

Reference Number: 09/00180/DET
Applicants Name: Seavision (Scotland) Ltd
Application Type: Detailed
Application Description: Alterations to internal access road layout and car parking provision (relative to planning permission 06/00589/DET); formation of new access road, land reprofiling works and infill to facilitate private vehicular parking areas (partially retrospective).
Location: Clyde Cottages, Colinton, Reading Rooms & Holy Loch Marina, Rankins Brae, Sandbank, Dunoon.

SUPPLEMENTARY REPORT

(A) FURTHER INFORMATION

A late representation has been received from the David & Anne Simpson of Miller Cottage, Sandbank (e-mail dated 28th April 2009). This representation has raised a number of issues summarised below:

- i. The access road was originally to be provided to allow rear access for residents of the Clyde Cottages, Colinton and the Reading Rooms. It now appears that this is also going to be used as a car park.

Comment: Planning permission 06/00589/DET boasts a total of 124 car parking spaces upon reclaimed land running behind Miller Cottage to Clyde Cottages. This application seeks to provide an access road to Clyde Cottages, Colinton and the Reading Rooms through the approved car parking area but will lead to a total reduction of car parking spaces within this area of the site to 109.

- ii. As acknowledged by the Council, Miller Cottage sits lower than all of the other houses along the shore so this will have a greater impact on us than anyone else.

Comment: It is considered that the land reprofiling works directly adjacent to this property and the required landscape/screen planting will safeguard established levels of amenity afforded to this property.

- iii. There are 10 car park spaces immediately behind our house.

- a) Any cars parked here will further reduce any views we have, if it is a lorry or HGV then this will reduce our view even more.
- b) At night they will be able to see straight into our living room
- c) During the day they will be overlooking straight into our garden and our house.

Comment: The car parking arrangement approved by virtue of planning permission 06/00589/DET boasts the nearest car parking spaces to this property at 30 metres. This revised application vastly improves the configuration of the car parking layout within this area of the site with the nearest space now being some 35 metres away from Miller Cottage. In addition, a condition will be attached to the planning permission requiring the submission and approval of a landscaping/screen planting scheme for the land between the car parking area and adjacent properties. This scheme must be fully implemented prior to the first use of the car park.

- iv. The other 14 car park spaces adjacent will also serve to interrupt our view.

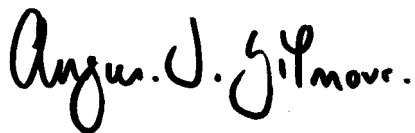
Comment: The impact of a development upon a view is not a material planning consideration. This application does however propose to re-grade infill material directly adjacent to Miller Cottage to help improve outlook from this property.

- v. Car parking spaces will be used by customers visiting the Oakbank hotel, this will see an increase in noise levels and rubbish which will collect in this area, whilst there is a requirement of the developer to provide signs to reduce access, these are located beyond the car parking, so will have no effect in minimising the above.

Comment: Car parking provision within the marina development is intended for patrons of the marina only. This application and the associated planning permission does not boast an access to the Oakbank Hotel.

(B) RECOMMENDATION

It is recommended that planning permission be **Granted** subject to the conditions and reasons together with '*notes to the applicant*' set out in my original report.



Angus J Gilmour
Head of Planning Services
28th April 2009

Author: John Irving
Reviewing Officer: David Eaglesham

Date: 28th April 2009
Date: