

Argyll and Bute Council
Comhairle Earra Ghaidheal agus Bhoid

Customer Services
Executive Director: Douglas Hendry



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20 November 2014

NOTICE OF MEETING

A meeting of the **ARGYLL AND BUTE LOCAL REVIEW BODY** will be held in the **COMMITTEE ROOM 1, KILMORY, LOCHGILPHEAD** on **THURSDAY, 27 NOVEMBER 2014** at **9:30 AM**, or at the conclusion of the Argyll and Bute Local Review Body at 9.00 am, whichever is the later, which you are requested to attend.

Douglas Hendry
Executive Director - Customer Services

BUSINESS

1. **APOLOGIES FOR ABSENCE**
2. **DECLARATIONS OF INTEREST (IF ANY)**
3. **CONSIDER NOTICE OF REVIEW REQUEST: LAND SOUTH WEST OF 55 FOREST VIEW, STRACHUR, CAIRNDOW (REFERENCE: 14/0010/LRB)**
 - (a) Notice of Review and Supporting Documentation (Pages 1 - 4)
 - (b) Comments from Interested Parties (Pages 5 - 24)

ARGYLL AND BUTE LOCAL REVIEW BODY

Councillor George Freeman
Councillor James McQueen

Councillor David Kinniburgh

Contact: Hazel MacInnes Tel: 01546 604269

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20 OCT 2014

Ref:
AB1

ARGYLL AND BUTE COUNCIL
WWW.ARGYLL-BUTE.GOV.UK**

OFFICIAL USE

H MacKinnon
20/10/14

Date Received

NOTICE OF REVIEW

Notice of Request for Review under Section 43(a)8
of the Town and Country Planning (Scotland) Act 1997 and the Town and
Country Planning (Schemes of Delegation and Local Review Procedure)
(Scotland) Regulations 2013

Important – Please read the notes on how to complete this form and use
Block Capitals. Further information is available on the Council's Website.
You should, if you wish, seek advice from a Professional Advisor on how to
complete this form.

(1) APPLICANT FOR REVIEW

Name

Address

Postcode

Tel. No.

Email

(2) AGENT (if any)

Name

Address

Postcode

Tel. No.

Email

(3) Do you wish correspondence to be sent to you or your agent

(4) (a) Reference Number of Planning Application

(b) Date of Submission

(c) Date of Decision Notice (if applicable)

(5) Address of Appeal Property

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20 OCT 2014

(6) Description of Proposal

Erection of dwellinghouse, installation of sewage treatment plant together with the formation of vehicular access

(7)

Please set out the detailed reasons for requesting the review:-

The application, as refused, was for the erection of a dwellinghouse on ex-crofting ground lying to the south west of Forest View, Strachur.

It was stated on the reasons for refusal that the proposal would be at odds with the established development pattern for the upper part of Strachur when, in reality, it is the opposite which is true.

The proposed development, together with any subsequent, similar developments in adjoining crofting plots, would serve to complement this area which already comprises many diverse buildings with different functions.

Within close proximity to the application site there exists a Mechanics Workshop, a Joiners Workshop, timber garages and a variety of single and 1 ½ storey dwellings all with different designs and finishes.

The other reason for refusal was that the proposed dwelling represented an isolated development which would have no connection to adjacent housing or land uses.

I would suggest that the A815 which runs through Strachur represents a very strong connection between the people and places of the local community.

This (main) road is regularly used by the inhabitants of Strachur, and represents a very busy pedestrian thoroughfare particularly around school starting and finishing times.

Notwithstanding the arguments raised against the 'reasons for refusal', I would also add that I am personally very disappointed in a system which has conspired to encourage me to advise my client to progress from Preliminary Enquiry stage to the submission of an application for Planning in Principle (with attendant costs) and thereafter produce a Refusal of Planning Permission.

If insufficient space please continue on a separate page. Is this is attached? (Please tick to confirm)

20 OCT 2014

(8) If the Local Review Body determines that it requires further information on "specified matters" please indicate which of the following procedure you would prefer to provide such information :-

- (a) Dealt with by written submission
- (b) Dealt with by Local Hearing
- (c) Dealt with by written submission and site inspection
- (d) Dealt with by local hearing and site inspection

NB It is a matter solely for the Local Review Body to determine if further information is required and, if so, how it should be obtained.

(9) Please list in the schedule all documentation submitted as part of the application for review ensuring that each document corresponds to the numbering in the sections below:-

Schedule of documents submitted with Notice of Review (**Note: 3 paper copies of each of the documents referred to in the schedule below must be attached**):

No.	Detail
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

If insufficient space please continue on a separate page. Is this is attached? (Please tick to confirm)

RECEIVED

20 OCT 2014

Submitted by
(Please Sign)



Dated



Important Notes for Guidance

1. All matters which the applicant intends to raise in the review must be set out in or accompany this Notice of Review
2. All documents, materials and evidence which the applicant intends to rely on in the Review must accompany the Notice of Review UNLESS further information is required under Regulation 15 or by authority of the Hearing Session Rules.
3. Guidance on the procedures can be found on the Council's website – www.argyll-bute.gov.uk/
4. If in doubt how to proceed please contact 01546 604392/604269 or email localreviewprocess@argyll-bute.gov.uk
5. Once completed this form can be either emailed to localreviewprocess@argyll-bute.gov.uk or returned by post to *Committee Services (Local Review Board), Kilmory, Lochgilphead, Argyll, PA31 8RT*
6. You will receive an acknowledgement of this form, usually by electronic mail (if applicable), within 14 days of the receipt of your form and supporting documentation.

If you have any queries relating to the completion of this form please contact Committee Services on 01546 604392/604269 or email localreviewprocess@argyll-bute.gov.uk

For official use only

Date form issued

Issued by (please sign)

**STATEMENT OF CASE
FOR
ARGYLL AND BUTE COUNCIL
LOCAL REVIEW BODY**

LOCAL REVIEW BODY REF. 14/0010/LRB

**REFUSAL OF PLANNING PERMISSION FOR THE ERECTION OF
DWELLINGHOUSE, INSTALLATION OF SEWAGE TREATMENT
PLANT AND FORMATION OF VEHICULAR ACCESS.**

LAND SOUTH-WEST OF 55 FOREST VIEW, STRACHUR, ARGYLL.

**PLANNING PERMISSION IN PRINCIPLE
APPLICATION REFERENCE NUMBER 14/01447/PPP**

31st October 2014

STATEMENT OF CASE

The planning authority is Argyll and Bute Council ('the Council'). The appellant is Mr. John Lamont.

An application for Planning Permission in Principle (ref. 14/01447/PPP) for the erection of a dwellinghouse, installation of sewage treatment plant and formation of vehicular access on land south-west of 55 Forest View, Strachur ('the appeal site') was refused under delegated powers on 30th July 2014. The planning application has been appealed and is the subject of referral to the Local Review Body.

DESCRIPTION OF SITE

The application site is located to the rear (south-west) of a line of dwellinghouses within Forest View and sited at the upper part of the village at the bend in the A815. A small watercourse runs along the south-eastern boundary of the site. The site is bounded by mature trees. A static caravan is currently in situ but unauthorised [Production No. 2].

SITE HISTORY

Whilst there is no planning history for the application site, a pre-application enquiry (ref. 14/00732/PREAPP) was submitted on 21st March 2014.

STATUTORY BASIS ON WHICH THE APPEAL SHOULD BE DECIDED

Section 25 of the Town and Country Planning (Scotland) Act 1997 provides that where, in making any determination under the planning Acts, regard is to be had to the development plan, and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. This is the test for this application.

STATEMENT OF CASE

Argyll and Bute Council considers the determining issues in relation to the case are as follows:-

- Whether the siting, scale and design of the proposed dwellinghouse is acceptable in terms of the existing settlement character of the upper part of the small town and village settlement of Strachur?
- Whether the proposed development would adversely affect the immediate settlement character?
- Whether the proposed dwellinghouse represents acceptable infill, rounding-off or redevelopment within the settlement boundary?
- Whether the amenity of the adjacent dwellings in Forest View would be adversely affected by the proposed dwellinghouse?
- Whether the introduction of an additional vehicular access onto the A815 would have an adverse impact on the flow of traffic on this main route through the settlement and whether the introduction of one additional plot with its separate access would set a precedent for additional plots within this part of the settlement?

The Report of Handling dated 30th July 2014 [Production No. 1] sets out the Council's assessment of the application in terms of Development Plan policy and other material considerations. Other productions referred to below are listed in the Appendix. Photographs are included within the Appendix [Production No. 4] to illustrate the isolated nature of the site surroundings and help explain the issues related to in the text below.

REQUIREMENT FOR ADDITIONAL INFORMATION AND HEARING

It is considered that no new information has been raised in the appellants' submission which would result in the Planning Department coming to a different determination of this proposal. The issues raised are either addressed in this statement or were covered fully in the Report of Handling which is contained in the Appendix. As such, it is considered that Members have all the information they need to determine the case. Given the above and that the proposal is small-scale, has no complex or challenging issues and has not been the subject of objections, then it is considered that a Hearing is not required.

COMMENT ON APPELLANT'S SUBMISSION

Having regard to the detailed reasons for requesting the review set out in part (7) of the appellants' submission the following summary points are noted in response to the appellant's comments based on individual reasons for refusal below:

1.0 The proposal would be at odds with the established development pattern for the upper part of Strachur, when in reality it is the opposite which is true. The proposed development together with any subsequent similar developments in adjoining croft plots would serve to complement this area which already comprises many diverse buildings with different functions.

Within close proximity to the application site there exists a mechanics workshop, a joiner's workshop, timber garages and a variety of single and 1 ½ storey dwellings all with different designs and finishes.

1.1 It is unclear what point the agent is trying to make in the second paragraph. It is accepted that a variety of building types are located alongside the A815 and surrounding the application site but there is a strong established settlement pattern of residential properties within Forest View to the rear of the application site which are served by a loop road from the A815. This loop road was designed as a secondary distributor road whilst keeping the main A815 as the primary road route with limited accesses off the main carriageway which carries a 40mph speed limit. Siting one single dwellinghouse as currently proposed would not complement the existing pattern but introduce an isolated dwellinghouse to the rear of the dwellings in Forest View which would also require a dedicated separate access to serve this single dwelling. Whilst the application site is shown within the settlement boundary of Strachur, the development of single plots with single accesses from the A815 was not envisaged nor encouraged.

Production No.3 is a built form block plan which illustrates the settlement character of this part of Strachur with dwellinghouses shown in black and the application site shown in red with the footprint of the proposed dwellinghouse shaded red. This clearly shows the uneasy relationship between the isolated plot and the strong built form of Forest View to

the rear. It also highlights the particular siting of a dwellinghouse along a 40mph stretch of main road close to the brow of a hill which is also on a bend. Approval of such a proposal could result in similar plots with individual accesses which would have an adverse impact on the immediate road hierarchy.

- 2.0 *The other reason for refusal was that the proposed dwelling represented an isolated development which would have no connection to adjacent housing or land uses. The applicant's agent suggests that the A815 which runs through Strachur represents a very strong connection between the people and places of the local community.*

This main road is regularly used by the inhabitants of Strachur and represents a very busy pedestrian thoroughfare particularly around school starting and finishing times.

- 2.1 Again, It is uncertain what point the agent is trying to make. It is accepted that the A815 serves this part of Strachur as its main distributor road. Despite the proximity of the application site to the A815, it is the siting of the proposed dwellinghouse in relation to surrounding housing and other built forms of development which leaves it 'isolated'. This busy main through route was not designed as a local distributor road and any future development should not compromise the design and function of the A815 for its intended purpose.

- 3.0 *Notwithstanding the arguments raised against the reasons for refusal, the applicant's agent is very disappointed in a system which has conspired to encourage his client to progress from the Preliminary Stage to the submission of an application for Planning Permission in Principle and thereafter produce a Refusal of Planning Permission.*

- 3.1 A response to the agent's pre-application enquiry (ref. 14/00732/PREAPP) on 28th April 2014 included comments on the siting of the unauthorised static caravan, implications of Policy LP HOU1 of the Local Plan which states a "general presumption in favour of housing development unless there is an unacceptable environmental, servicing or access impact", the siting of the proposed dwellinghouse was contrary to the settlement character, and requirement for a Flood Risk Assessment regarding the watercourse running along the south-western boundary of the site. The agent was also reminded that any formal application submitted would be considered entirely on its individual merits and that the comments made by the responding officer on the submitted information may not necessarily be those of the Council as Planning Authority.

4.0 CONCLUSION

Section 25 of the Town and Country Planning Act 1997 requires that all decisions be made in accordance with the development plan unless material considerations indicate otherwise.

The attached Report of Handling [Production 1] clearly details why Planning Permission in Principle could not be supported due to the siting, scale and design of the proposed dwellinghouse in a location which was contrary to the strong built form of dwellinghouses in

Forest View and in an isolated location which would require an additional separate vehicular access to be created from the A815.

The agent's argument is based on the fact that the proposed dwellinghouse would complement the existing settlement character and not isolated by virtue of its proximity to and proposed access off the A815.

The department do not share the view of the agent and consider that the development is very isolated in its relationship to the strong built form within Forest View adjacent. Notwithstanding the principle of development in this particular location, the proposed dwellinghouse would be sited some 22 metres back from the A815 but set so far back in the plot bringing it close to the adjacent semi-detached dwellinghouses at 55/56 Forest View. Amenity space to the rear would be very limited with only 4 metres to the back boundary and the majority of the front part of the plot used for access, car parking and turning and a septic tank. Whilst these matters may be capable of being addressed in a detailed application, it is the principle of development and consistency with immediate settlement character which are the key issues in this appeal.

Unless existing vehicular accesses are improved, the department is reluctant to put additional pressure on the A815 with new vehicular accesses serving separate plots when a local distributor road network exists. Accordingly, any potential future development may have to be comprehensive in nature to address the issue of creating separate multiple accesses onto the A815 but this would be up to the applicant and other land owners to design a suitable development scheme that would be consistent with policies contained in the Development Plan.

For all of the reasons above, the proposed development was considered to be contrary to the immediate settlement pattern by proposing unacceptable development which was neither infill, rounding-off or redevelopment and would result in an additional separate vehicular access being created from the main route through Strachur to the detriment of other road users and also creating a harmful precedent which is contrary to adopted Structure Plan and Local Plan policies.

Accordingly, and on the basis of all of the above, the department feels that it was correct to recommend refusal under the terms of policies STRAT SI 1, STRAT DC 1, STRAT HO 1 of the Argyll and Bute Structure Plan 2002; and to Policies LP ENV 1, LP ENV 19 (including Appendix A Sustainable Siting and Design Principles and Sustainable Design Guidance 1-4); and LP HOU 1 of the Argyll and Bute Local Plan (August 2009), all of which presume against the nature of the development proposed.

These policies are unaffected by policies contained in the Argyll and Bute Council Proposed Local Development Plan.

Taking account of all of the above, it is respectfully requested that the appeal be dismissed.

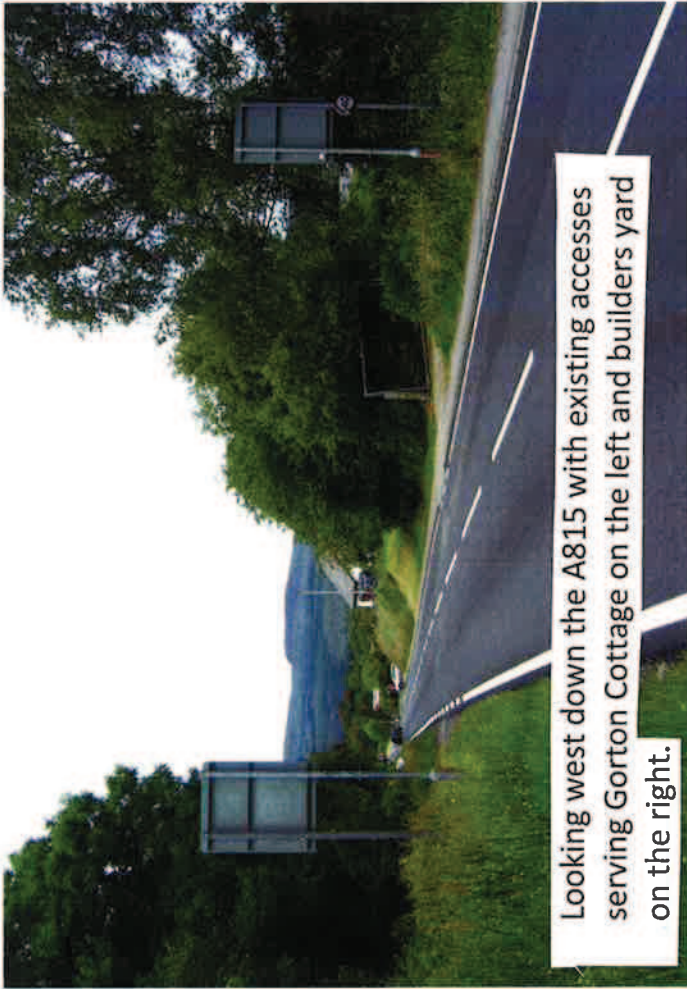
APPENDIX

- Production No.1** Report of Handling dated 30th July 2014;
- Production No. 2** Refused drawings 1:1250 Location Plan / 1:500 Block Plan;
1:100 Plans, Section and Front Elevation.
- Production No. 3** Block plan indicating existing built form and location of application site.
- Production No. 4** Photographs of the appeal site taken (27th June 2014) from the A815 illustrating its isolated location within the village and close proximity to the brow of the hill on a bend within a 40mph stretch.

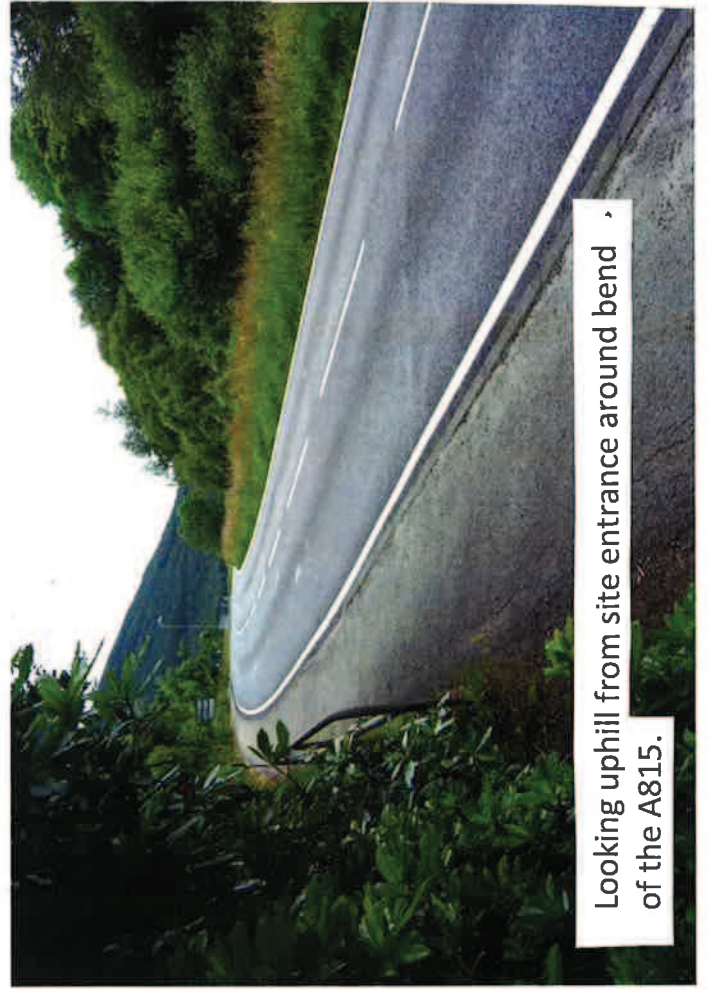


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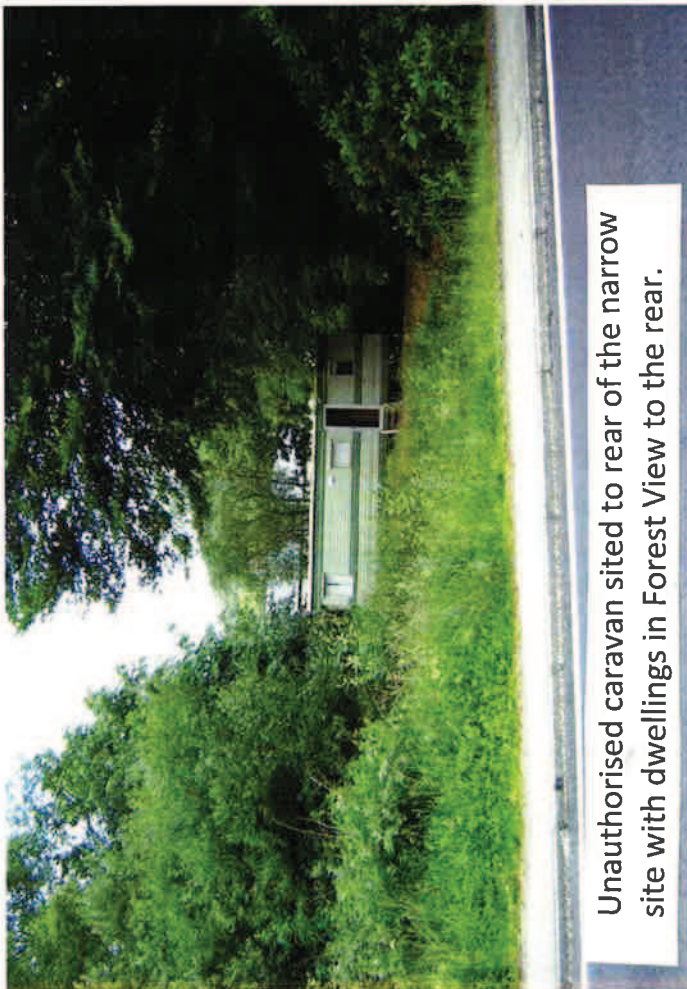
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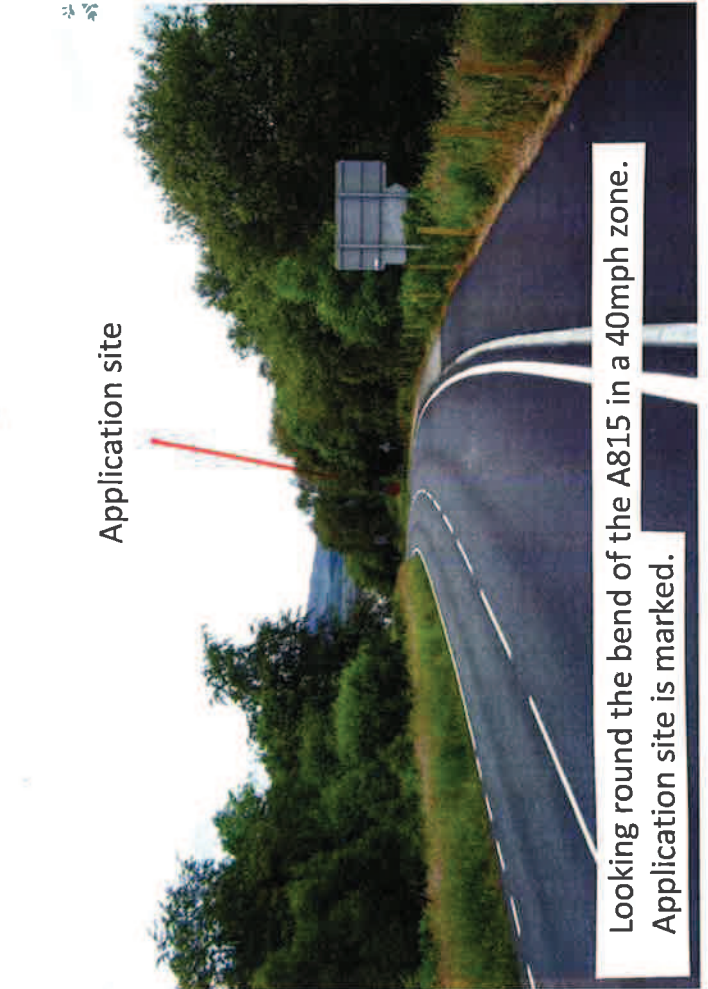
Looking west down the A815 with existing accesses serving Gorton Cottage on the left and builders yard on the right.



Looking uphill from site entrance around bend of the A815.



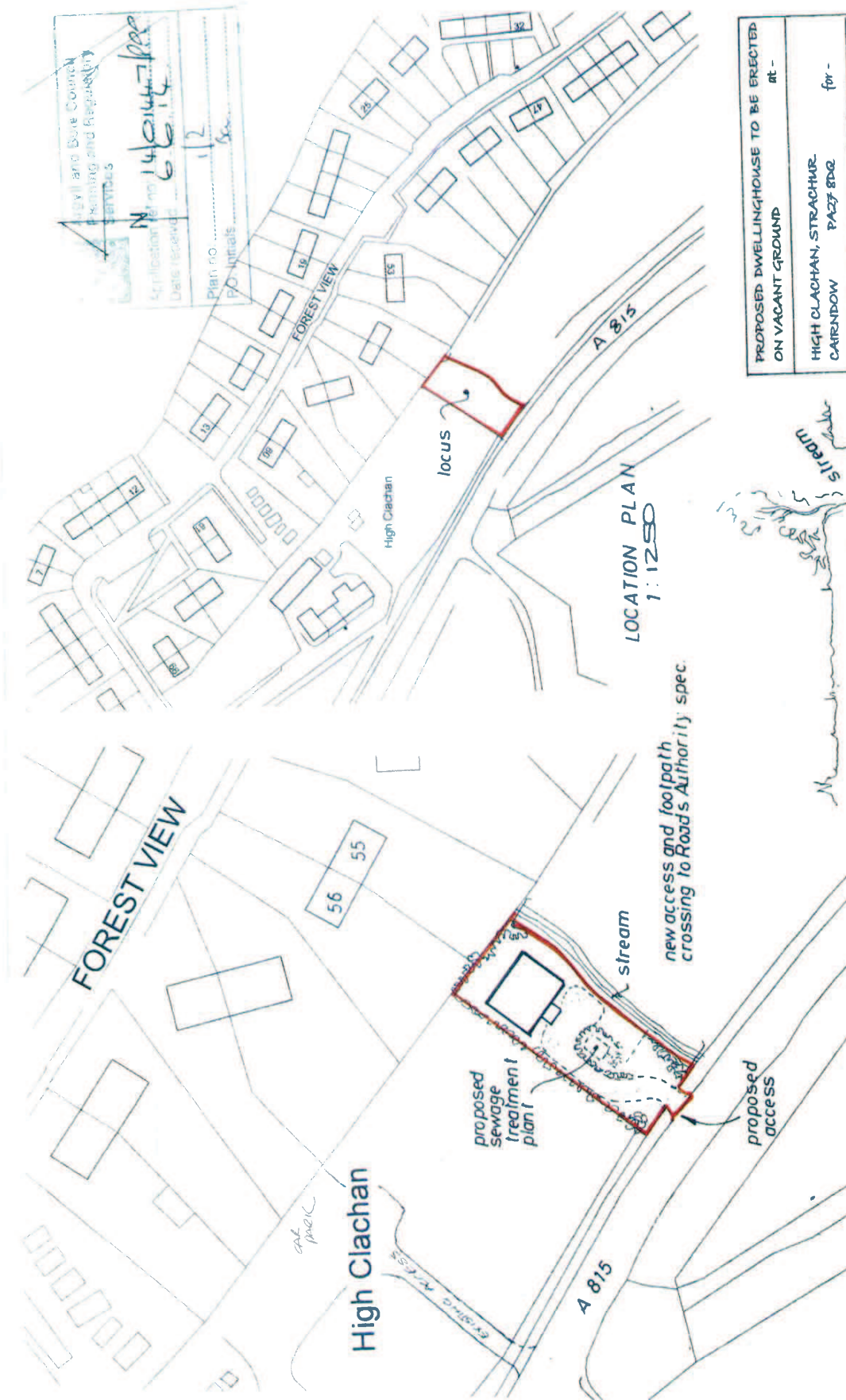
Unauthorised caravan sited to rear of the narrow site with dwellings in Forest View to the rear.



Application site

Looking round the bend of the A815 in a 40mph zone. Application site is marked.

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Argyll and Bute Council
Planning and Regulatory Services

Application No: 14/01447/PP
Date received: 6/6/14

Plan No: 12
PO initials: [initials]

PROPOSED DWELLINGHOUSE TO BE ERECTED ON VACANT GROUND	at -
HIGH CLACHAN, STRACHAN CARNDOW	for -
JOHN LAMONT & LANDSDOWNE GARDENS HAMILTON MLS 7DH	
LOCATION AND BLOCK PLAN	
SCALE: AS NOTED	MAY 2014

ARGYLL AND BUTE COUNCIL
Refused by PLANNING AUTHORITY

Relative to Application No: 14/01447/PP

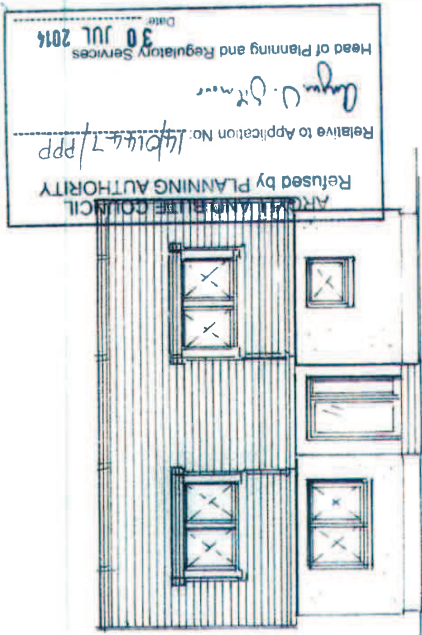
Argyll J. [Signature]

Head of Planning and Regulatory Services

Date: 30 JUL 2014

TYPICAL CROSS SECTION THRO TOP (NE) OF SITE 1:200

BLOCK PLAN 1:500

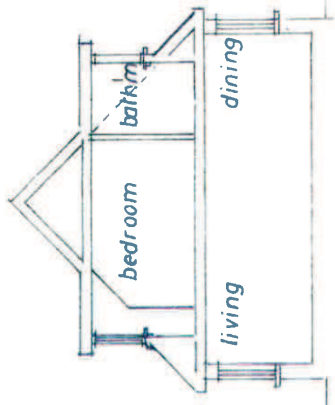


FRONT ELEVATION TO MAIN ROAD

ARROWHILL COUNCIL
 Refused by PLANNING AUTHORITY
 Relative to Application No. 14/01447/PPP
 Approved by
 Head of Planning and Regulatory Services
 30 JUL 2014

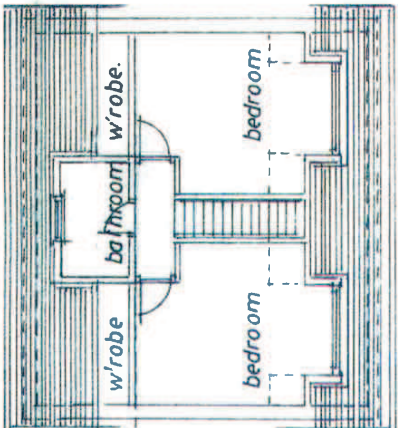
Application ref no: 14/01447/PPP
 Date received: 6.5.14
 Plan no: 2/2
 PO Initials: [initials]

PROPOSED DWELLINGHOUSE TO BE ERECTED ON VACANT GROUND	at -
HIGH CLACHAN, STRACHUR, CAIRNDOW	for -
PA27 8DQ	
JOHN LAMONT & LANDSDOWNE GARDENS HAMILTON ML3 7DH	
PLANS, SECTION AND FRONT ELEVATION	
SCALE: 1/100	MAY 2014

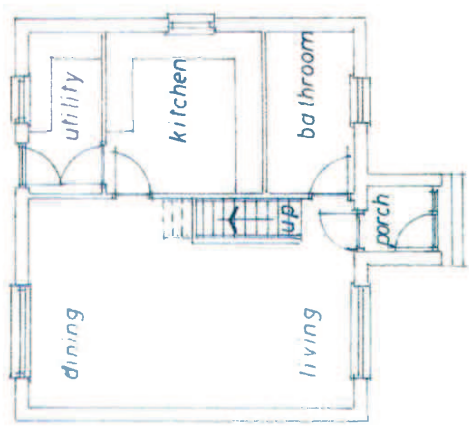


TYPICAL CROSS SECTION

- Notes
- Walls: White painted roughcast on cavity blockwork
 - Windows: White UPVC high performance double glazed
 - Roof: Spanish Slate with zinc ridging and proprietary verge pieces
 - Dormer: Lead
 - Hairfitts: Lead
 - Hairfitts to Roof projection over front porch: Lead



ATTIC FLOOR PLAN



GROUND FLOOR PLAN

Delegated or Committee Planning Application Report and Report of handling as required by Schedule 2 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 relative to applications for Planning Permission or Planning Permission in Principle

Reference No: 14/01447/PPP

Planning Hierarchy: Local application

Applicant: Mr John Lamont

Proposal: Site for the erection of dwellinghouse, installation of sewage treatment plant and formation of vehicular access.

Site Address: Land south-west of 55 Forest View, Strachur, Cairndow, Argyll.

DECISION ROUTE

(i) **Sect 43 (A) of the Town and Country Planning (Scotland) Act 1997**

(A) THE APPLICATION

(i) **Development Requiring Express Planning Permission**

- Erection of one detached dwellinghouse (indicative footprint, plans and elevations);
- Formation of new vehicular access from A815;
- Formation of in-curtilage car parking and turning;
- Installation of septic tank system.

(ii) **Other specified operations**

- Connection to public water main.
-

(B) RECOMMENDATION:

It is recommended that planning permission be **refused** for the reasons set out overleaf.

(C) HISTORY: None.

(D) CONSULTATIONS:

Roads (response dated 2nd July 2014): No objections subject to conditions regarding sightlines, access design, gradient, parking and turning.

Scottish Water (expiry date 2nd July 2014): No response.

- (E) The application was advertised under Regulation 20(1) Advert Statement (publication date 20th June 2014, expiry date 11th July 2014).
-

- (F) **REPRESENTATIONS:** None.
-

(G) **SUPPORTING INFORMATION**

Has the application been the subject of:

- (i) **Environmental Statement: N**
 - (ii) **An appropriate assessment under the Conservation (Natural Habitats) Regulations 1994: N**
 - (iii) **A design or design/access statement: N**
 - (iv) **A report on the impact of the proposed development e.g. Retail impact, transport impact, noise impact, flood risk, drainage impact etc: N**
-

(H) **PLANNING OBLIGATIONS**

- (i) **Is a Section 75 agreement required: N**
-

- (I) **Has a Direction been issued by Scottish Ministers in terms of Regulation 30, 31 or 32: N**
-

- (J) **Section 25 of the Act; Development Plan and any other material considerations over and above those listed above which have been taken into account in the assessment of the application**

- (i) **List of all Development Plan Policy considerations taken into account in assessment of the application.**

Argyll and Bute Structure Plan 2002

STRAT SI 1 Sustainable Development;
STRAT DC 1 Development within the Settlements;
STRAT HO1 Housing – Development Control Policy.

Argyll and Bute Local Plan (June 2009)

LP ENV 1 Development Impact on the General Environment;
LP ENV 19 Development Setting, Layout and Design (including Appendix A Sustainable Siting and Design Principles and Sustainable Design Guidance 1-4);
LP HOU 1 General Housing Development;
LP SERV 1 Private Sewage Treatment Plants and Wastewater Systems;
LP SERV 2 Incorporation of Natural Features/Sustainable Drainage Systems;
LP TRAN 4 New and Existing Public Roads and Private Access Regimes;
LP TRAN 6 Vehicle Parking Provision including Appendix C Access and Car Parking Standards.

- (ii) **List of all other material planning considerations taken into account in the assessment of the application, having due regard to Annex A of Circular 4/2009.**

Argyll and Bute Council Proposed Local Development Plan (February 2013);
Scottish Planning Policy (June 2014);
Planning Advice Note 44 – ‘Fitting New Housing Development into the Landscape’;

(K) Is the proposal a Schedule 2 Development not requiring an Environmental Impact Assessment: N

(L) Has the application been the subject of statutory pre-application consultation (PAC): N

(M) Has a sustainability check list been submitted: N

(N) Does the Council have an interest in the site: N

(O) Requirement for a hearing (PAN41 or other): N

(P) Assessment and summary of determining issues and material considerations

Policy Considerations:

In the Argyll and Bute Local Plan, the site lies within the small town and village settlement of Strachur where policies LP ENV 19, LP HOU 1, LP TRAN 4 and LP TRAN 6 primarily apply.

Site & Surrounding Area

The application site is located to the rear of a line of dwellinghouses within Forest View and sited at the top of the hill at the bend in the A815. A small watercourse runs along the south-eastern boundary of the site. The site is bounded by mature trees. A static caravan is currently in situ.

Proposal

Planning Permission in Principle is sought to erect a one-and-a-half storey dwellinghouse and the formation of a new vehicular access on a narrow piece of land to the rear of 55/56 Forest View. Details have been submitted indicating a 2-bedroom dwellinghouse with a footprint of 9 x 8 metres set well back some 22 metres from the edge of the A815. The dwellinghouse would be orientated with the main elevation facing south-west. The indicative dwellinghouse would have a pitched and gabled roof with a ridge height of 7 metres and flat roof dormer features to front and rear. Whilst in outline at this stage, potential materials could include white painted blockwork, natural slates with white upvc windows and doors.

A new vehicular access will be created from the A815. Car parking and turning will be provided within the site.

It is proposed to install a septic tank system in front of the dwellinghouse but only indicative details have been submitted. A connection to the public water supply is proposed.

Assessment

Policy LP HOU 1 of the Local Plan presumes in favour of housing development unless there is an unacceptable environmental, servicing or access impact. Such proposals should not overwhelm the townscape character or the capacity of the settlement and be consistent with all other policies of the Structure and Local Plan.

Local Plan Appendix A: Sustainable Siting and Design Principles comments that the location of houses within a settlement is the most critical factor. New development must be compatible with, and consolidate, the existing settlement. New housing must reflect or recreate the traditional building pattern or built form.

However, in terms of the general policy criteria above, it is considered that the proposed dwellinghouse does not represent acceptable infill, rounding-off or redevelopment and is therefore contrary to the immediate settlement pattern.

Settlement Character

The upper part of Strachur village (and in particular the houses within Forest View) comprises dwellinghouse located primarily off the old road and backing onto the A815, which now provides a more direct route as a by-pass through the settlement. With the exception of the petrol filling station, Fire Station and builder's yard, only one other dwellinghouse within Clachan Beag has a vehicle access onto the A815.

Whilst the application is now shown with the extended settlement, any significant housing development on this stretch from High Clachan to the UC12 Succoth Road to the rear of existing housing in Forest View would require multiple vehicular accesses from the A815. Any potential development of this area may therefore require a strategic view regarding suitable access points and development form. The proposed development as currently submitted in its isolated location would therefore be inconsistent with the established settlement character of Strachur in addition to providing an additional vehicular access onto the main A815 route through the settlement.

General Siting, Layout and Amenity

The proposed dwellinghouse would be sited some 22 metres back from the A815 to improve privacy and amenity but set well back in the plot bringing it close to the adjacent semi-detached dwellinghouses at 55/56 Forest View. No design statement has been submitted in support of the dwellinghouse.

Design

Whilst the simple design of the dwellinghouse may be acceptable on a more suitable site, it is the inappropriate siting, isolated relationship to the existing settlement character and providing an additional access from the A815 that make the proposal unacceptable.

Amenity Space

Amenity space to the rear would be very limited with only 4 metres to the back boundary and the majority of the front part of the plot used for access, car parking and turning and a septic tank. The site is currently well screened with mature trees along its boundaries but it is likely that these would be removed to improve the currently gloomy aspect of the plot.

Access and Car Parking:

Car parking and a turning area are shown off the proposed new access road. Roads note that the proposed access would be from the A815 within a 40mph speed restriction but offer no objections in principle subject to conditions regarding sightlines, access design, gradient, parking and turning and requirement for a Road Opening Permit.

Foul Drainage

Indicative details suggest a single septic tank for the dwellinghouse with effluent discharging to the small watercourse on the south-eastern boundary of the site. It is considered that an appropriate condition could address a suitable foul drainage system consistent with Policy LP SERV 1 of the Local Plan.

Surface Water Drainage:

No comments have been received from Scottish Water in respect of connection to the public main. Scottish Water normally require a totally separate surface water drainage system with surface water discharging to a suitable outlet. No surface water drainage proposals have been submitted but proximity to adjacent watercourses should allow for a planning condition to address suitable surface water drainage system consistent with Policy LP SERV 2 of the Local Plan.

Conclusion

Whilst the application site lies within the settlement zone of Strachur, the proposed development does not represent acceptable infill, rounding-off or redevelopment consistent with the established settlement pattern. Development of this site for one dwellinghouse would be at odds with the existing residential development pattern of Forest View adjacent and appear isolated and detached from the settlement. Additionally, the creation of an additional vehicular access within a 40mph zone could lead to a further intensification of accesses from the A815 which was originally constructed as a main route through the settlement and not a local distributor road. For these reasons, the proposal is considered to be inconsistent with the relevant policies contained in the Argyll and Bute Structure Plan and Argyll and Bute Local Plan.

(Q) Is the proposal consistent with the Development Plan: N

(R) Reason why planning permission or a Planning Permission in Principle should be granted.

Not applicable, application is being recommended for refusal.

(S) Reasoned justification for a departure from the provisions of the Development Plan
n/a

(T) Need for notification to Scottish Ministers or Historic Scotland: N

Author of Report: Brian Close

Date: 28th July 2014

Reviewing Officer: David Eaglesham

Date: 30 July 2014

Angus Gilmour
Head of Planning & Regulatory Services

REASON FOR REFUSAL RELATIVE TO APPLICATION REFERENCE 14/01447/PPP

1. Having regard to the character of Strachur that provides for dwellinghouses served by local distributor roads, the proposed dwellinghouse would be at odds with the established built form of the upper part of the small town and village settlement. Furthermore, the siting of a single dwellinghouse set back within its plot and in close proximity to the existing dwellinghouses in Forest View would result in isolated residential development with no relationship to surrounding housing or other land uses. Accordingly, it is considered that the proposed development would not constitute acceptable infill, rounding off or redevelopment consistent with the established settlement character of Strachur and is therefore contrary to the principles of sustainable development and of protecting and enhancing the quality of the environment as identified in Scottish Planning Policy (June 2014); Planning Advice Note 67 - 'Housing Quality'; Planning Advice Note 44 – 'Fitting New Housing Development into the Landscape'; STRAT SI 1, STRAT DC 1, STRAT HO 1 of the Argyll and Bute Structure Plan 2002; and to Policies LP ENV 1, LP ENV 19 (including Appendix A Sustainable Siting and Design Principles and Sustainable Design Guidance 1-4); and LP HOU 1 of the Argyll and Bute Local Plan (August 2009), all of which presume against the nature of the development proposed and advises that;

“Planning should support development that is designed to a high-quality, which demonstrates the six qualities of successful place including Distinctive which is development that complements local features, for example landscapes, topography, ecology, skylines, spaces and scales, street and building forms, and materials to create places with a sense of identity”. (Scottish Planning Policy June 2014, para. 41).

“Scotland enjoys a long and distinctive tradition of urban design, with urban form closely fitted to the landscape. The pattern, evolved over centuries, has now seen some additions at best mediocre or indifferent in quality. Lack of integration with the landscape is particularly noticeable on the edges of our small and medium sized towns. Many new housing developments have been planned and carried out without evident regard to existing urban form and the local landscape, or to their wider visual impact particularly when seen from road and rail approaches. Insensitive development can undermine the special environmental quality of towns and their setting in the countryside which have drawn people to live and invest in them in the first place”. (Planning Advice Note 44: Fitting New Housing Development into the Landscape, para. 9) .

“The design of a successful place will begin with understanding how new housing can be connected to the settlement patterns of an area. The combination of layout of buildings, streets and spaces should create local identity, and contribute positively to the character of towns and villages”.....“ New housing should take account of the wider context and be integrated into its wider neighbourhood. Vehicle and pedestrian routes should connect the housing with facilities and spaces within the development, to the local area and more widely. Issues to consider include the relationship with established housing and other development”. (Planning Advice Note 67 - 'Housing Quality')

APPENDIX TO DECISION REFUSAL NOTICE

Appendix relative to application **14/01447/PPP**

(A) Submitted Drawings

For the purpose of clarity it is advised that this decision notice relates to the following refused drawings:

1:1250 Location Plan / 1:500 Block Plan;
1:100 Plans, Section and Front Elevation.

(B) Has the application been the subject of any “non-material” amendment in terms of Section 32A of the Town and Country Planning (Scotland) Act 1997 (as amended) to the initial submitted plans during its processing?

No.

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