

24 February 2009

Reference Number: 08/00662/DET
Applicants Name: Ecos Construction Ltd.
Application Type: Full Planning Permission
Application Description: Erection of new children's home and residential development for 34 dwellinghouses, 52 flats and conversion of Dunclutha House to form 3 flats with an overall provision for 25% affordable housing.
Location: 113 Marine Parade, Kirn, Dunoon

SUPPLEMENTARY REPORT 1

(A) INTRODUCTION

Further to the completion of the Area Committee Report dated 16th February 2009, I would wish to clarify the position with regards to the existing Dunclutha House which currently operates as a Children's Home.

(B) SUMMARY OF AMENDMENTS

Understandably, as Dunclutha House is an operational children's home the agent has not been able to access the building. The consequence of which, being that it has not been possible for an appropriate set of drawings to be completed in relation to this part of the proposal, which will result in a change of use of Dunclutha House from a children's home to private residential accommodation. The principle of which, is considered acceptable to Development Services.

However, having given it further consideration it is recommended that condition 24 is removed, which reads:

"This permission does not carry with it any consent for the demolition or alteration of Dunclutha House or its outbuildings"

It is also recommended that informative (v) which advises that a separate planning application would be required for the change of use. In this respect, the part of the application relating to Dunclutha House is being treated as a Change of Use without the full details due to the operational issue outlined above. It is however necessary for the Planning Authority to approve the details of the Change of Use and as such it is recommended that condition 24 be replaced with the following:

"Prior to the change of use of Dunclutha House taking place full details of the internal and external alterations required to change the property into three flats in the form of existing and proposed floor plans, elevations, roof plans, together with plans identifying associated curtilages, parking and turning areas shall be submitted to and approved in writing by the Planning Authority".

Reason: *"For the avoidance of doubt as no such details have been submitted"*

(C) CONCLUSION

With exception to the changes as detailed above the recommendation in the Area Committee Report dated 16th February 2009 (date signed by reviewing officer) remains the same.

Author: Arlene Henderson 01546 604375
Reviewing Officer: Neil McKay 01546 604172

Date: 24.02.09
Date:

Angus J Gilmour
Head of Planning