

**DEVELOPMENT SERVICES
PLANNING APPLICATION REPORT
Bute and Cowal Area Committee**

**Ward Number - 7 Dunoon
Date of Validity - 5 March 2008
Hearing Date - 30 July 2009**

Reference Number: 08/00489/DET
Applicants Name: F and G Developments Ltd.
Application Type: Full Planning Permission
Application Description: Erection of 12 dwellinghouses, detached double garage, formation of new vehicular access, car parking, turning and landscaping.
Location: Former Royal Hotel and Surrounding Land, Pier Road, Innellan.

SUPPLEMENTARY REPORT

(A) FURTHER INFORMATION

Since preparation of my report to the meeting of the Area Committee on 23 June 2009, the Argyll and Bute Local Plan has made further progress and is now published as the Argyll and Bute Local Plan Proposals for Adoption (June 2009). Although the assessment of this application is unchanged, the recommended reasons for refusal have been revised accordingly

(B) RECOMMENDATION

It is recommended that Planning Permission be **REFUSED** for the revised reasons set out overleaf.

**Angus J Gilmour
Head of Planning
23 July 2009**

Author: Arlene Henderson 01546 604375
Reviewing Officer: David Eagesham 01369 708608

**Date: 23 July 2009
Date: 23 July 2009**

REASONS FOR REFUSAL RELATIVE TO APPLICATION: 08/00489/DET

1. Whilst the principle of development on this site is acceptable, the proposal as submitted represents overdevelopment of the site by virtue of its unsympathetic density and layout which would be unduly dominant on the site and detrimental to the character of this part of Innellan. The plot density of 1 unit per 0.12 acres (approx) is far greater than the existing plot densities of 1 unit per 0.37 acres (approx) of existing development in the immediate North Campbell Road area: consequently, the proposal by virtue of this density, the proposed number of garden subdivisions, the proposed/required number of parking spaces, the proposed/required adopted road and other areas of hardstanding combine to create a proposal which represents overdevelopment in the context of the surrounding North Campbell Road settlement pattern and as such would not integrate successfully with its immediate surroundings and result in a cramped and incongruous development. Accordingly, such a development with its resulting density, its particular plot and access layout and number of houses would be contrary to the principles of sustainable development and of protecting and enhancing the quality of the environment and established settlement pattern which has a significantly lower density. As such this proposal is contrary to the provisions of: Policies STRAT SI 1 'Sustainable Development', STRAT DC 1 'Development Within Settlements' and STRAT HO 1 'Housing – Development Control Policy' of the Argyll and Bute Structure Plan 2002; Policies HO 8 'Infill, Rounding-Off and Redevelopment' and BE 9 'Layout and Design of Urban Development' of the Cowal Local Plan 1993; and Policies LP ENV 19 'Development Setting, Layout and Design' in particular Appendix A: Sustainable Siting and Design Principles which requires any new development to respect the immediate adjoining townscape, which in this case is the second tier of development to the rear of North Campbell Road and LP HOU 1 'General Housing Development' of the Argyll and Bute Local Plan Proposals for Adoption (June 2009), as well as Argyll and Bute Council's Sustainable Design Guidance, all of which presume against the nature of the development proposed.