

Reference Number: 07/01330/OUT
Applicants Name: Mr D Haig
Application Type: Outline planning permission
Application Description: Demolition of former boathouse and erection of two dwellinghouses
Location: Ground to rear of St Blanes Hotel, Kilchattan Bay, Isle of Bute

SUPPLEMENTARY REPORT

(A) FURTHER INFORMATION

This application was reported to the Bute and Cowal Area Committee meeting of 5 February 2008. Members resolved to continue consideration for (i) further investigation of potential flooding issues and (ii) to consider alternative locations of the two plots given Members' serious concerns regarding proposed House 1 with regard to privacy and amenity conflict in relation to Pier View.

A hydrological survey concludes, on available evidence, that there is some seepage from the proposed development site but no significant spring flow. The report recommends that this be checked by carrying out the excavation of the ground during wet weather and that drains should be incorporated into the development to intercept any seepage from the higher ground behind the bungalows, with the water directed into a new drainage system under the grassed area next to the hotel. An appropriate condition (as recommended below) can be attached to any grant of outline planning permission, requiring development to be carried out in accordance with the recommendations of the hydrological survey.

In response to the concerns about potential privacy and amenity conflict with Pier View, the applicant's agent has explained (per letter dated 25 February 2008) their desire for two bungalows and has provided a revised layout with House 1 moved 2m to the south and proposing screen planting to ensure that Pier View is not overlooked. On this basis, the applicant wishes the application to be considered by the Committee as a proposal for two houses.

This application is for outline planning permission and, as with the earlier suggested site layout, a condition is recommended to make clear that the submitted indicative layout is not approved. Whilst the site is considered to present sufficient scope to satisfactorily accommodate two dwellings, it is considered that their precise siting should not be considered separately from other design and landscaping details. These should be considered together to ensure a development that is in keeping with the scale and amenity of the surrounding area, the privacy of adjacent dwellings and the setting of St Blane's Hotel. It is considered that these matters can appropriately be considered together through subsequent application for approval of reserved matters.

(B) RECOMMENDATION

That planning permission be granted subject to the conditions and reasons and notes to applicant detailed below.

Angus J Gilmour
Head of Planning
23 June 2008

Author: Charles Tibbles
Reviewing Officer: David Eaglesham, Area Team Leader

Date: 17 June 2008
Date: 23 June 2008

CONDITIONS AND REASONS RELATIVE TO APPLICATION: 07/01330/OUT

1. This permission is granted under the provision of Article 4 of the Town and Country Planning (General Development Procedure) (Scotland) Order 1992 on the basis of an outline application for planning permission and that the further approval of Argyll and Bute Council or of the Scottish Ministers on appeal shall be required with respect to the undermentioned reserved matters before any development is commenced.

- a. The siting, design and external appearance of the proposed development.
- b. The landscaping of the site of the proposed development.
- c. Details of the access arrangements.
- d. Details of the proposed water supply and drainage arrangements.

Reason: To comply with Section 59 of the Town and Country Planning (Scotland) Act 1997.

2. In the case of the reserved matters specified in (1) above, an application for approval of the reserved matters in terms of Article 6 of the Town and Country Planning (General Development Procedure) (Scotland) Order 1992 must be made to Argyll and Bute Council no later than the expiration of 3 years beginning with the date of this permission.

Reason: To comply with Section 59 of the Town and Country Planning (Scotland) Act 1997.

3. That the development to which this permission relates must be begun not later than the expiration of 5 years from the date of this permission or within the expiration of 2 years from the final approval of all reserved matters, whichever is the later.

Reason: To comply with Section 59 of the Town and Country Planning (Scotland) Act 1997.

4. Development at the site shall not begin until the existing overhead power line has been re-routed, either underneath or away from the site.

Reason: to enable the construction of dwelling houses at the site and the establishment and maintenance of landscape planting at the site in the interests of the visual amenities of the area.

5. The proposed dwellings shall not exceed one storey in height and, for the avoidance of doubt, the proposed building footprints shown on the submitted plans are not approved, pending the submission of further details in accordance with Condition 1 above.

Reason: To ensure that an appropriate form of development is achieved in keeping with the scale and amenity of the surrounding area, the privacy of adjacent dwellings and the setting of St Blane's Hotel. The acceptable siting of the dwellings will depend upon their detailed design, the position and nature of windows proposed relative to neighbouring properties (assessed in accordance with the Council's published standards on overlooking) and cannot be determined in the absence of further details in this respect.

6. The proposed dwellings shall be designed and sited to minimise requirements for underbuilding. Underbuilding in excess of 0.5m measured from ground level will not be acceptable and the details submitted in connection with condition 1 above shall include full details of existing and proposed ground levels together with section drawings at not less than 1:50 scale.

Reason: To ensure an appropriate form of development, minimise the visual impact of the development and protect the setting of St Blane's Hotel.

7. Vehicular access to the site shall be provided via the existing access onto the B881.

Reason: In the interests of road safety.

8. The buildings granted consent shall not be occupied until space has been laid out within the site for two cars to park in relation to each dwelling, and for vehicles to turn so that they may enter and leave the site in forward gear, details of which shall have been agreed in writing by the Planning Authority prior to work starting on site.

Reason: *In the interests of road safety.*

9. The details provided pursuant to Condition 1 above shall include boundary treatment to the rear of the St Blane's Hotel curtilage in the form of a coped whitewashed rubble wall to match the existing boundary wall at the front of the Hotel. The dwellings at the site shall not be occupied until the wall has been completed.

Reason: *to ensure a satisfactory form of development that is compatible with and does not adversely affect the setting of the adjacent St Blane's Hotel which is a Category C(S) Listed Building.*

10. No development shall take place until details of new planting proposals with details of ground preparation, species, nursery stock size in terms of British Standards and density of planting and areas of grass seed/turf have been submitted to and approved in writing by the Planning Authority. New planting shall include selected heavy standard planting to extend the existing woodland backdrop to the west of the site and establish standard trees between the proposed dwelling plots and between the proposed dwellings and adjacent land to the north and south of the proposed dwellings.

Reason: *The proposed development requires to be accompanied by landscaping to fully integrate the proposal with its surroundings and provide an appropriate setting for the adjacent listed building.*

11. The development shall be landscaped in accordance with the planting details approved pursuant Condition 10 above. All planting shall be completed during the planting season next following the completion of the building(s) or such other date as may be agreed in writing with the Planning Authority. All planted areas shall be maintained for a period of ten years or until established, whichever may be longer. Any trees or shrubs removed, or which in the opinion of the Planning Authority, are dying, being severely damaged or becoming seriously diseased within three years or planting, shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

Reason: *To ensure the implementation of a satisfactory scheme of landscaping which will in due course secure the environmental quality of the development.*

12. No trees that are established within the application site in accordance with Conditions 10 and 11 above shall be lopped, topped, felled or uprooted without the prior written consent of the Planning Authority.

Reason: *The landscape features to be provided and protected are required to successfully integrate the proposal with its surroundings and provide an appropriate setting for the adjacent Listed Building.*

13. The drainage details submitted pursuant to Condition 1 above shall include measures to address the recommendations of the submitted Hydrological Survey (Mountain Environments, dated May 2008) including the requirement for drains under the grassed area outwith the application site adjacent to St Blane's Hotel.

Reason: *To ensure the provision of satisfactory drainage arrangements.*

INFORMATIVES:

1. Your attention is drawn to the attached letters from SEPA dated 6 August and 7 September 2007
2. Your attention is drawn to the attached letter from Scottish Water dated 24 July 2007.