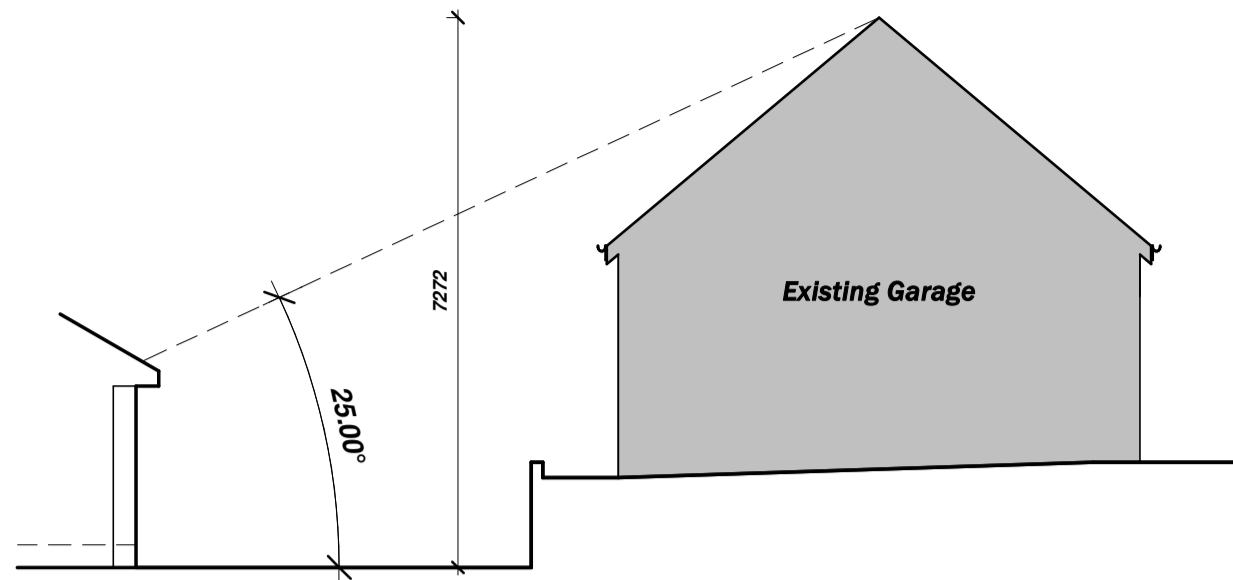


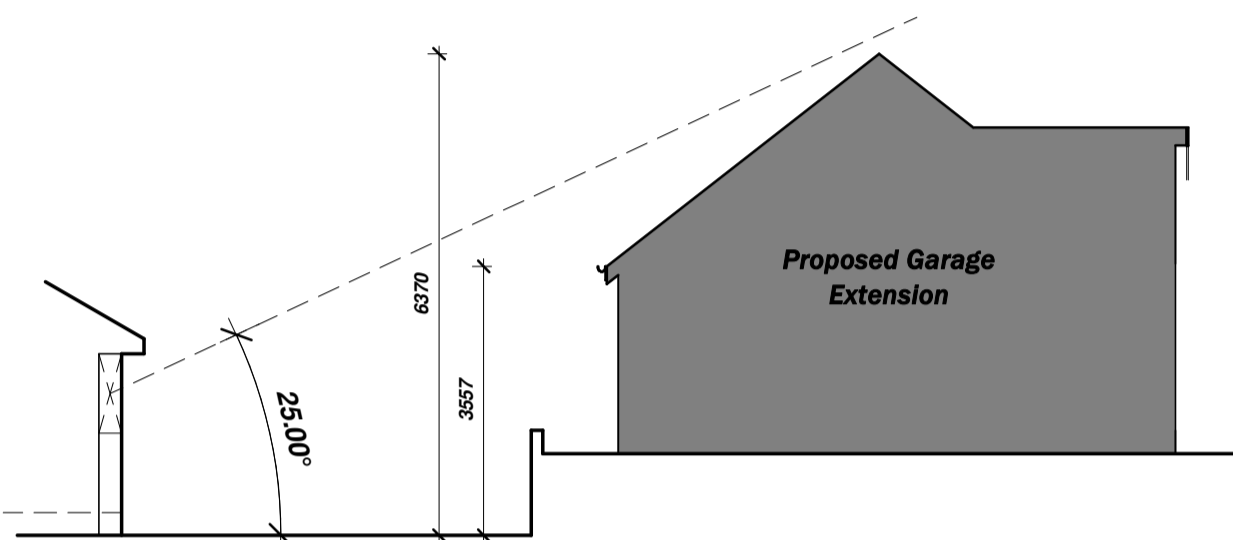
Section Thru Existing

1 : 100



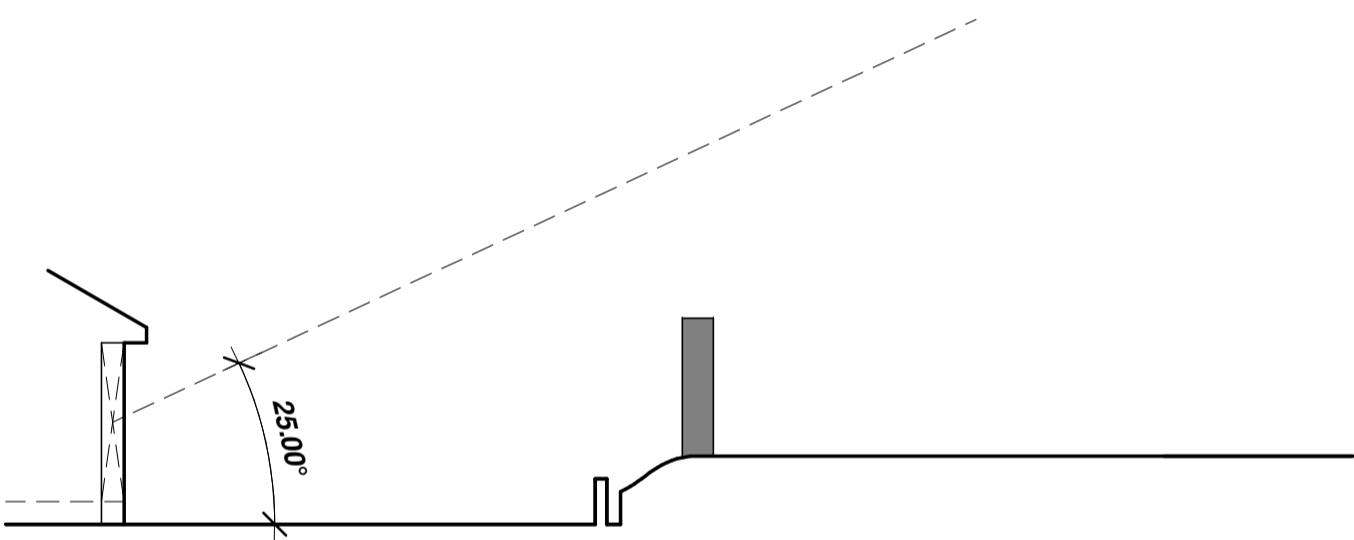
Section Thru Ctr

1 : 100



Section Thru East

1 : 100



Statement:

Subsequent to the withdrawal of planning references; 20/03470/FUL + 20/03469/LBC, this submission is for a revised design. Alterations as follows;

- (1) - Garage extension reduced in length by half (8m)
- (2) - Garage design to mimic existing garage at a reduced scale with a central gable to the front.
- (3) - Introduction of 1.8m high timber fence to maintain privacy into the applicants garden.

The applicant is seeking this extension to the garage to help house the equipment/machinery required for the upkeep of Blairlmond while also maintaining sufficient space for his vehicles.

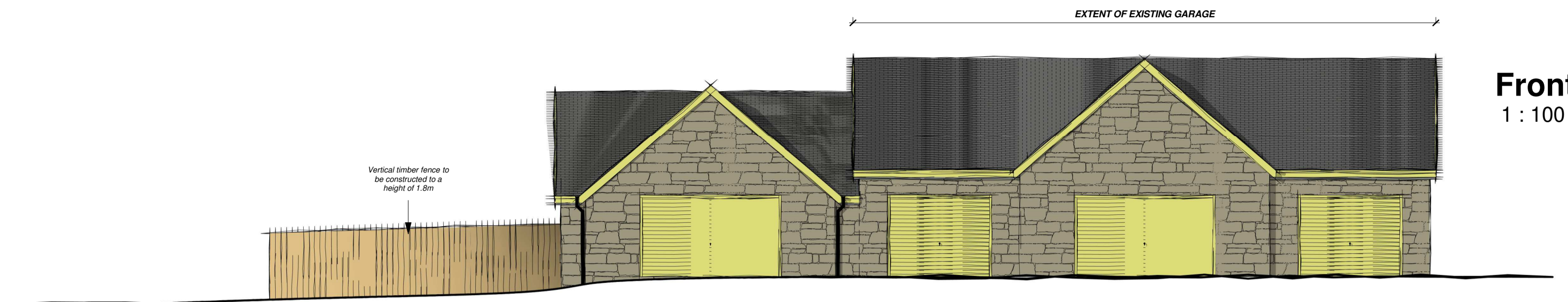
The position of the proposed extension is best suited as shown as there is already the required access to this via the existing driveway. The grounds to Blairlmond are well established and any other location for an outbuilding would have a detrimental impact on both the house and grounds.

The sections provided through the garage demonstrate that the height of the extension complies with the Highland Council guidance on daylighting, where a 25 degree angle is taken from the centre point of the window. (THE HIGHLAND COUNCIL Planning Guidance:House Extensions and Other Residential Alterations - "Reasonable levels of daylight to existing buildings will be maintained where new development is kept below a 25° line from the mid point of an existing window. The centre of the lowest habitable room window is used as a reference point as shown below. If the whole of the development is beneath a line drawn at 25° from the horizontal, then it is unlikely that there will be a significant impact on daylight and sunlight.")

To conclude; the applicant has requirements for additional storage space for equipment used in the upkeep of Blairlmond. Comments regarding scale have been taken into consideration and the extent of the extension has been reduced. The identified best position for any extra outbuilding space is on the existing hardstanding area adjacent to the existing garage, this is to reduce the impact on the established garden grounds and to make use of the existing driveway. It has been demonstrated via the Highland Council's own guidance that the development will not adversely affect the neighbouring properties daylight.

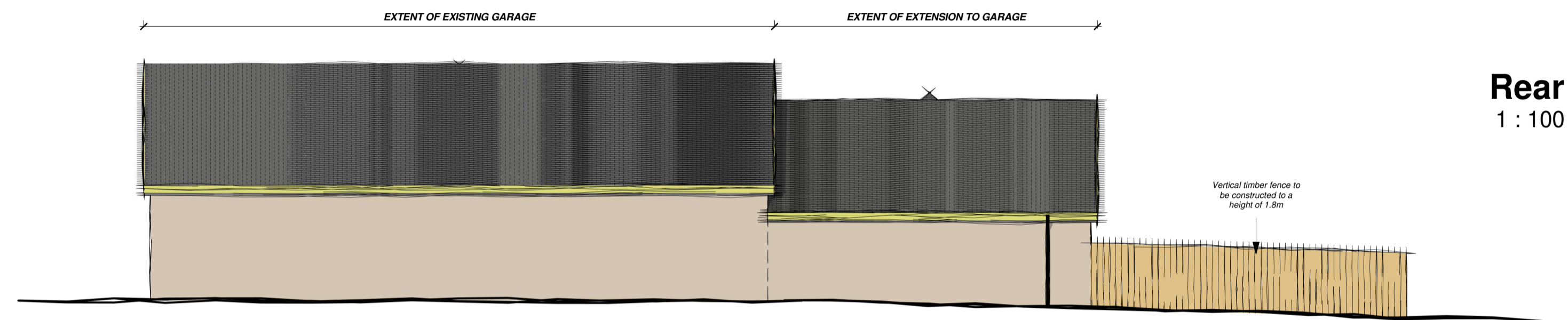
Front

1 : 100



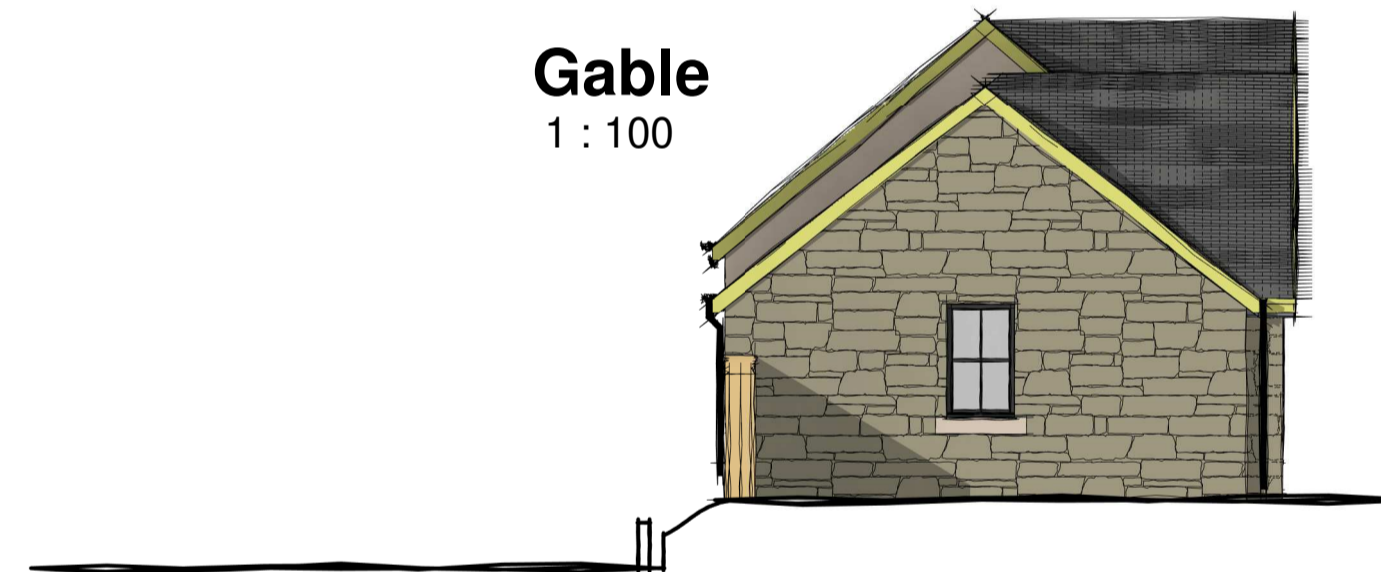
Rear

1 : 100

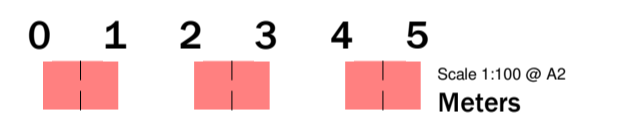


Gable

1 : 100



Material Specification:
 Wall - Vertical timber cladding natural finish.
 - Natural sandstone walls.
 - Wall rendered to match existing.
 Door - Timber door.
 Roof - Grade A slate.
 - Lead ridge and soakers.
 Eaves - Aluminium rainwater goods
 - Painted timber fascia and soffits to match.



For Planning & LBC

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 www.reynolds-architecture.com

No.	Description	Date
A	Height of extension reduced and sections added to demonstrate 25 degree rule complies.	26.10.20
B	Extension reduced in length	13.02.21

Mr Brian Rizza

Erection of garage/carport @ 11 Drummond Crescent, Inverness

(proposed) GA's

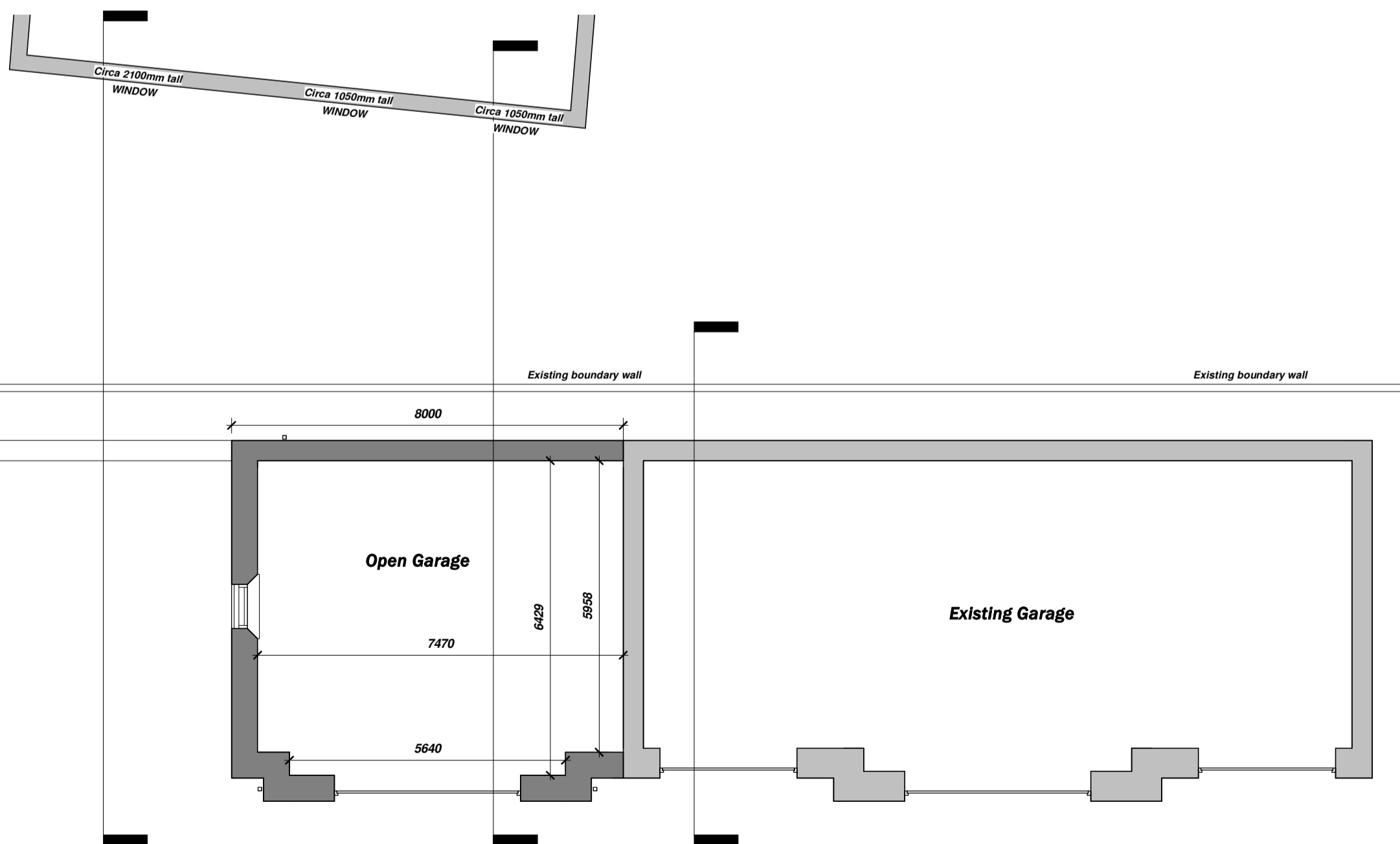
Date 09/09/2020

Drawn by MB

2020 063 - 005

Scale 1 : 100

1. Protected by copyright, no reproduction without express permission from architect.
 2. Contractor is responsible for checking all dimensions prior to construction.
 3. Discrepancies to be referred to architect for decision.
 4. Must be read in conjunction with written specification and engineers/sub contractors construction information.



Ground floor

1 : 100

