

Reference Number: 08/01244/DET
Applicants Name: George Hanson (Building Contractors) Ltd
Application Type: Detailed
Application Description: Erection of residential development comprising 4 flatted properties and formation of vehicular access.
Location: Land south of Montford House, Craigmore Road, Rothesay

(A) THE APPLICATION

(i) Development Requiring Express Planning Permission

- Erection of residential development comprising 4 flats (two-storey, shallow hipped roof);
- Formation of vehicular access from Craigmore Road;
- Provision of shared turning area, resident and visitor car parking areas.

(ii) Other specified operations.

- Connection to public water supply and waste water network.
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(B) RECOMMENDATION

It is recommended that planning permission be **granted**, subject to the conditions, reasons and notes to the applicant set out overleaf.

(C) SUMMARY OF DETERMINING ISSUES AND MATERIAL CONSIDERATIONS

(i) Development Plan Context:

This application is located within the settlement of Rothesay (Montford), defined as a 'Main Town' in the Development Plan.

The site is located to the rear of existing two-storey semi-detached properties fronting Craigmore Road but in line with the adjacent Montford House that is set back and angled some 30 metres from the road. Montford House is a large traditional two-storey sandstone villa that has been subdivided into two flats. To the north of the application site lie a variety of house types that are also set back from Craigmore Road. The application site lies within Rothesay Conservation Area that extends from Ascog to Port Bannantyne.

In terms of the settlement pattern and character of this part of Rothesay Conservation Area, the proposal would represent appropriate infill development, consistent with the immediate settlement character.

For this reason the proposal is considered consistent with Policy STRAT DC 1 of the Structure Plan, POL HO 1 of the adopted Local Plan and Policies ENV 13a, ENV14, ENV15, ENV19 and HOU 1 of the Argyll and Bute Local Plan Post Inquiry Modifications.

(ii) Representations:

While a total of three letters of representation have been received, the concerns raised have been either addressed or resolved during the planning process.

(iii) Consideration of the Need for Discretionary or PAN 41 Hearing:

Given the number of representations, there is no requirement for an informal hearing in this instance, as the proposal is consistent with all other policies.

(iv) Reasoned Justification for a Departure from the Provisions of the Development Plan.

Not applicable.

(v) Is the Proposal a Schedule 1 or 2 EIA development:

No

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

No.

(vii) Need and Reason for Notification to Scottish Ministers.

While there is no requirement under the Town and Country Planning (Notification of Planning Applications) (Scotland) Direction 1997 to notify Scottish Ministers, approval will be required from Historic Scotland regarding the accompanying Listed Building Application (ref. 08/01537/LIB).

(viii) Has a sustainability Checklist Been Submitted:

No

**Angus J Gilmour
Head of Planning
17th December 2008**

Author: Brian Close
Reviewing Officer: David Eaglesham

Date: 17th December 2008
Date: 17th December 2008

NOTE: Committee Members, the applicant, agent and any other interested party should note that the consultation responses and letters of representation referred to in Appendix A, 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

CONDITIONS AND REASONS RELATIVE TO APPLICATION REF. 08/01244/DET

1. That the development to which this permission relates must be begun within five years from the date of this permission.

Reason: *in order to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.*

2. Prior to the commencement of any construction works, samples of all external finishes, roof coverings and full details of boundary treatments shall be submitted for the written approval of the Planning Authority.

Reason: *In the interest of visual amenity and to help integrate the proposal within its surroundings.*

3. No works shall take place until written confirmation has been received from the applicant that Scottish Water will accept (or adopt) the drainage scheme (that includes Sustainable Urban Drainage Systems) as shown on approved Drainage Layout 3628-10 received 2nd October 2008. If acceptable to Scottish Water, the drainage layout shall be implemented commensurate with this development at a timescale as may be agreed in writing with the Planning Authority.

Reason: *In order to provide for a sustainable drainage scheme for the development.*

4. No works, including excavations for the foundations of the proposed development shall take place until the footway on the western side of *Craigmore Road* has been widened and realigned, and the existing stone boundary wall fronting *Craigmore Road*, opened for no more than a 10-metre section as shown on approved drawings 3628-10 received 2nd October 2008 and Site Plan 0818/PO3A received 27 August 2008 to provide visibility splays of 42 metres in each direction from a 2.4 metre setback. No obstruction to visibility (i.e. walls, fences, trees and shrubs) shall be permitted within these visibility splays above a height of 1.00 metre above road level.

Reason: *To improve sightlines and visibility and in the interests of pedestrian and traffic safety.*

5. The vehicular crossing shall be constructed to a minimum width of 5.5 metres for the first 5 metres and the first 5 metres from the back of the footway shall have a sealed surface. The gradient of the access shall not exceed 5% for the initial 5 metres and 8% for the remainder.

Reason: *In the interests of road safety*

6. Prior to first occupancy of any of the flats hereby approved and notwithstanding any details submitted, car parking for eight vehicles and a dedicated turning area shall be provided and thereafter be retained in perpetuity for such a dedicated purpose.

Reason: *In the interests of providing off-street car parking provision.*

7. Notwithstanding the submitted details, the proposed front turning areas as detailed in 1:100 Drainage Layout drawing no. 3628-10 received 2nd October 2008, shall be surfaced in 'grasscrete', permeable brick paviors or other similar materials, which shall be approved in writing by the Planning Authority prior to their application on site, unless written consent for variation is approved in writing by the Planning Authority.

Reason: *To ensure that the car parking area provided in the forecourt, integrates sympathetically with the amenity space of the application property and to provide a sustainable surface water designed surface.*

8. No works, including excavations for the foundations of the proposed building shall take place until the existing 2.4 metre high stone boundary wall fronting *Craigmore Road*, has been opened for no more than a 10-metre section as shown on approved Site Plan and Wall Elevation drawing 0818/P03B received 25th November 2008. None of the flats hereby approved shall be occupied until this section of wall has been suitably rebuilt and redressed using random rubble from the existing wall to match the existing wall as shown on approved Site Plan and Wall Elevation drawing 0818/P03B and Entrance Piers Detail drawing 0818/D01 received 25th November 2008.

Reason: *In the interest of visual amenity and to help safeguard the character of the boundary wall.*

9. No work shall commence on site (unless consent for variation is approved in writing by the planning authority) until a detailed scheme of landscaping including boundary treatment(s), tree planting and details of trees and other features to be retained, shall be submitted to and approved in writing by the Planning Authority. This scheme shall specifically include proposed landscaping and tree planting including the age species and location of tree and shrub planting. Additionally, the landscaping scheme shall include suitable screening (by trees/shrubs) of the seven car parking spaces and turning area in the front portion of the site. The landscaping scheme shall ensure:

(a) Completion of the scheme 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.

(b) The maintenance of the landscaped areas for a period of five 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 of 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.*

10. For the avoidance of any doubt, the existing access from the application site onto Montford Terrace shall be permanently and physically closed off to vehicular traffic. Details of landscaping or other means of closure (which could still allow for pedestrian access if required) shall be submitted in writing and approved by the Planning Authority prior to any works commencing on site.

Reason: *To ensure that vehicular access to the site is taken from Craigmore Road only.*

ADVISORY NOTES TO APPLICANT RELATIVE TO APPLICATION REF. 08/01244/DET

- (i) *No works should commence on this Category B Listed Building until the accompanying Listed Building Application (ref. 08/01537/LIB) has been duly determined and the views of the Secretary of State have been finalised.*

Any unauthorised works to a Listed Building may constitute an offence under Section 6 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997:

- (ii) *The Area Roads Manager has advised that the proposed works will require Roads Construction Consent (S21) and a Road Opening Permit (S56 for the realignment of the footway which must be agreed with the Area Roads Manager prior to any other works commencing on site. Additionally, a system of surface water drainage is required to prevent water running onto the road. The applicant/developer shall also provide a street name plate for the development. The applicant is advised to contact the Area Roads Manager (Mr. Paul Farrell, tel. 01369 708613) directly upon such matters.*

- (iii) *The applicant/developer is advised by Scottish Water that :*

- In terms of planning consent, Scottish Water does not object to this planning application. Please note that any planning approval granted by the Planning Authority does not guarantee a connection to Scottish Water's infrastructure. Approval for connection can only be given by Scottish Water when the appropriate application and technical details have been received;*
- Loch Ascog Water Treatment Works currently has capacity to service this proposed development;*
- The water network that serves the proposed development is currently able to supply the new demand;*
- Rothesay Waste Water Treatment Works currently has capacity to service this proposed development;*
- The waste water network that serves the proposed development is currently able to accommodate the new demand;*
- In some circumstances it may be necessary for the Developer to fund works on existing infrastructure to enable the development to connect. Should we become aware of any issues such as flooding, low pressures, etc. the Developer will require to fund works to mitigate the effect of the development on existing customers. Scottish Water can make a contribution to these costs through Reasonable Cost funding rules;*
- A totally separate drainage system will be required with the surface water discharging to a suitable outlet. Scottish Water requires a sustainable urban drainage system (SUDS) as detailed in Sewers for Scotland 2 if the system is to be considered for adoption;*
- If the connection to public sewer and/or water main requires to be laid through land outwith public ownership, the developer must provide evidence of formal approval from the affected landowner(s). This should be done through a deed of servitude.*
- It is possible this proposed development may involve building over or obstruct access to existing Scottish Water infrastructure. On receipt of an application Scottish Water will provide advice that will require to be implemented by the developer to protect our existing apparatus.*
- Should the developer require information regarding the location of Scottish Water infrastructure they should contact our Property Searches Department, Bullion House, Dundee, DD2 5BB, tel. 0845 601 8855;*

For the advisory notes above, the applicant/developer is advised to contact Scottish Water directly (Planning and Development Services, 419 Balmore Road, Glasgow G22 6NU, Susan Miller, Customer Connections, Tel. 0845 601 8855 or at www.scottishwater.co.uk).

APPENDIX A – RELATIVE TO APPLICATION NUMBER: 08/01244/DET

MATERIAL CONSIDERATIONS AND ADVICE

(i) POLICY OVERVIEW AND MATERIAL ADVICE

a) Argyll and Bute Structure Plan 2002:

STRAT SI 1 '*Sustainable Development*' includes policies to conserve the built environment and avoid significant adverse impacts on built heritage resources and to respect the landscape character of an area and the setting and character of settlements.

STRAT DC 1 '*Development within Settlement*' supports the principle of up to 'medium scale' development with the 'Main Town' settlements such as Rothesay on appropriate infill, rounding-off and redevelopment sites.

STRAT DC 9 '*Historic Environment and Development Control*' promotes the protection, conservation, enhancement and positive management of the historic environment.

STRAT HO1 – '*Housing – Development Control Policy*' encourages appropriate forms and scales of housing infill, rounding-off and redevelopment where it is consistent with STRAT DC1 -10.

The above policies are developed further in the Argyll and Bute Local Plan.

b) Bute Local Plan 1990

Policy POL HO 1 '*Development within Settlements*' encourages the development of infill and rounding-off sites in the settlement of Rothesay.

Policy POL TR 5 '*Parking Associated with New Developments*' sets out appropriate car parking standards.

Policy POL BE 1 '*Listed Buildings and Archaeological Sites*' seeks to protect the character and setting of listed buildings from unsympathetic new development.

Policy POL BE 6 '*Rothesay Conservation Area*' seeks to protect the character and setting of the designated area from unsympathetic new development.

c) Argyll and Bute Local Plan Post Inquiry Modifications (November 2008)

Policy LP HOU 1 '*General Housing Development*' states the general presumption in favour or against within settlements is largely based on whether or not it is of an appropriate scale.

Policy LP ENV 13a '*Development Impact on Listed Buildings*' seeks to resist development that would have an adverse effect on character and setting of a listed building.

Policy LP ENV 14 '*Development in Conservation Areas...*' states a presumption against development that does not preserve or enhance the character or appearance of the Conservation Area.

Policy LP ENV 15 '*Demolition in Conservation Areas...*' states a presumption against demolition of any structure which contributes to or enhances the character of the Conservation Area.

Policy LP ENV 19 '*Development Setting, Layout & Design*' sets out the requirements in respect of development setting, layout and design. Appendix A of the local plan sets out sustainable setting and design principles.

Policy LP SERV2 – '*Sustainable Drainage Systems (SuDS)*' – where encouragement is given to incorporate existing watercourses as positive environmental features and that culverting is avoided where practicably possible.

Policy LP TRAN 4 '*New and Existing, Public Roads and Private Access Regimes*' sets out requirements for development in respect of private access regimes.

Policy LP TRAN 6 '*Vehicle Parking Provision*' – which sets out appropriate car parking standards.

Note (i): The applicable elements of the above Policies have not been objected to or have no unresolved material planning issues and are therefore material planning considerations.

Note (ii): The Full Policies are available to view on the Council's Web Site at www.argyll-bute.gov.uk

(ii) SITE HISTORY

None. Accompanying listed building application (ref. 08/01537/LIB) also before Members for consideration.

(iii) CONSULTATIONS

Area Roads Manager (response dated 12th November 2008): No objections subject to conditions regarding sightlines, access design and surfacing, car parking and turning and advisory notes regarding surface water drainage, street name plate and requirement for Road Construction Consent and Road Opening Permit.

Scottish Water (response dated 2nd June 2008): No objections in principle but advice regarding water mains and connections.

(iv) PUBLICITY AND REPRESENTATIONS

Under Article 9 neighbour notification procedures and Section 65 advertisement (published 28th September 2007); three letters of representation have been received from the following:

Alex and Margaret Webster, 36 Craigmores Road, Montford (letter dated 14th July 2008); Wm Skelton and Co. Solicitors on behalf of Jacqueline Reynolds and Others (proprietors of Montford Terrace that include Miss Jacqueline Reynolds, Mrs. Anne Lauder, Mrs. Eileen Thurman, Wifrid Lewis Peers, Mrs Barclay, A J Stewart - letters dated 14th and 15th July 2008); The points raised can be summarised as follows:

- *B-listed wall should be retained. There is already an access from Montford Terrace*

Comment – Partial demolition of wall required to create preferred vehicular/pedestrian access other than from Montford Terrace.

- *Safety issues with regards vehicles travelling from the south where dip in the road and parked cars could impeded visibility*

Comment – Roads have no objection. Refer to assessment.

- *Balconies on the front elevation of the proposed development will encroach on privacy of properties in front of the development.*

Comment – These balconies have now been deleted following discussion with the agent.

- *The proprietors of Montford Terrace have no objection to the proposal provided that access is only from Craigmores Road and not from Montford Terrace. Montford Terrace is privately owned with the sections opposite each property being owned exclusively by the owners with no legal right of access over Montford Terrace for the proposed flats.*

Comment – Access is only proposed from Craigmores Road that would involve opening up a section of the boundary wall.

APPENDIX B – RELATIVE TO APPLICATION NUMBER: 08/01244/DET

PLANNING LAND USE AND POLICY ASSESSMENT

A. Settlement Strategy

This application is located within the settlement of Rothesay (Montford), defined as a 'Main Town' in the Development Plan.

The site is located to the rear of existing two-storey semi-detached properties fronting Craigmore Road but in line with the adjacent Montford House that is set back and angled some 30 metres from the road. Montford House is a large traditional two-storey sandstone villa that has been subdivided into two flats. To the north of the application site lie a variety of house types that are also set back from Craigmore Road. The application site lies within Rothesay Conservation Area that extends from Ascog to Port Bannantyne.

In terms of the settlement pattern and character of this part of Rothesay Conservation Area, the proposal would represent appropriate infill development, consistent with the immediate settlement character.

For this reason the proposal is considered consistent with Policy STRAT DC 1 of the Structure Plan, POL HO 1 of the Bute Local Plan and Policy LP HOU 1 of the Argyll and Bute Local Plan Post Inquiry Modifications .

B. Location, Nature and Design of Proposed Development

(i) Development Setting

The application site lies to the south of the B-Listed Montford House and comprises enclosed overgrown garden ground. The application site is bounded by a 2.4 metre high random rubble wall on the east side to Craigmore Road, a low ranch style timber fence on the northern boundary and trees and shrubs along southern and western boundaries. The site slopes from west to east.

The site also includes a link to Montford Terrace but this will not be used for vehicular traffic. The high boundary wall has a door set within it. Montford House has its own vehicular and pedestrian access.

The proposal seeks to erect a flatted building in the same building line as Montford House and set back some 40 metres behind properties at 36-39 Craigmore Road.

(ii) Development Layout

The proposal involves the erection of a flatted development comprising 4 flats within a two-storey modern villa type building. The building features a central entrance feature with vertically glazed bay features on either side. The roof is designed with shallow hips to replicate Montford House adjacent. Materials include buff/cream render for external walls, white timber framed double glazed window units and slate effect concrete tiles.

A new vehicular access is proposed by the partial demolition of the high boundary wall to Craigmore Road. The existing narrow pavement will be widened to assist in order to achieve satisfactory sightlines. The new access will lead to a landscaped central driveway where car parking and turning will be provided.

Landscaping is proposed with retention of existing trees and shrubs and supplementary tree planting to provide suitable screening around the edges of the site.

(iii) Assessment

Policy LP ENV 19 - Development Setting, Layout and Design of the Argyll and Bute Local Plan expects a high standard of appropriate design in accordance with the Council's design principles. Development shall be sited and positioned to pay regard to the context within which it is located. Development layout and density shall effectively integrate with its setting. This is further explored in Appendix A Sustainable Siting and Design Principles where in terms of 'Design of New Housing in Settlements', the design and construction of new dwellings must be compatible and consolidate the existing settlement and should be designed taking the following advice into account:

- *Location – new housing must reflect the traditional settlement pattern of built form and be sympathetic to the setting of landmarks or views of the local landscape.*

The proposed development has been designed using Montford House and the properties at 36-39 Craigmore Road as reference points in respect of scale, massing, design and materials. The shallow hipped roof and proposed materials of buff render will help to integrate within surrounding development. The proposed building footprint set back from Craigmore Road and in line with Montford House is consistent with the immediate settlement character. Given the dimensions of the plot, the building footprint and scale, the proposal is

considered to be appropriate infill development that is designed to blend with the particular nature of the site and immediate surroundings.

- *Layout – must reflect local character/patterns and be compatible with neighbouring uses. Ideally the house should have a southerly aspect to maximise energy efficiency.*

The layout of the flatted development means that separation distances to adjacent properties are respected. Screen planting is proposed around the site to augment existing planting. Whilst principal rooms are located on the front (east) elevation to maximise sea views, external materials and insulation will assist in improving energy ratings.

- *Design – The scale, shape and proportion of the development should respect and complement the adjacent buildings and the plot density and size.*

The plot density accords with those on surrounding sites. Given the dimensions of the plot, the building footprint and scale, the proposal is considered to be appropriate infill development that is designed to blend with the particular nature of the site and immediate surroundings.

- *Access – should be designed to maximise vehicular and pedestrian safety.*

Roads have no objection to the proposed access, car parking or turning facilities. Roads comment that the widening of the existing footway to achieve sightlines and limit the amount of wall to be reduced will result indirectly in traffic calming on Craigmore Road where speeding occurs.

- *Open Space/Density – all development should have some private open space.*

The development has been designed to incorporate formal and informal areas of open space for the flats. It is considered that the amount of open space for the proposed flats is acceptable. A condition is recommended regarding tree planting and screening.

- *Services – connection to electricity, telephone and wastewater will all be a factor.*

The development will be connected to the public water mains and to the public wastewater system. A SuDS scheme is proposed that incorporates permeable paving and an attenuation tank.

Given all of the above, it is considered that the proposed development represents a well designed infill development that is in accordance with all of the criteria above and the design of the flatted block is considered consistent with the scale, massing and design of adjacent dwellinghouses. **It is considered that the proposal would be consistent with Policies HO8 and BE9 of the Bute Local Plan and to policies LP ENV19 and LP HOU1 of the Argyll and Bute Local Plan Post Inquiry Modifications .**

C. Development Impact Upon Built Environment

Montford House is a Category 'B' Listed Building that also includes its curtilage and boundary wall. The proposal is to open up a 10-metre section of the wall to provide vehicular and pedestrian access for the proposed flatted development, located south of Montford House. The wall will be rebuilt with curved returns to leave a 5.5 metre opening in the wall that would be set back 1.2 metres from the edge of the carriageway. Unlike the existing access into Montford House, the returns will be finished in random rubble and dressed to match the existing high boundary wall, but with twin dressed ashlar and coped gate piers.

Policy POL BE 1 of the Bute Local Plan 1990 seeks to protect listed buildings and their settings from developments which would have a detrimental impact whilst LP ENV 13(a) of the Argyll and Bute Local Plan Post Inquiry Modifications requires development affecting a listed building or its setting to preserve the building and any features of special architectural or historic interest that it possesses.

All developments that affect listed buildings of their settings must be of a high quality and conform to Historic Scotland's 'Memorandum of Guidance on Listed Buildings and Conservation Areas' (1998) and in particular to 1.8.1 'Car Parking in Garden Ground' which highlights the need for careful design, materials and landscaping of car parking areas in front of listed buildings.

Additionally, 1.8.2 'Boundary Walls, Railings, Gates and Gate Piers', notes that the reduction or removal of walls within a conservation area may set a precedent and alter an existing relationship between a listed building and its original entrance. Furthermore, 8.3 'Steps, Footpaths and Drives' comments that stone steps, stone paving, cobbled or setted areas, gravel drives and other elements of hard landscaping will often be found within the grounds of a listed building whose presence, form and detailing will frequently make a significant contribution to the setting of the building. Proposals to replace gravel, cobbles, setts or stone paving with blacktop, brick paviors or concrete slabs and to resurface stone steps with granolithic or quarry tiles or replace them with concrete should be discouraged.

In terms of the design guidance above, the proposal involves the creation of a new vehicular access that would not alter the original entrance to Montford House. The proposal also involves the creation of a new driveway on land to the south within the curtilage of Montford House but not directly impacting on the listed building. By increasing the width of the pavement on Craigmore Road, the amount of wall to be removed has been reduced.

In terms of surfacing materials for the driveway and car parking spaces, the use of appropriate permeable brick paviors may be acceptable but all surfacing materials are reserved by a condition to ensure a high level of finishing. Given the proposed new entrance together with curved random rubble returns and design and location of landscaping/shrub planting, it is considered that the new entrance and driveway would not unduly impact on the character of the adjacent listed building or on the character of the Conservation Area.

Given the above, it is not considered that the proposal will have a detrimental effect on the setting of these listed buildings. For this reason the proposal is **considered consistent with Policies ENV 13a, ENV14 and ENV15 of the Argyll and Bute Local Plan Post Inquiry Modifications** .

D. Road Network, Parking and Associated Transport Matters.

Roads comment that the widening of the footway to create 'nibs' will assist in achieving required sightlines and indirectly assist in traffic calming on Craigmore Road where speeding does occur within an urban 30mph zone. Roads have no objections subject to conditions regarding sightlines, access design and surfacing, gradient, parking and turning. Advisory comments regarding surface water drainage, street name plates, requirement for Roads Construction Consent and Road Opening Permit for the realignment of the footway.

On the basis of the above, the proposal is considered consistent with Policies LP TRAN 4 and TRAN 6 of the Argyll and Bute Local Plan Post Inquiry Modifications.

E. Infrastructure

It is proposed to connect to both the public water main and public sewer. Scottish Water has raised no objection to this proposal subject to advisory information being attached to the grant of planning permission. **The proposal is therefore consistent with the provisions of Policies SERV 1 and 4 of the Argyll and Bute Local Plan Post Inquiry Modifications** .

CONCLUSION

It is considered that the proposal with its particular siting and design, would have no adverse impact on the Rothesay Conservation Area. The proposal represents a sympathetic design of a 'modern' flatted villa with traditional scale and features, capable of harmonising with adjacent traditional properties. Attention to siting, design and materials will result in an appropriately scaled building with materials that would be capable of integrating with immediate surrounding dwellings and, subject to the conditions recommended below, would be consistent with policies in the adopted Bute Local Plan and the emerging Argyll and Bute Local Plan.

While three letters of representation have been received, the concerns raised have been either addressed or resolved during the planning process. The main issue raised by the owners of properties at Montford Terrace has been resolved in that vehicular access will be taken only from Craigmore Road, and addressed by a specific condition. This however raises further issues from another neighbour in that a section of boundary wall will require to be demolished. It is, however, considered that the partial demolition of a 10-metre section and redressing of the wall will have no significant impact on Montford House or on the character of the Conservation Area. Conditions are, however, recommended in respect of sympathetic surface materials for the entrance driveway, turning area and parking bays.