

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

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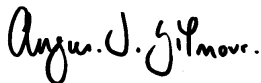
## SUPPLEMENTARY REPORT No 2

### 1. CORRECTION

Following my previous reports on this application, it has come to light that in the adopted Cowal Local Plan 1993 the application site actually falls within an identified area within the settlement of Strachur where Policy POL HO 9 does not restrict new housing development. The proposal is not therefore contrary to Policy POL HO 9, so the first reason for refusal of my original report to the 5 August 2008 Committee meeting can not be supported.

### 2. REVISED RECOMMENDATION

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



Angus J Gilmour  
Head of Planning  
1 September 2008

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

**Date:** 18<sup>th</sup> August 2008  
**Date:** 21<sup>st</sup> 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](http://www.argyll-bute.gov.uk)

**REASON FOR REFUSAL RELATIVE TO APPLICATION: 08/00859/OUT**

1. The erection of a dwellinghouse upon ground between Eldon and Rowan View would not respect the established settlement character and townscape at this location by virtue of the small resulting plot sizes which Eldon and the proposed dwelling would occupy, and the tight spacing of buildings that would result. The proposed development is therefore considered to be contrary to: Policies STRAT DC 1 'Development within Settlement' of the Argyll & Bute Structure Plan 2002; Policy BE 9 'Layout and Design of Urban Development' of the Cowal Local Plan, adopted 1995; Policies LP ENV 19 'Development Setting, Layout & Design' and LP HOU 1 'General Housing Development' of the Argyll & Bute Modified Finalised Draft Local Plan 2006.