

Head of Democratic Services & Governance  
Argyll and Bute Council  
Kilmory  
Lochgilphead  
PA31 8RT

Jacqueline Reynolds  
3 Montford Terrace  
Rothesay  
Isle of Bute  
PA20 9ER

27th December 2011

Dear Sir / Madam

**Reference: Local Review Body Reference: 11/0012/LRB.**  
**Planning Application Reference: 11/01506/PP**  
**Ground Flat, 4 Montford Terrace, Rothesay, PA20 9ER.**

Firstly I would like to state that my original letter of objection dated 23<sup>rd</sup> August 2011 still stands and I would like to submit this letter in response to the above mentioned Review dated 21<sup>st</sup> December 2011.

In point 7 of the Notice of Review the detailed reasons for the review are stated and I would like to address certain areas within that section.

#### **Balustrading**

I would be surprised that decking "just over 1 metre above ground level" could have the balustrading surrounding it removed not only for safety reasons but also to comply with Building Standards .

#### **Loss of Privacy**

It was stated that "there is no privacy to the ground floor flats owing to the way the terrace has been built", prior to the erection of the raised decking my flat enjoyed a good level of privacy which has now been removed due to the height of the decking built across the whole garden at number 4, there was no clear unrestricted views straight into my sitting room before this illegal decking was built so I now have no privacy at all if there is anyone on the decking.. Also if I were sitting on the bench in my garden it would be extremely uncomfortable due to the close and domineering proximity of this decking.

#### **Surrounding Properties**

The next reason states that "the decking has less impact on the eye than the derelict if not dangerous timber garage in the rear garden at 37 Craigmores Road", this garage is not relevant to this Planning Appeal in any form.

#### **Precedent**

This states that "this may be the situation in Montford Terrace but not in the Conservation Area". If Planning Permission had been sought before building it would have clarified what could or could not be built in the Conservation area at Montford Terrace and to ensure that what was built would not look out of place, and to my knowledge there is not other similar decking in the Montford area and therefore this decking would be setting a precedent.

The list of proposed improvements is in itself irrelevant, firstly:-

- If the decking is treated with green timber preservation fluid it shall not now or ever in any way look like grass or less intrusive.
- The black painted wrought iron fencing would in no way make the "jarring" look of this decking any better as the height of it is so overbearing.

I would strongly recommend that this decking be viewed by the committee to see that it is indeed extremely intrusive and has a detrimental impact on my privacy of which I would have none if this appeal was passed.

Please contact me for any further information that you may need or if you would like to visit me in my sitting room to see just how badly affected my property is by this one metre high structure.

Yours faithfully

A handwritten signature in black ink that reads "J. Reynolds". The signature is written in a cursive, slightly slanted style.

**Jacqueline E Reynolds**