

Reference Number: 08/00859/OUT
Applicants Name: Thomas Hill
Application Type: Full Planning Permission
Application Description: Erection of dwellinghouse
Location: Ground adjacent to Eldon, Strachur

SUPPLEMENTARY REPORT

1. FURTHER INFORMATION

Consideration of this application was continued at the 5 August 2008 meeting of the Area Committee to allow a site inspection to take place.

As requested, the applicant has provided an indicative layout plan showing how a dwelling, parking and turning might be accommodated within the site.

Development of the site in accordance with the indicative layout would result in reduction in the spacing between adjacent buildings (currently 26m between *Eldon* and *Rowan View*) to 5.5m between the proposed building and *Eldon*, and 8.5m between the proposed building and *Rowan View*. This compares with an average separation distance of 16m between other detached dwellings in the surrounding part of Strachur (with separation distances ranging between 10.5m and 24m). This reduced spacing would not reflect the established character and building pattern in this part of Strachur.

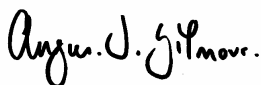
Provided that all habitable room windows face towards the south east and north west, a dwelling sited in accordance with the indicative layout drawing would fulfil the Council's established privacy standards at Appendix A of the Modified Finalised Draft Argyll and Bute Local Plan.

2. CONSULTATIONS

The **Area Roads Manager's** further response (memo dated 18th August 2008) confirms that the parking and turning arrangements shown on the indicative layout drawing are acceptable.

3. RECOMMENDATION

It is recommended that planning permission **be refused** for the reasons set out in my original report dated 28 July 2008.



Angus J Gilmour
Head of Planning
21st August 2008

Author: Charles Tibbles, Tel: 01369 708606
Reviewing Officer: David Eaglesham, Tel: 01369 708608

Date: 18th August 2008
Date: 21st August 2008

NOTE: Committee Members, the applicant, agent and any other interested party should note that the consultation responses and letters of representation referred to have been summarised and that the full consultation response or letter of representations are available on request. It should also be noted that the associated drawings, application forms, consultations, other correspondence and all letters of representations are available for viewing on the Council web site at www.argyll-bute.gov.uk