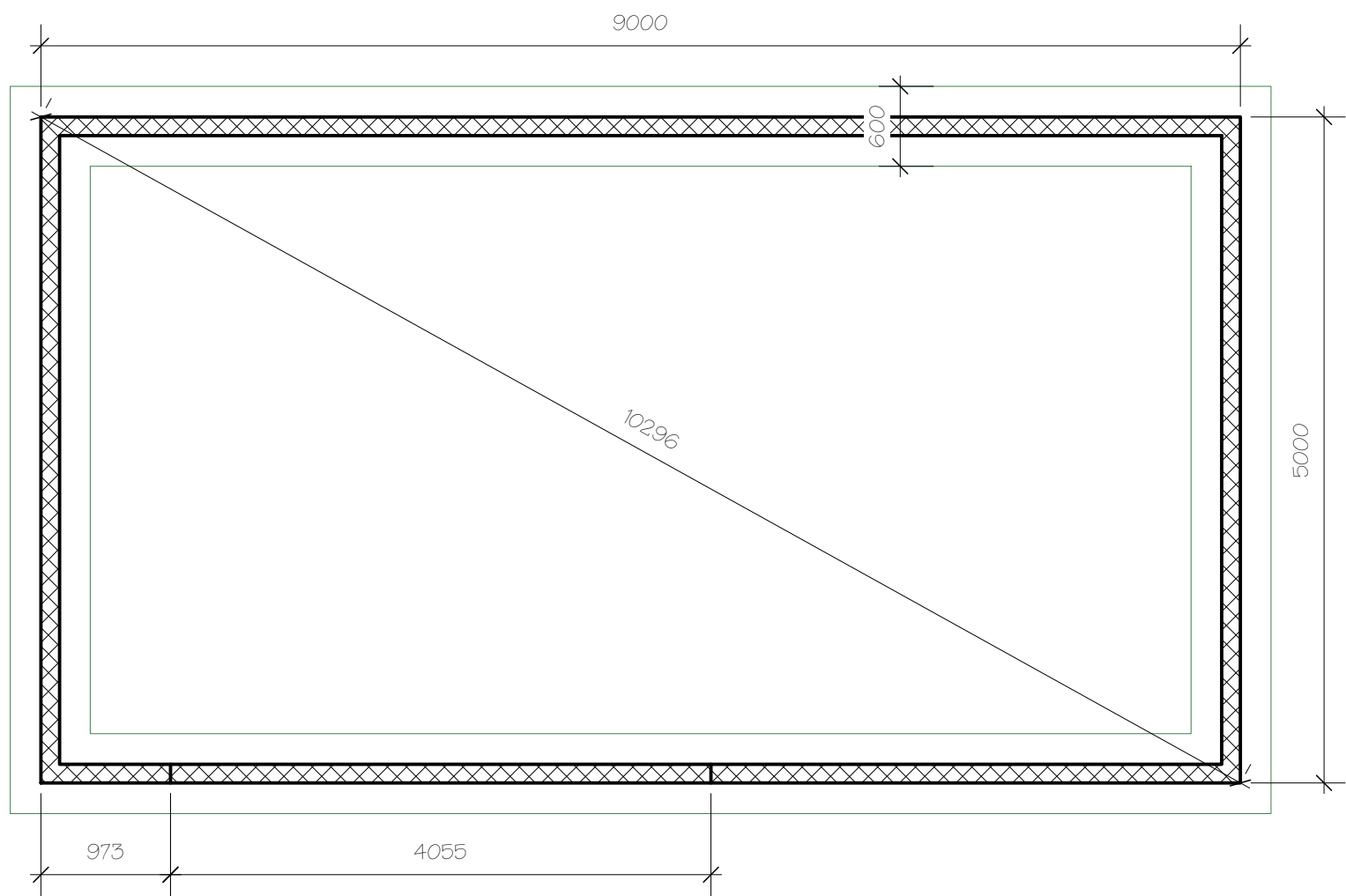
1 FLOOR PLAN
200 Scale: 1:50



2 SECTION A - A
200 Scale: 1:50



3 SECTION B - B
200 Scale: 1:50

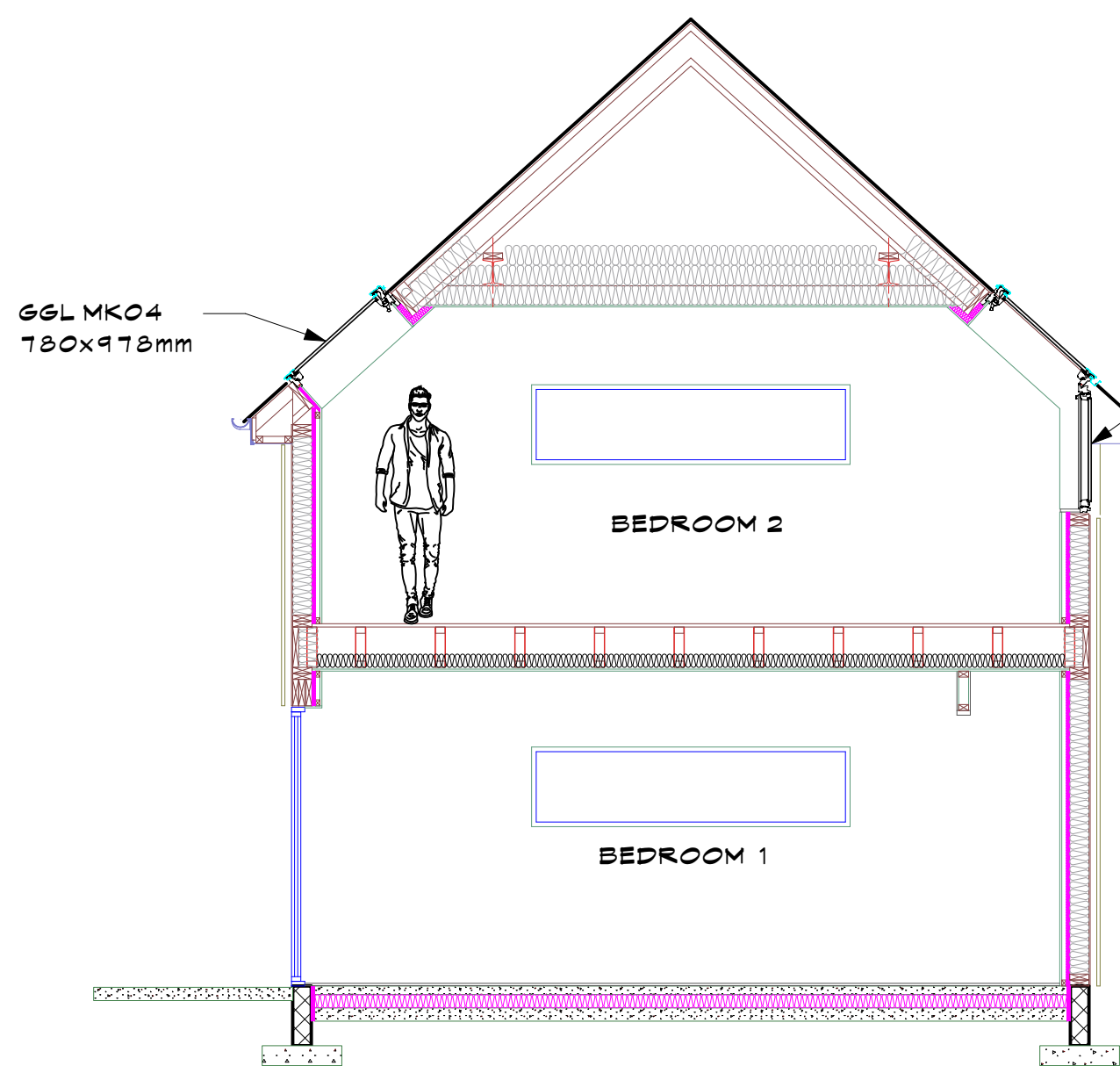


4 FOUNDATION PLAN
200 Scale: 1:50

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ISSUES

NO	DATE	NOTE
Revisions		
Client MR AND MRS PASSMORE		
Address B RODEL ISLE OF HARRIS		
Project Erect House and Garage		
Drawing GARAGE PLAN AND SECTIONS		
Telephone: 0714 4066210 email: m.j.c@designltd.com address: Stormway Isle of Lewis HS1 2NS M.J.C INSPECTION AND DESIGN LTD CHARTERED SURVEYOR		
Scale AS NOTED 1:50 A2		
Date 24/07/2024		
Rev.	Job No.	Dwg No.
	838	200



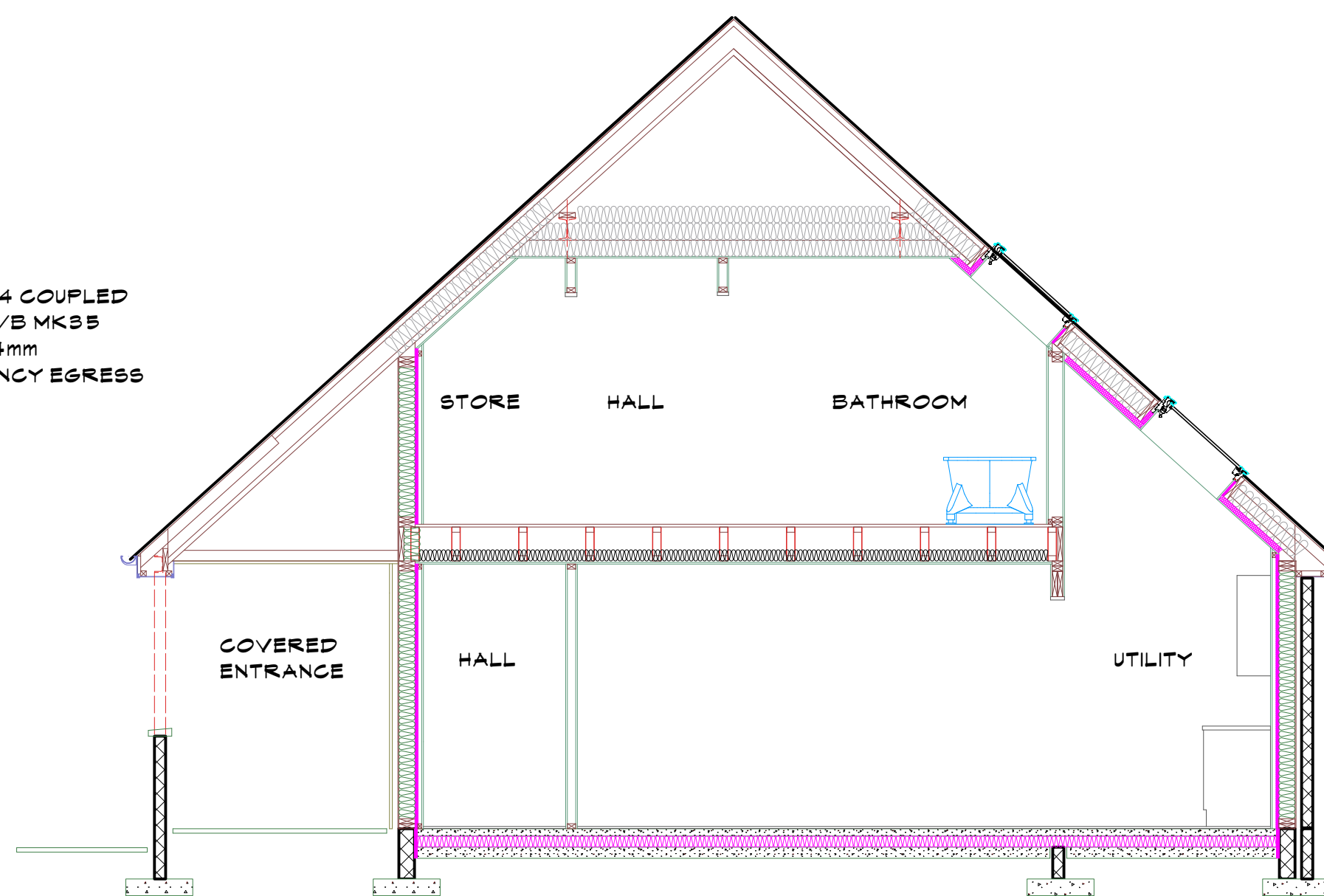
GGL MK04
780x978mm

BEDROOM 2

BEDROOM 1

1	SECTION 1-1
104	Scale: 1:50

GGL MK04 COUPLED
WITH VFA/B MK35
780x954mm
(EMERGENCY EGRESS
WINDOW)



STORE

HALL

BATHROOM

COVERED
ENTRANCE


HALL

UTILITY

2	SECTION 2-2
104	Scale: 1:50

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MR AND MRS		
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Address		
8 RODEL		
ISLE OF HARRIS		
Project		
Erect House and Garage		
Drawing		
SECTION 1-1 AND 2-2		
 Telephone: 0714 4066210 email: mjc@designltd.com address: 4 Millar Road Isle of Lewis HS1 2RS		
MJC INSPECTION AND DESIGN LTD CHARTERED SURVEYOR		
Scale		
1:50		ISO A2
Date		
24/07/2024		
Rev.	Job No.	Dwg No.
	833	104

Client

MR AND MRS
PASSMORE

Address
8 RODEL
ISLE OF HARRIS

Project
Erect House and Garage

Drawing
SECTION 1-1 AND 2-2

 Telephone: 0714 4066210
 email: mjc@designltd.com
 address: 4 Millar Road
 Isle of Lewis
 HS1 2RS

MJC INSPECTION AND DESIGN LTD
CHARTERED SURVEYOR

Scale
1:50 ISO A2

Date
24/07/2024

Rev.	Job No.	Dwg No.
	833	104

Design Statement

For proposed dwelling house
At Croft 3 Rodel, Isle of Harris
For Mr Stephen Passmore

Introduction:

The project is a proposed 1.5 storey dwelling house with a total floor area of 220 square meters and domestic garage sited within the family croft in the village of Rodel. The site lies within the South Lewis, Harris and North Uist National Scenic area

Context:

The proposed site is within the croft currently owned by the applicant, opposite their current home and holiday cottage business which is currently on the market for sale and beside the original family home currently occupied by the applicant's mother. The site is located at the North end of the village of Rodel on the East side of the A859 set back from the road by approximately 85m and situated adjacent and slightly behind the original family croft house

Site Description:

The proposed site is currently croft land used for grazing. The proposed position of the main house is immediately to the East of the original family home which is constructed as a hipped roof bungalow. Further to the East and behind the proposed site there is an existing stone byre on the adjacent croft. The site rises gently from the road and then steepens behind the proposed house position to a rock outcrop with a loch and hills beyond.

Adjacent properties:

To the North and South of the site the properties are generally traditional/typical 1.5 storey "white houses" with storm or full-length dormer windows. Adjacent properties are well spread out along the road and mostly set back from the road typically 25 to 50m.

Proposed development:

The house and garage run broadly parallel with the adjacent road though turned in slightly to create a courtyard effect and place the garage roof at an optimal angle for the solar panel installation. The external walls will be finished with a mixture of horizontal timber cladding which will weather to a silvery grey colour with a centre section with a lower eaves finished with a

natural stone to match the colours in the rock outcrop behind the properties and which will help break up the mass of the structure.

The house roof will be finished with a traditional slate while the garage will be finished with a black or dark grey profiled metal sheet.

Services:

The house will be sited uphill from the existing LV overhead cable which crosses the site. All services taken to the site will be underground.

The house will be connected via a gravity sewer to a new Biorock tank and treatment system with an outfall to a stream at the bottom of the croft which flows down the glen to the loch and sea beyond.

Policy:

We note both the proximity of the historically and culturally important St Clements Church which lies just over 800m to the Southeast of the site and that the development site lies within a National Scenic Area. We do not believe the proposed development has any impact on the church site due to the separation distance. Furthermore, we believe that the proposed development is in line with the Comhairles planning policies and that the materials proposed, and the overall design are suitable for the location within the Scenic Area Designation.

Malcolm Crate MSc MRICS

30 July 2024

