

Bush - Photinus (Red Robin).

Plot Boundary

Existing Fencing

Proposed bin storage 3no. bins

Proposed driveway for parking and turning fro 3no vehicles

EV Charger

ASHP

Proposed Dwelling

Argyll and Bute Council
This plan has been APPROVED by the PLANNING AUTHORITY and MUST be read in conjunction with the Planning Conditions of Consent No: 26/00408/PP

Fergus Murray
Head of Development and Economic Growth

14 August 2026

Hardstanding path to main entrance

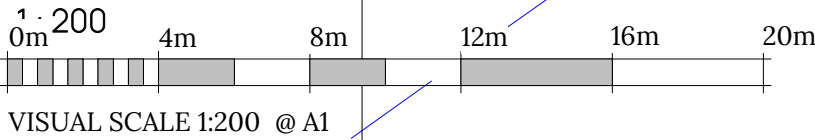
25 x 2.40 x 1.05m visibility
splay shown - No obstruction
in the visibility splay at
present on site

Avenue Cottage

Silver
Ways

4.6m

Site Plan



Station Road, Duns, Berwickshire, UK, TD11 3HS
Telephone: (01361) 883 785
Email: enquiries@fleminghomes.co.uk
www.fleminghomes.co.uk

PROJECT:
Erection Of Dwelling House
FOR:
Margaret (Mags) & Malcolm Breeze

SITE:
PLOT 6
THE AVENUE
INVERARY
PA32 8YX

Planning Issue

THIS DRAWING IS COPYRIGHT

- It is the responsibility of the customer and contractor appointed for the final design of electrical, bathroom, kitchen and utility fitments. Those indicated by Fleming Homes Ltd. are demonstrative for building control purpose only.
- Not for site use - please refer to Construction Drawings.
- Dimensioned wallplate layout plan will be provided.
- It is the entire responsibility of the customer to have ground conditions checked prior to start of work and have foundations designed accordingly.

Rev	Description	Date
A	Changes made	10/03/26
B	Changes made	20/03/26
C	Planning Changes made	20/07/26

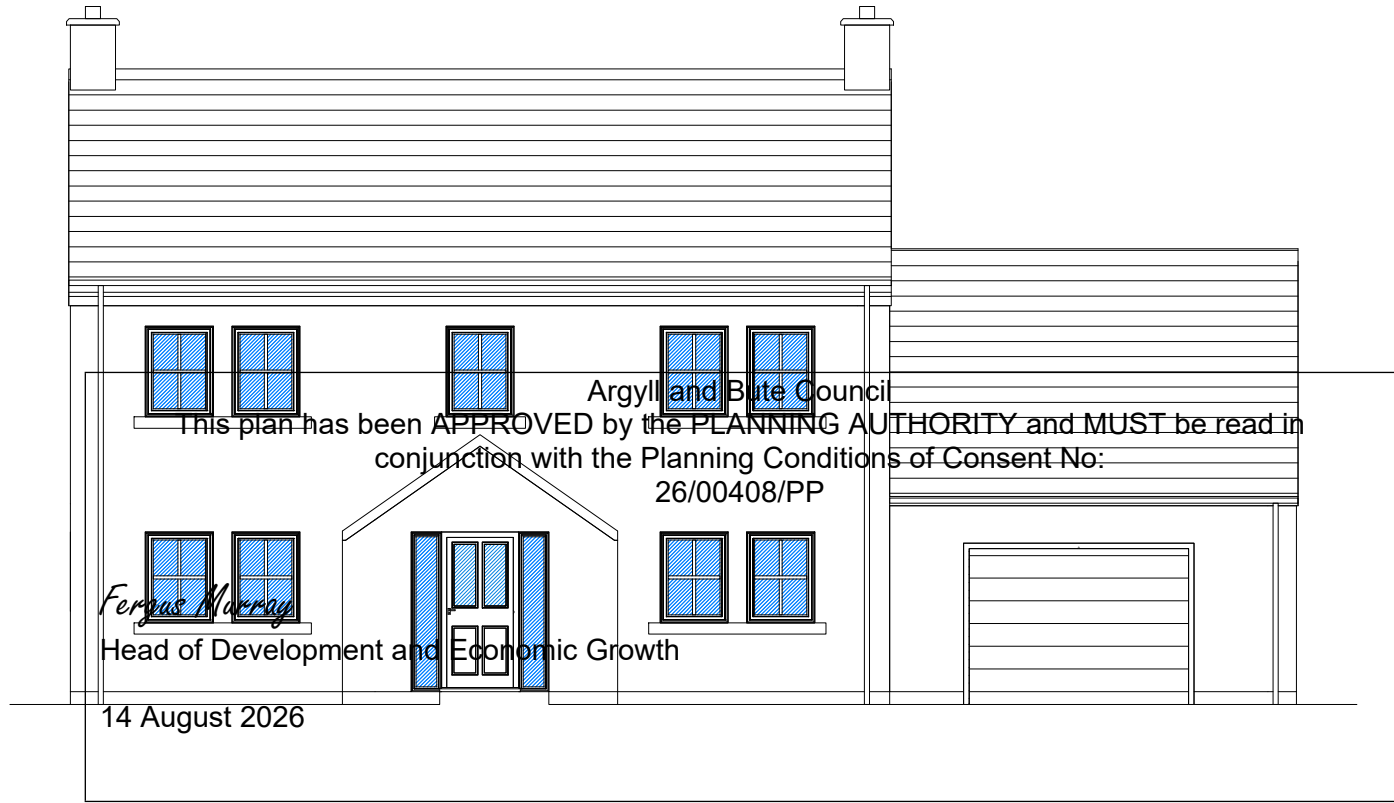
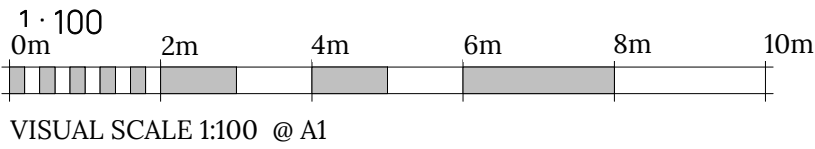
SCALE	PAPER	DRAWN	CHECKED	DATE
1:200	A1	ZRR	SRH	10/03/26

DRAWN REF:	CONTRACT NUMBER:
PL2	2354



Plot 7

South East Elevation



Plot 6



Plot 5



Station Road, Duns, Berwickshire, UK, TD11 3HS
Telephone: (01361) 883 785
Email: enquiries@fleminghomes.co.uk
www.fleminghomes.co.uk

PROJECT:
Erection Of Dwelling House

FOR:
Margaret (Mags) & Malcolm Breeze

SITE:
PLOT 6
THE AVENUE
INVERARY
PA32 8YX

Planning Issue

THIS DRAWING IS COPYRIGHT

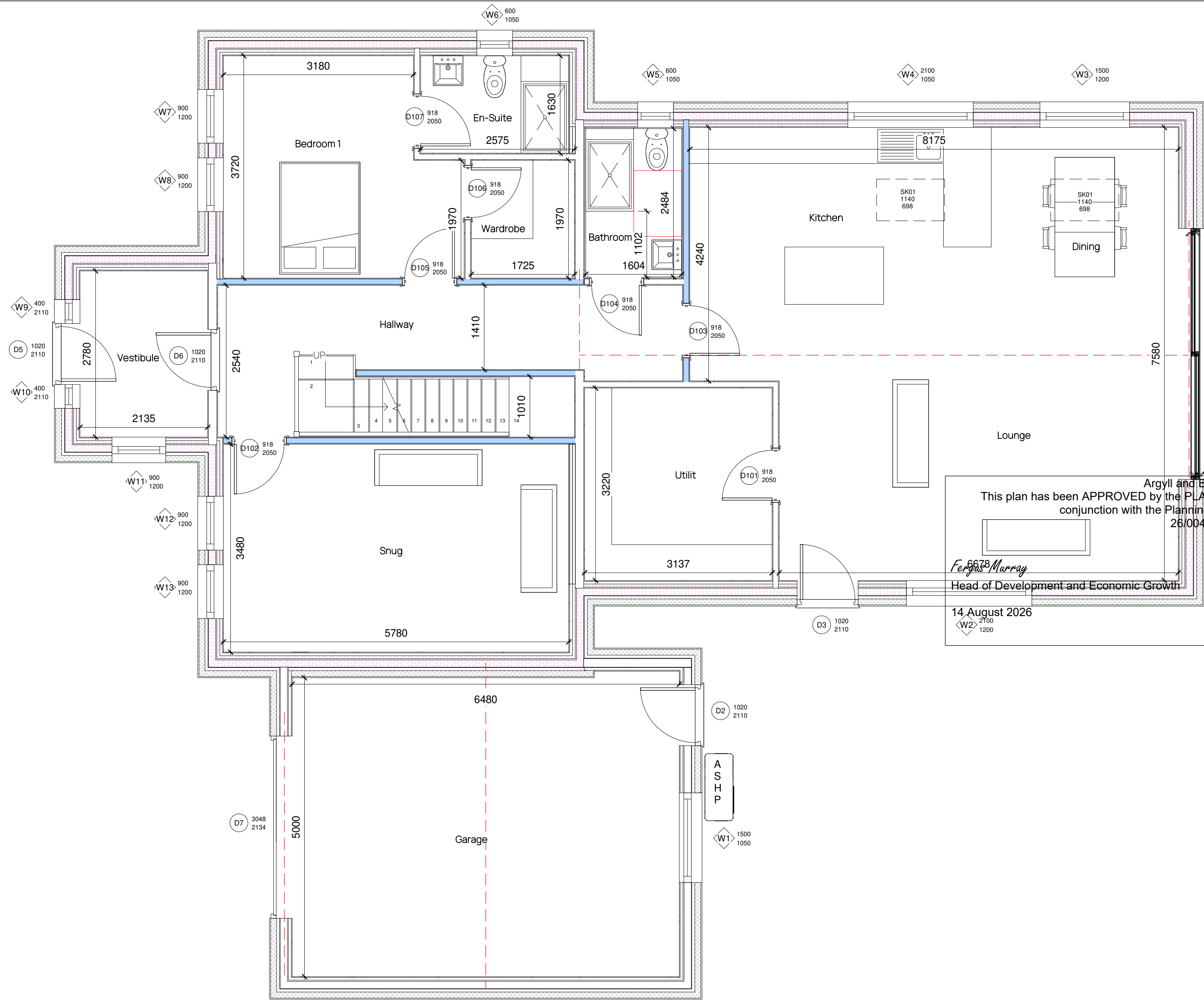
- It is the responsibility of the customer and contractor appointed for the final design of electrical, bathroom, kitchen and utility fitments. Those indicated by Fleming Homes Ltd. are demonstrative for building control purpose only.
- Not for site use - please refer to Construction Drawings.
- Dimensioned wallplate layout plan will be provided.
- It is the entire responsibility of the customer to have ground conditions checked prior to start of work and have foundations designed accordingly.

Rev	Description	Date
A	Planning Changes made	20/07/26
B	Planning Changes made	27/07/26

SCALE	PAPER	DRAWN	CHECKED	DATE
1:100	A1	ZRR	SRH	07/07/26

DRAWN REF:
PL5

CONTRACT NUMBER:
2354



Ground Floor Plan

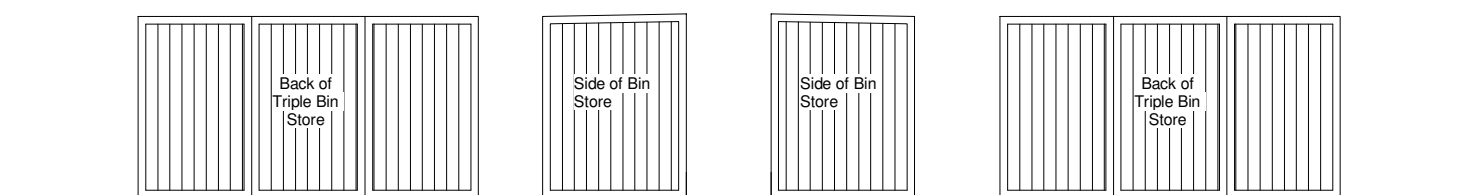
1:50 FF Area = 180.3m²
0m 1m 2m 3m 4m 5m
VISUAL SCALE 1:50 @ A1

Material List:

Walls:
White Render

Windows:
UPVC White

Roof:
Slate

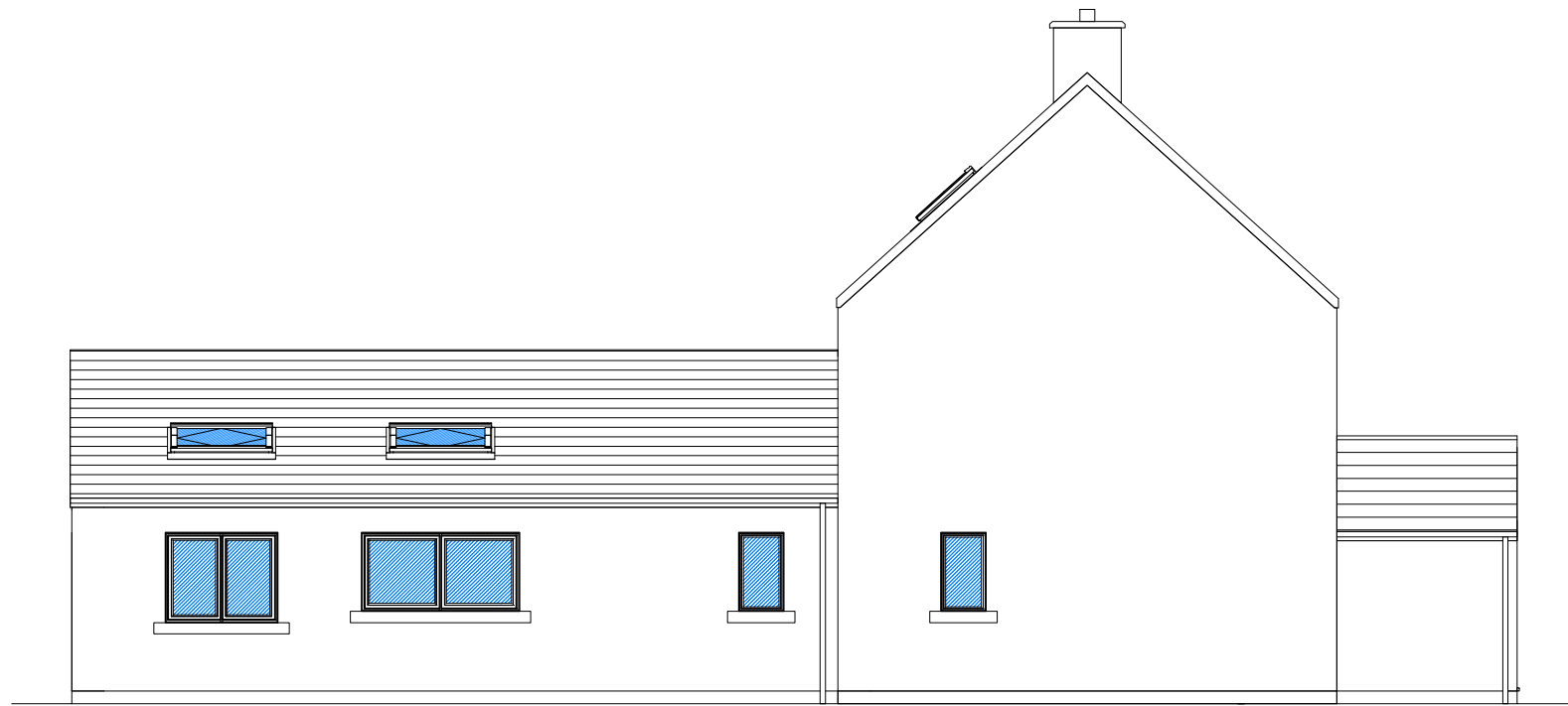
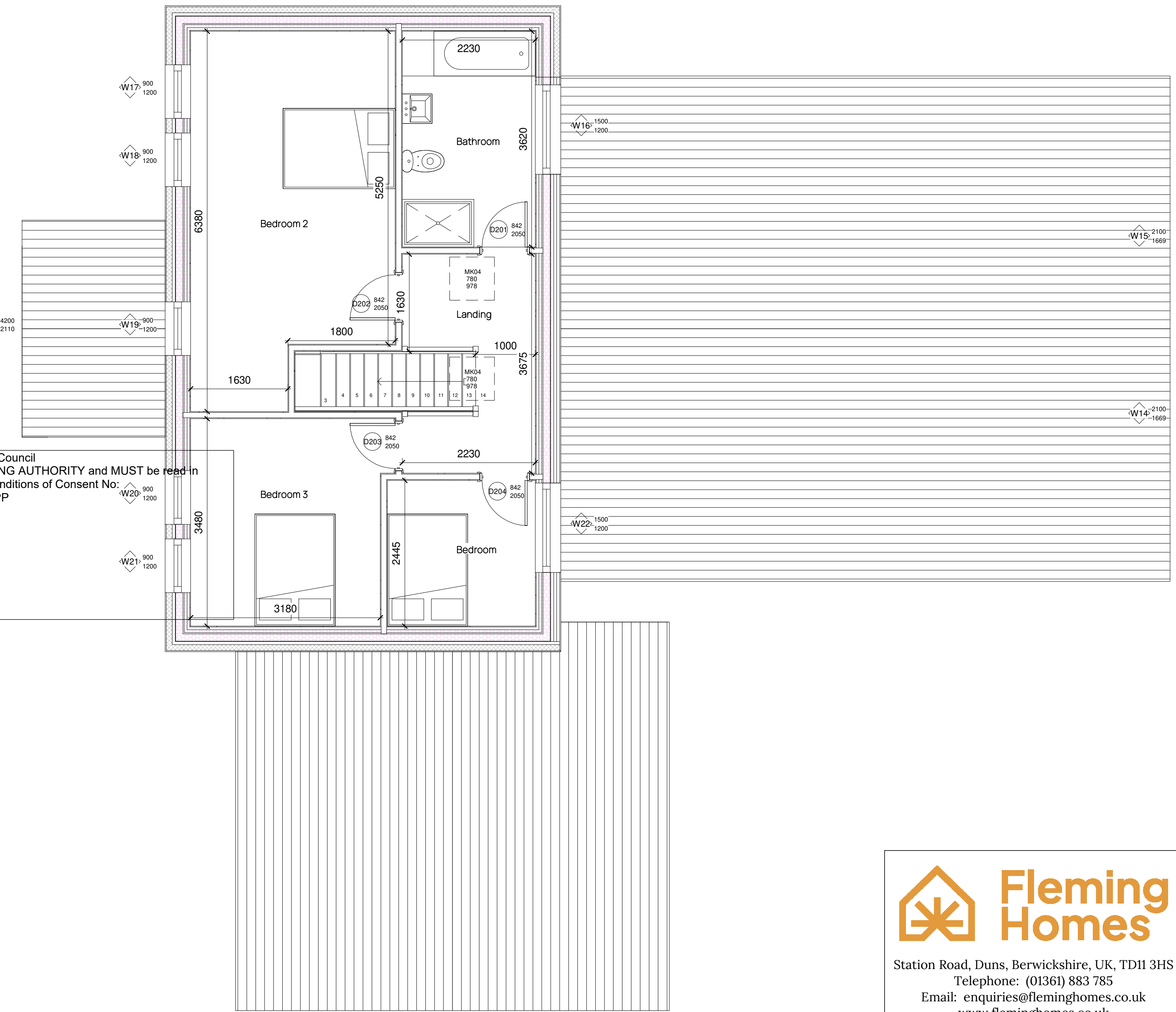


Bin Store

1:50
0m 1m 2m 3m 4m 5m
VISUAL SCALE 1:50 @ A1

First Floor Plan

1:50 FF Area = 57.7m²



South West Elevation

1:100



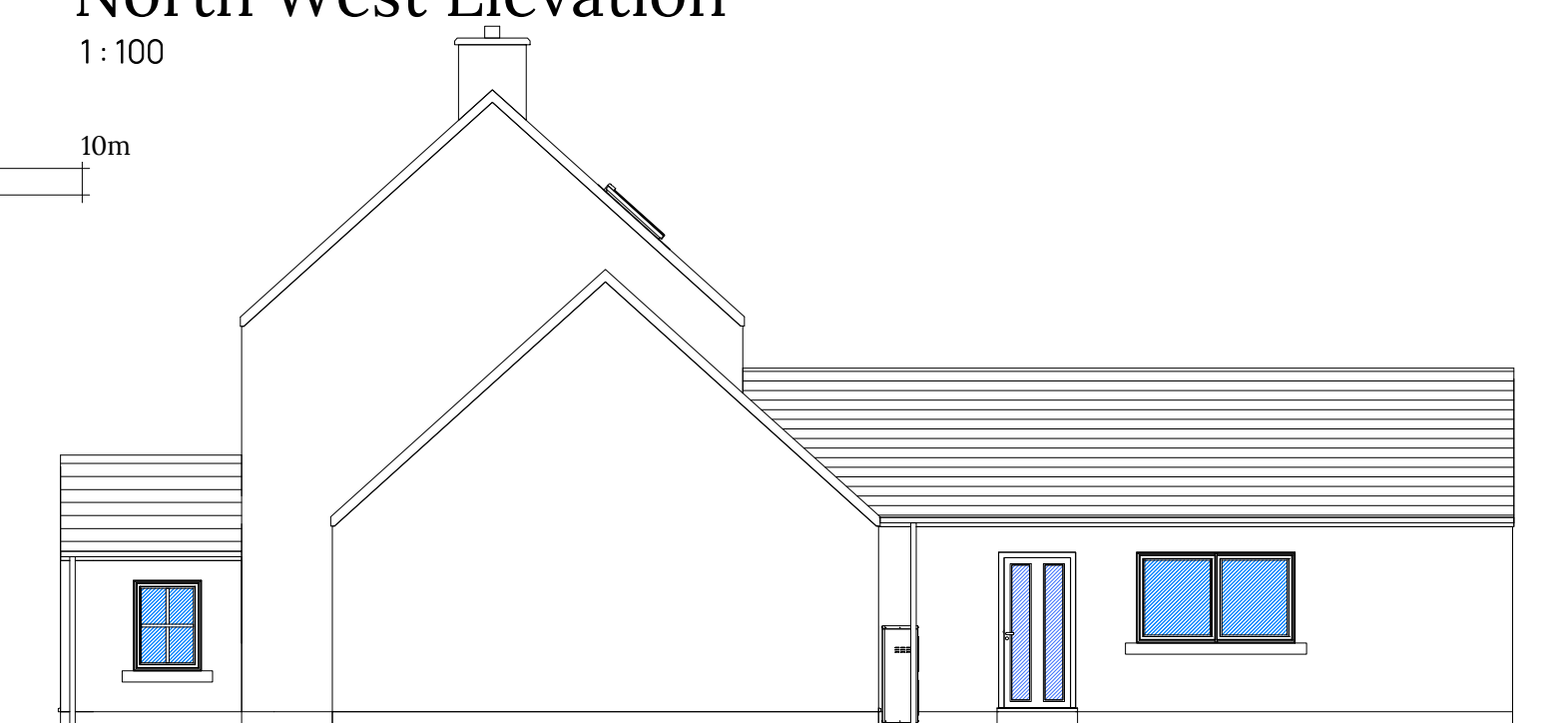
South East Elevation

1:100



North West Elevation

1:100



North East Elevation

1:100



Station Road, Duns, Berwickshire, UK, TD11 3HS
Telephone: (01361) 883 785
Email: enquiries@fleminghomes.co.uk
www.fleminghomes.co.uk

PROJECT:
Erection Of Dwelling House
FOR:
Margaret (Mags) & Malcolm Breeze
SITE:
PLOT 6
THE AVENUE
INVERARY
PA32 8YX

Planning Issue

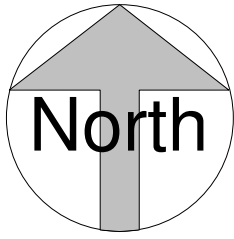
THIS DRAWING IS COPYRIGHT

- It is the responsibility of the customer and contractor appointed for the final design of electrical, bathroom, kitchen and utility fitments. Those indicated by Fleming Homes Ltd. are demonstrative for building control purpose only.
- Not for site use - please refer to Construction Drawings.
- Dimensioned wallplate layout plan will be provided.
- It is the entire responsibility of the customer to have ground conditions checked prior to start of work and have foundations designed accordingly.

Rev	Description	Date
A	Changes made	10/03/26
B	Changes made	20/03/26
C	Planning Changes made	20/07/26
D	Planning Changes made	27/07/26

SCALE	PAPER	DRAWN	CHECKED	DATE
As indicated	A1	ZRR	SRH	10/03/26

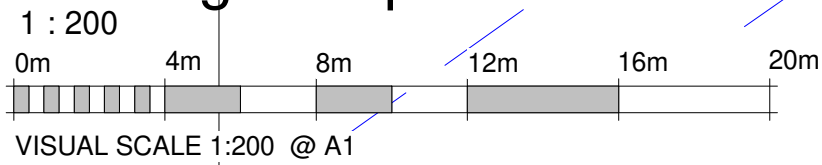
DRAWN REF:	CONTRACT NUMBER:
PL1	2354



Argyll and Bute Council
This plan has been APPROVED by the PLANNING AUTHORITY and MUST be read in
conjunction with the Planning Conditions of Consent No:
26/00408/PP

Fergus Murray
Head of Development and Economic Growth
14 August 2026

Existing Site plan



Avenue Cottage

Silver
Ways

4.6m



Station Road, Duns, Berwickshire, UK, TD11 3HS
Telephone: (01361) 883 785
Email: enquiries@fleminghomes.co.uk
www.fleminghomes.co.uk

PROJECT:
Erection Of Dwelling House
FOR:
Margaret (Mags) & Malcolm Breeze
SITE:

PLOT 6
THE AVENUE
INVERARY
PA32 8YX

Planning Issue

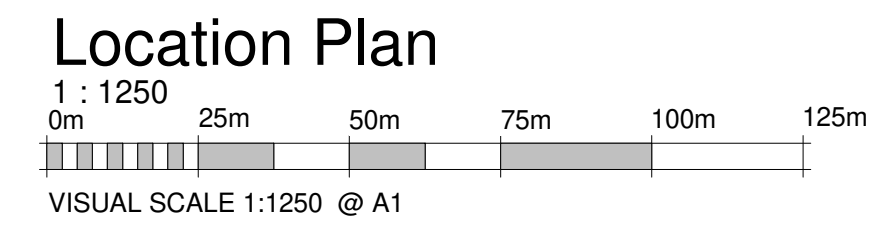
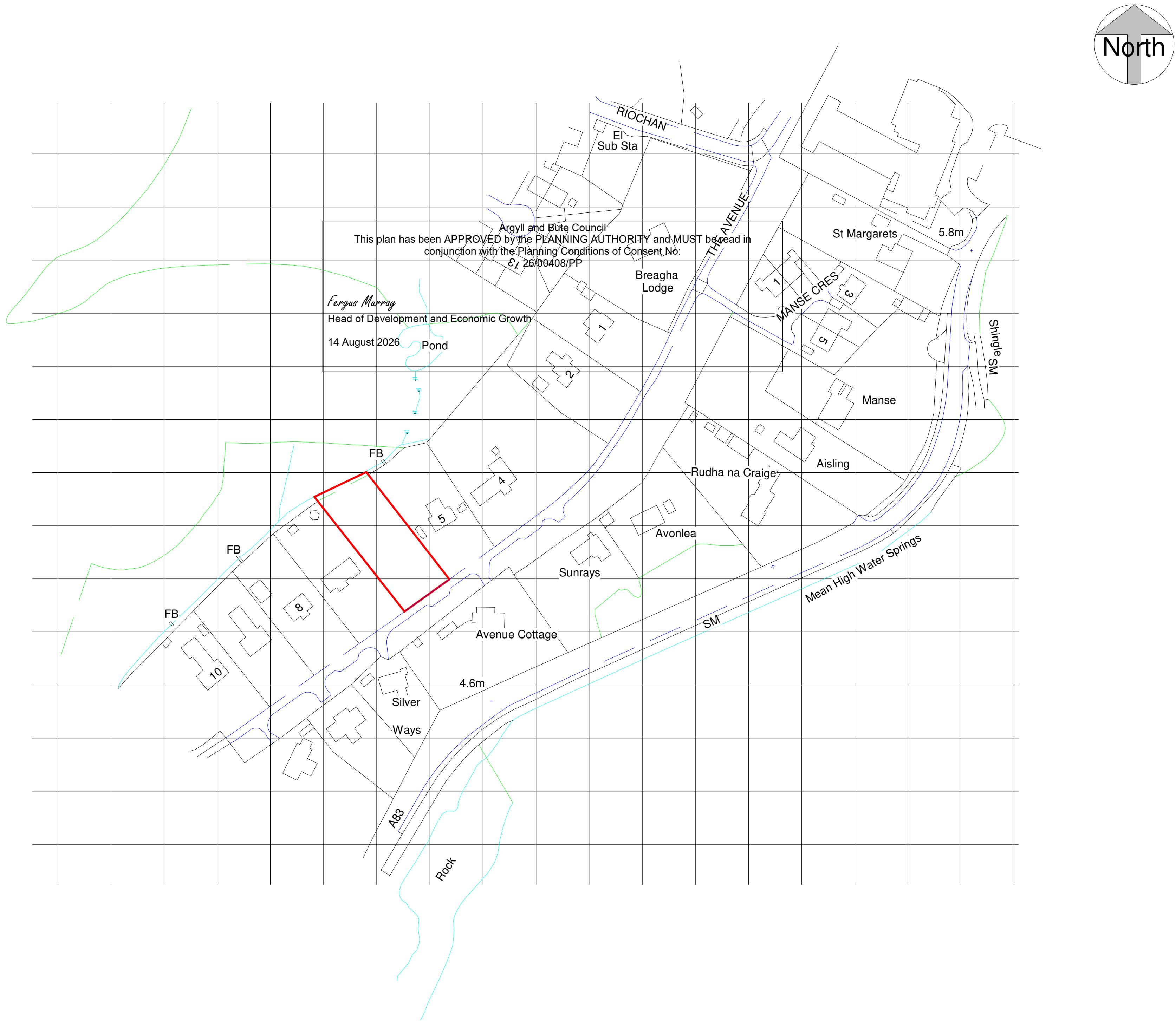
THIS DRAWING IS COPYRIGHT

- It is the responsibility of the customer and contractor appointed for the final design of electrical, bathroom, kitchen and utility elements. Those indicated by Fleming Homes Ltd. are demonstrative for building control purpose only.
- Not for site use - please refer to Construction Drawings.
- Dimensioned wallplate layout plan will be provided.
- It is the entire responsibility of the customer to have ground conditions checked prior to start of work and have foundations designed accordingly.

Rev	Description	Date

SCALE	PAPER	DRAWN	CHECKED	DATE
1 : 200	A1	ZRR	SRH	24/02/26

DRAWN REF:	CONTRACT NUMBER:
PL3	2354



Station Road, Duns, Berwickshire, UK, TD11 3HS
Telephone: (01361) 883 785
Email: enquiries@fleminghomes.co.uk
www.fleminghomes.co.uk

PROJECT:
Erection Of Dwelling House

FOR:
Margaret (Mags) & Malcolm Breeze

SITE:
PLOT 6
THE AVENUE
INVERARY
PA32 8YX

Planning Issue

THIS DRAWING IS COPYRIGHT

- It is the responsibility of the customer and contractor appointed for the final design of electrical, bathroom, kitchen and utility elements. Those indicated by Fleming Homes Ltd. are demonstrative for building control purpose only.
- Not for site use - please refer to Construction Drawings.
- Dimensioned wallplate layout plan will be provided.
- It is the entire responsibility of the customer to have ground conditions checked prior to start of work and have foundations designed accordingly.

Rev	Description	Date

SCALE	PAPER	DRAWN	CHECKED	DATE
1 : 1250	A1	ZRR	SRH	25/02/26

DRAWN REF: PL4	CONTRACT NUMBER: 2354
--------------------------	---------------------------------