

Reference Number: 08/01513/DET
Applicants Name: Mr & Mrs A Barker
Application Type: Detailed
Application Description: Erection of two dwellinghouses & installation of septic tank
Location: Land between Tigh Na Ruel and Lochhead Cottage, Glendaruel.

(A) THE APPLICATION

(i) Development Requiring Express Planning Permission

- Erection of two dwellinghouses
- Installation of septic tank

(ii) Other specified operations

- Use of private water supply
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(B) RECOMMENDATION

Having due regard to the Development Plan and all other material considerations, it is recommended that Planning Permission **be granted** subject to the conditions and reasons, along with the informatives, detailed overleaf.

(C) SUMMARY OF DETERMINING ISSUES AND MATERIAL CONSIDERATIONS

(i) Development Plan Context:

The development is considered to represent acceptable infill development consistent with policy HO 10 of the adopted Cowal Local Plan 1993.

The site is identified within both a 'National Scenic Area' (NSA) and 'Rural Opportunity Area' (ROA) in the Argyll and Bute Local Plan Post Inquiry Modifications. The Council is treating such ROA's as 'Sensitive Countryside' until a landscape capacity study of each ROA has been undertaken and agreed by Council.

Structure Plan Policy STRAT DC 5 states that, within areas of 'Sensitive Countryside' encouragement shall be given to small scale infill, rounding off, redevelopment proposals and/or change of use of buildings. In special cases development in the open countryside may be supported if it accords with an Area Capacity Evaluation (ACE).

The proposed development meets the criteria of infill development so the proposal is consistent with Policy STRAT DC 5 of the Structure Plan along with policy LP HOU 1 of the Argyll and Bute Local Plan Post Inquiry Modifications.

(ii) Representations:

One letter of objection has been received.

(iii) Consideration of the Need for Non-Statutory or PAN 41 Hearing:

N/A

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

No.

(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.

N/A

(viii) Has a sustainability Checklist Been Submitted:

N/A

Angus J Gilmour
Head of Planning
15 January 2009

Author: John Irving, Tel: 01369708621 **Date:** 15 January 2009
Reviewing Officer: David Eaglesham, Tel: 01369708608 **Date:** 15 January 2009

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: 08/01513/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 commencement of development, a full appraisal to demonstrate the wholesomeness and sufficiency of the private water supply to serve the development shall be submitted to and approved in writing by the Planning Authority in consultation with the Council's Area Environmental Health Manager. This assessment shall be carried out by qualified and competent person(s). Such appraisal shall include a risk assessment having regard to the requirements of Schedule 4 of the Private Water Supplies (Scotland) Regulations 2006 and shall on the basis of such risk assessment specify the means by which a wholesome and sufficient water supply shall be provided and, thereafter, maintained to the development.

Reason: *In the interests of public health and in order to ensure that an adequate private water supply in terms of both quality and quantity can be provided to meet the requirements of the proposed development.*

3. The risk assessment as detailed in condition 2 shall also include details of any other party who has a responsibility for the provision and/or maintenance of this supply. Such appraisal shall also demonstrate that the wholesomeness and sufficiency of any other supply in the vicinity of the development, or any other person utilising the same source or supply, shall not be compromised by the proposed development. Furthermore, the development itself shall not be brought into use or occupied until the required supply has been installed in accordance with the agreed conditions.

Reason: *In the interests of public health and in order to ensure that an adequate private water supply in terms of both quality and quantity can be provided to meet the requirements of the proposed development.*

4. The appraisal as detailed in conditions 2 and 3 above, shall investigate the suitability of the capped bore-hole on site as the preferred option for the source of the water supply. Should this not prove feasible then the private water supply to the proposed development shall not be taken from the surface water supply serving the adjoining properties at *Lochhead Cottage* and *Tigh na Ruel*, unless condition 3 above is met and the extraction point is taken below the intake for the existing supplies.

Reason: *In the interests of public health and in order to ensure that an adequate private water supply in terms of both quality and quantity can be provided to meet the requirements of the proposed development.*

5. Prior to commencement of development, visibility splays measuring 120 metres from a 2.5 metre set back from the centre point of the access shall be free from all obstructions (including walls, fences, hedges, etc.) over one metre in height above the level of the road and thereafter maintained in perpetuity, unless consent for variation is obtained in writing from the Planning Authority in consultation with the Area Roads Manager.

Reason: *In the interests of road safety.*

6. Prior to the first occupation of either dwellinghouse, the following works shall be undertaken to the satisfaction of the Planning Authority in consultation with the Area Roads Manager;
- i) A parking and turning area for two vehicles per dwellinghouse shall be fully constructed and thereafter maintained in perpetuity for such a dedicated purpose.
 - ii) The vehicular access shall be a minimum of 5 metres wide for the first 5 metres from the edge of the road.
 - iii) The gradient of the access shall not exceed 5% for the first 5 metres and 8% for the remainder.
 - iv) The first 5 metres of the access shall be constructed with a sealed surfaced to prevent debris from being deposited on to the road.

Reason: *In the interests of road safety.*

7. Prior to commencement of development, a detailed flood risk assessment shall be submitted for approval of the Planning Authority in consultation the Area Roads Manager. This assessment shall detail possible flood risk from the burn which flows through the middle of the site and shall also include full details of the proposed head wall and inlet details for this watercourse, unless consent for variation is obtained in writing from the Planning Authority in consultation with the Area Roads Manager.

Reason: *In the interests of road safety.*

8. The external wall finish shall be a white wet dash render and the roof covering shall be natural slate, samples of both of which shall be submitted for approval, prior to their first use, unless the prior written consent of the Planning Authority is obtained for variation. The approved external finishes shall thereafter be maintained for the life of the building.

Reason: *In the interests of visual amenity in the Kyles of Bute National Scenic Area.*

9. Prior to commencement of development, full details of the proposed surface treatments for the access track and parking areas shall be submitted for the written approval of the Planning Authority. This shall include the use of muted colours and/or grasscrete or similar, unless the prior written consent for variation is obtained in writing from the Planning Authority.

Reason: *In the interest of reducing the development's wider landscape impact and prominence and to retain its rural character.*

INFORMATIVES RELATIVE TO APPLICATION: 08/01513/DET

i. Surface Water

The Area Roads Manager has advised that a system of surface water drainage is required to prevent water running onto the road. Failure to address this matter would be contrary to Section 99 of the Roads (Scotland) Act 1984, which states that:

"(i) The owner and occupier of any land, whether or not that land is such as constitutes a structure over or across a road, shall prevent any flow of water, or of filth, dirt or offensive matter from, or any percolation of water through, the land onto the road."

A drainage system including positive surface water drainage measures should be agreed with the Area Roads Manager. The applicant is advised to contact the Area Roads Manager's representative (Mr. Paul Farrell on 01369 708613) directly in this regard.

ii. Road Opening Permit

The Area Roads Manager has advised that the proposed works will require a Road Opening Permit (Section 56). The applicant is advised to contact the Area Roads Manager's representative (Mr. Paul Farrell on 01369 708613) directly upon this matter.

iii. Visibility splays

The Area Roads Manager has advised that available sightlines of 120 metres from a 2.5 metre setback are acceptable but the applicant should give consideration to clearing additional vegetation which would allow the sightline to the west to be extended to 140 metres and the sightline to the east to be extended to 180 metres.

iv. Scottish & Southern Energy

The proposed development is in close proximity to an overhead electric line, the applicant is advised of the need to follow the guidance of Health & Safety Executive document GS 6 "Avoidance of Danger from Overhead lines". The applicant is advised to contact Scottish & Southern Energy (Mr Gavin Carswell, Tel: 01631569222, email: gavin.carswell@scottish-southern.co.uk) prior to proceeding with the development in order that a quotation can be prepared for the deviation of the overhead line. Overhead line deviations typically take a minimum of 6 months to complete from the time a quotation is accepted.

v. SEPA

For SEPA's comments please see attached copy of consultation response dated 17th November 2008.

APPENDIX A – RELATIVE TO APPLICATION NUMBER: 08/01513/DET

MATERIAL CONSIDERATIONS AND ADVICE

(i) POLICY OVERVIEW AND MATERIAL ADVICE

Argyll & Bute Structure Plan 2002

Policy STRAT DC 4 '*Development in Rural Opportunity Areas*' encourages, within Rural Opportunity Areas, small-scale developments on suitable sites that, in terms of siting and design, will visually integrate with the landscape and settlement pattern.

Policy STRAT DC 5 '*Development in Sensitive Countryside*' encourages small scale development to infill and rounding off sites, redevelopment and change of use of existing building.

Policy STRAT DC 8 '*Landscape & Development Control*' seeks to resist development with NSA's which has an adverse wider landscape or coastscape impact.

Cowal Local Plan 1993

Policy POL RUR 1 '*Landscape Quality*' seeks to resist prominent or sporadic development that would have an adverse environmental impact upon the *Kyles of Bute* National Scenic Area and requires development proposals to be assessed against the following criteria: Environmental Impact; Locational/Operational Need, Economic Benefit; and Infrastructure and Servicing Implications.

Policy POL RUR 13 '*Development in the Countryside*' seeks to support development in the countryside that are sensitive to and integrated with their surroundings.

Policy POL HO 10 '*Housing Development*' in the Countryside' seeks to encourage single or small-scale residential development in the countryside providing there are no infrastructure, servicing or environmental constraints. Particular attention will be paid to infill, rounding off and redevelopment opportunities related to existing development and landform.

Policy POL PU 3 '*Protection of Existing Properties with Private Services*' seeks to resist development that could have a detrimental effect on existing services (water and sewerage) to properties.

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

Policy LP ENV 9 '*Development Impact on National Scenic Areas (NSA's)*' seeks to refuse development in NSA's unless the integrity of the designation is not compromised and any adverse effects are outweighed by social or economic benefits of national importance.

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

Policy LP HOU 1 '*General Housing Development*' within Sensitive Countryside zones it is not considered to have general capacity to absorb any scale of new housing development in the countryside.

Policy LP SERV 1 '*Private Sewerage Treatment Plants & Wastewater Systems*' connection to public sewer will be a prerequisite of planning consents for all developments within the settlement unless demonstrated that it is not feasible for a technical or economic reason.

Policy LP SERV 4 '*Water Supply*' supports in principle for the use of private water supplies where a public water supply is not or could not be made available.

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

Note (i): **The applicable elements of the above Policies have not been objected too 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**

National Guidance

Scottish Planning Policy 3 '*Planning for Housing*' (2003) promotes housing development in the countryside that supports the rural economy, local services, embodies the principles of sustainable development and enhance the rural environment. Encouragement of careful attention to siting and the adoption of house designs which reflect the variations in landscape and building character found across Scotland. This document stresses the importance of factors such as appropriate design and layout, development form and landscape impact.

Planning Advice Note 72 '*Housing in the Countryside*' (2005) sets out key design principles which need to be taken into account when determining planning applications. This includes single house developments and important factors such as location within the landscape, woodland setting, layout, scale, design and materials. The PAN reinforces the need for Planning Authorities to determine planning applications taking account of the aforementioned principles in a clear and concise manner. The PAN also reiterates that design is a material consideration in determining planning applications.

(ii) SITE HISTORY

Outline Planning Permission (01-94-1008) granted on 20th February 1995 for the erection of a dwellinghouse in the northern part of the current application site.

Application for Reserved Matters approval (97/01422/REM) for a dwellinghouse refused on 6th February 1998 relating to matters of design, road safety, private water supply and septic tank.

Detailed Planning Permission (98/00865/DET) for a dwellinghouse refused at appeal on 29th June 1999. The refusal principally related to siting and design whilst the Reporter was not persuaded that the increased level of risk to the existing water supply would be so unreasonable that, in itself, it could form a justifiable basis for refusing Planning Permission.

An application for Detailed Planning Permission (05/02466/DET) for the erection of a dwellinghouse on the application site was withdrawn on 20th June 2006.

Planning permission 06/01314/DET granted on 11th October 2006 for the erection of a dwellinghouse and installation of septic tank, soakaway and underground oil tank.

(iii) CONSULTATIONS

Area Roads Manger (memo dated 3th September 2008): No objection subject to conditions and advisory information.

Area Environmental Health Manager (memos dated 4th & 18th September 2008): No objection subject to conditions regarding the proposed private water supply provision.

Scottish Water (letter dated 3rd September 2008): No objection. There are no public sewers in the vicinity of the development site. Water main has capacity to service this proposed development.

SEPA (letter dated 21st October & 17th November 2008): No objection. Initial concerns regarding potential flooding resolved.

Scottish & Southern Energy (letter dated 2nd September 2008): No objection subject to rerouting of overhead powerline.

(iv) PUBLICITY AND REPRESENTATIONS

Under Article 9 Neighbour Notification procedure and Potential Departure advertisement (expired 26th September 2008) and 'Bad Neighbour' advertisement (expired 19th September 2008), one letter of representation has been received from George Wylie (letter dated 2nd September 2008), *Lochhead Cottage South*, Ormidale, Glendaruel, Argyll, PA22 3AF. The points raised are summarised below:

- i. Both are large dwellings of inappropriate scale for the site.
Comment: See assessment below. The design and scale of both dwellinghouses is considered to be acceptable.
- ii. The general appearance of the two dwellings is not unattractive. However, northeast elevation gable of 'The House' is glazed by the inclusion of large windows on either side of a double glazed French door. While not quite a conservatory, one would not expect to find this in a sensitive rural infill site.
Comment: See assessment below. The design and scale of both dwellinghouses is considered to be acceptable.
- iii. Roof pitch angle of 45 degrees is out of keeping.
Comment: See assessment below. The design and scale of both dwellinghouses is considered to be acceptable.
- iv. Design of dwellinghouses clearly visible from main road.
Comment: See assessment below. The design and scale of both dwellinghouses is considered to be acceptable.

- v. The Cottage is extremely close to our home (Lochhead Cottage South) and with its alignment to mirror our house we feel this seriously threaten the setting of our home.

Comment: The position of this dwellinghouse conforms to the surrounding built form.

- vi. We feel the close siting of The Cottage is invasive of our privacy.

Comment: There are no windows located on the south elevation of The Cottage or the north elevation of Lochhead Cottage to permit overlooking between both properties.

- vii. We feel that both the quality and quantity of both natural and direct sun light falling on our car port and gable end of our home.

Comment: The gable end and car port of Lochhead Cottage does not represent the principal elevation of this property. Importantly, this application site is located to the north of Lochhead Cottage and therefore it cannot interfere with direct sunlight falling on Lochhead Cottage.

- viii. Our house will be overlooked by the windows on the southeast elevation of The House.

Comment: The windows of The House are located in excess of 35 metres from the boundary of Lochhead Cottage. This is above the minimum standard of 18 metres as set out in Appendix A of the emerging local plan. There is no overlooking issue between these properties.

- ix. The Cottage is so close to our home that from a distance it would look like an extension to our home.

Comment: The distance between both properties is in excess of 8 metres, which is considered to be acceptable. Lochhead Cottage boasts a lean to log store/car port on its northern gable which extends to the dividing boundary. Importantly there are no windows located on the southern gable end elevation of the proposed dwelling and therefore no associated privacy issues.

- x. While the existing properties all face the road and run parallel to it, the strongly angled siting of 'The House' is in serious conflict to the natural flow and settlement pattern.

Comment: See assessment below.

- xi. Unlike most of the private water supplies in this area, this supply is not natural. It is totally man-made and artificial. Each of the present owners of the houses own a third share of the system. The tank is thought to hold sufficient capacity to hold just one days supply.

Comment: See assessment below.

- xii. Previous hydrologist's study commissioned by the Bute & Cowal Area Committee highlighted the general fragility of the supply and indicated the increased likelihood of failure if one additional dwelling was attached to it. Given the history attached to this suggestion, we consider it to be a serious non starter for a variety of reasons.

Comment: See assessment below.

- xiii. The two proposed dwellinghouses cannot be described as environmentally friendly as far as any private water supply is concerned. With the proposed developments combined total of 5 bedrooms and two shower rooms each with WC's, one would not have to be an expert to anticipate their considerable potential to consume a very large amount of water.

Comment: See assessment below.

- xiv. While opposed to any connection to the private supply we would not, in principle, be against the applicants seeking to join with the main system provided proper safeguards were put in place.

Comment: Scottish Water have confirmed that there is no public main within the vicinity of this site.

- xv. We are extremely surprised when the applicants decided against their on site, underground water supply. It does seem to us that the real 'solution' is under their feet. The bore hole is still in situ and is capped. Having spoken with the drilling company on site, we understand that the bore hole would easily supply the needs of both proposed dwellinghouses.

Comment: See assessment below.

APPENDIX B – RELATIVE TO APPLICATION NUMBER:08/01513/DET

PLANNING LAND USE AND POLICY ASSESSMENT

A. Settlement Strategy

The adopted Cowal Local Plan encourages single or small-scale residential development in the countryside providing there are no infrastructure, servicing or environmental constraints. Particular attention will be paid to infill, rounding off and redevelopment opportunities related to existing development and landform. This proposal represents acceptable infill development which respects the surrounding built form while there is not considered to be any adverse environmental or servicing constraints.

The proposal is consistent with Policy POL HO 10 of the adopted Cowal Local Plan 1993.

The site is in a Rural Opportunity Area (ROA) and a National Scenic Area (NSA) in the Argyll & Bute Local Plan Post Inquiry Modifications. The Council has resolved to treat such ROA designations as 'Sensitive Countryside' until a landscape capacity study has been undertaken of the ROA and its findings agreed by Council. Given the aforementioned, in terms of determining this planning application the site must be assessed as being located within 'Sensitive Countryside'.

In terms of Structure Plan Policy STRAT DC 5, there is a presumption in favour of 'small scale' development provided it is restricted to infill, rounding off, redevelopment or change of use of buildings. The proposed erection of two modest, traditionally designed dwellinghouses, centrally located within a cluster of three existing dwellinghouses represents, in principle, acceptable in-fill development, consistent with both the approved structure plan and emerging local plan.

The proposal is consistent with Policy STRAT DC 5 of the Structure Plan and Policy LP HOU 1 and Appendix E of the Argyll & Bute Local Plan Post Inquiry Modifications.

B. Location, Nature and Design of Proposed Development

The application site is located between two existing dwellings – *Tigh na Ruel* to the north and *Lochhead Cottage* to the south. It lies within the *Kyles of Bute* National Scenic Area and the A8003 road lies to the east of the site. To the west of the site, there is a steeply sloping wooded bank.

Both proposed dwellinghouses represent a traditional approach to design and are of an acceptable scale and massing. The dwellinghouses are vernacular in style with a natural slate roof while the walls will be finished in a traditional white wet dash render. Traditional timber windows and doors are to be installed and both dwellings include chimney features. '*The House*' boasts traditional designed dormer windows on the front elevation roof slope.

The location of both dwellings within the site and the position of windows ensures that the amenity and established levels of privacy to the adjoining properties is not compromised. Furthermore, the proposed conditions which require the submission of a detailed landscaping and boundary treatment schemes will ensure adjoining properties are adequately screened from this development.

The site is low lying and relatively flat, rising just 3.5 metres over a distance of more than 40 metres from the east to the west of the site. While this site is located within the Kyles of Bute NSA the proposal's wider landscape impact will be minimal and any such impact will be successfully absorbed by the wooded backdrop to the rear.

The proposal is consistent with policy LP ENV 19 and Appendix A of the Argyll & Bute Local Plan Post Inquiry Modifications along with the Sustainable Design Guidance 1 'Small Scale Housing Development'.

C. Natural Environment

The site is located at the northern end of the Kyles of Bute NSA at the head of Loch Ruel, for landscape character description see Section D below.

It is considered that this proposal will not have an adverse impact on the wider landscape within this nationally designated area. This is not a prominent, high level site in the open countryside but a low lying infill site within an existing cluster of buildings. The wooded back drop at the rear of the site will ensure that these modest dwellinghouses are successfully absorbed into the surrounding landscape.

The proposal is consistent with Policy STRAT DC 8 of the adopted Structure Plan, Policy POL RUR 1 of the Cowal Local Plan and Policy LP ENV 9 of the Argyll & Bute Local Plan Post Inquiry Modifications.

D. Landscape Character

The landscape character of the Kyles of Bute comprises a mix of 'Craggy Upland', 'Steep ridgeland and Mountains', and 'Open Ridgeland' as outlined in the Argyll and Bute Firth of Clyde Landscape Character Assessment (1996).

The area combines deeply enclosed passages of sea, scattered with islands, diverse mixed woodland on lower slopes, opening on higher ground to reveal a mix of smooth steep ridgeland and rocky roughly undulating hill country. These elements combine to create a great sense of visual drama of contrasting scale and form.

The description of the Kyles of Bute NSA notes the striking views, which are offered over three arms of water from the mainland hills and high degree of enclosure, which confer an appearance of peaceful calm on these narrow waters, which underlies their physical beauty.

E. Road Network, Parking and Associated Transport Matters.

Both properties will be served from a single access on to the A8003. Parking and tuning for two cars per dwellinghouse are provided on site.

The Area Roads Manager has raised no objection to this application subject to conditions to ensure required visibility splays are maintained along with the submission of a flood risk assessment to ensure that increased run-off to the existing culverted burn within the site can be accommodated.

The proposal is consistent with policy TRAN 4 of the Argyll & Bute Local Plan Post Inquiry Modifications.

F. Infrastructure

Water Supply Another significant issue at this site has been the private water supply. It is proposed to utilise a private water supply by abstraction of water from the existing burn.

At the time of the application for Detailed Planning Permission (ref: 98/00865/DET) in June 1998, the intention to connect to the private water supply that served existing dwellings was central to the acceptability of the proposal. Consideration of the application was continued at a number of Bute and Cowal Area Committees, initially to allow the submission of a hydrologist's report on behalf of the applicant and latterly due to concerns regarding the qualifications of the Water Consultant that had been employed by the applicant. Ultimately, the Council commissioned a report by a suitably qualified hydrologist whilst the applicant appealed to the Scottish Executive on the basis that the application had not been determined within the prescribed time period.

In respect of the water supply issue, and on the evidence before him (including the Council-commissioned report), the Reporter was not persuaded that the increased level of risk to the existing water supply would be so unreasonable that, in itself, it could form a justifiable basis for refusing Planning Permission. The appeal was dismissed. However, this was principally on the grounds of siting and designs (see above).

Planning permission 06/01314/DET proposed to not utilise the existing private water supply but rather to draw water from a borehole within the confines of the application site. In the light of concern as to the reliability of water supply from the burn, a borehole drilled on behalf of a previous applicant found potable water at a depth of 4 metres which the drillers considered demonstrated an adequate supply if supplemented by a water storage tank.

While specific objections have been raised by the owners of Lochhead Cottage regarding the use of the private water supply (see Appendix A, section iv above) it is considered that the points of concerns can be adequately addressed by the recommended conditions of the Council's Environmental Health Manager. These seek to ensure that there is no loss to the quality and quantity of water supplied to the neighbouring properties of both *Lochhead Cottage* and *Tigh na Ruel*. The conditions will seek, in the first instance, to the use of the capped borehole within the site as the preferred water source.

Private Sewerage System It is proposed to install a private foul drainage system via partial filter and soakaway system to an existing outfall to the shore. Scottish Water has confirmed that there are no public sewers within the vicinity of the development site while SEPA have raised no objection to the proposed foul drainage system.

The proposal is considered to be consistent with policy POL PU 3 of the Cowal Local Plan and policies LP SERV 1 and 4 of the Argyll & Bute Local Plan Post Inquiry Modifications.

CONCLUSION

It is considered that the proposal represents acceptable infill development within an existing cluster of buildings. The modest, traditional design of both dwellinghouses is entirely acceptable while the landscape impact of this development can be successfully absorbed into the surrounding environment.