

Ref:
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ARGYLL AND BUTE COUNCIL
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OFFICIAL USE

11/01/12

Hazel Macdonald

12/0002/LEB

Date Received

NOTICE OF REVIEW

Notice of Request for Review under Section 43(a)8
of the Town and Country Planning (Scotland) Act 1997 and the Town and
Country Planning (Schemes of Delegation and Local Review Procedures
(Scotland) Regulations 2008

Important – Please read the notes on how to complete this form and use
Block Capitals. Further information is available on the Council's Website.
You should, if you wish, seek advice from a Professional Advisor on how to
complete this form.

(1) APPLICANT FOR REVIEW	
Name	MRS J. HENDERSON
Address	LYNN HOUSE
	GANAVAN ROAD
	OBAN
Postcode	PA34 5TU
Tel. No.	
Email	

(2) AGENT (if any)	
Name	Shauna Cameron Architect
Address	SELMA CHURCH
	BENDERLOCH
	OBAN
Postcode	PA37 1QP
Tel. No.	01631 720 215
Email	shauna.cameron@ argyllarchitects.co.uk

(3) Do you wish correspondence to be sent to you or your agent

(4) (a) Reference Number of Planning Application 11/01801/PPP

(b) Date of Submission 19 September 2011

(c) Date of Decision Notice (if applicable) 16 November 2011

(5) Address of Appeal Property

LAND AT LYNN HOUSE
GANAVAN ROAD
OBAN
PA34 5TU

(6) Description of Proposal

Site for Erection of Dwellinghouse

(7)

Please set out the detailed reasons for requesting the review:-

The reasons for refusal by the Council were Site Size, Settlement Pattern and Precedent. The applicant requests a review to counter these reasons as noted below:

1. Site Size: The site is 288m²; the proposed house footprint is 77m² - this can comfortably accommodate a living room, kitchen, 2 bedrooms, shower room and utility room at ground floor level [this is the maximum size allocated by the Scottish Office for a 2-bed house]; the drive, parking and turning area is 83m²; this leaves 128m² private open amenity space, 25% above the A&BC Local Plan 2009 minimum standard. This development will not result in an unacceptably high density of development and is therefore not contrary to either Structure (STRAT DC1) or Local plan policies (LP ENV 1, LP ENV 19)

Additionally there is open public land to the west of the site where a burn runs to the sea. This land also contains the public sewer so cannot be built on. This open area combined with the garden ground of the surrounding houses accentuates the open space around the proposed house, giving a similar impression to that of the existing built form. The resultant private open amenity space of the existing house [Lynn House] will be approximately 400m².

2. Settlement Pattern: The settlement pattern of the houses to the north and east of the site is linear (6 houses). These houses site several meters above the proposed site. However the overall settlement pattern of this area follows the road layout and the topography. Houses are clustered round cul-de-sacs and are orientated to run parallel with the road onto which they face. In a few plots houses sit at right-angles to the road to suit the steep topography.

The proposed development reflects the layout of the adjacent cul-de-sacs to the north and south [see the site layout showing orientation contained within the design statement] and is not at variance with the adjacent development pattern. The development is not backland development in the usual sense as the entire garden of Lynn House runs parallel to the public road. Therefore the development must be considered as infill and rounding-off as it reflects the overall settlement pattern of Ganavan Road development, and is in compliance with Structure (STRAT DC1) or Local plan policies (LP ENV 1, LP ENV 19)

3. Precedent: This is a unique site and there are no other sites of this type in the area that could be developed. The fact that the site lies at a substantially lower level than Lynn House and is accessed from the public road without affecting access to Lynn House supports this.

The plot size is similar to several other houses in this development. The layout of the houses and the topography has resulted in low levels of privacy between dwellings, but higher levels of amenity. This development will not affect this standard.

(8) If the Local Review Body determines that it requires further information on "specified matters" please indicate which of the following procedure you would prefer to provide such information :-

- (a) Dealt with by written submission
- (b) Dealt with by Local Hearing
- (c) Dealt with by written submission and site inspection
- (d) Dealt with by local hearing and site inspection

NB It is a matter solely for the Local Review Body to determine if further information is required and, if so, how it should be obtained.

(9) Please list in the schedule all documentation submitted as part of the application for review ensuring that each document corresponds to the numbering in the sections below:-

Schedule of documents submitted with Notice of Review (Note: 3 paper copies of each of the documents referred to in the schedule below must be attached):

No.	Detail
1	DRAWING NO: 11.25.01 – SITE & LOCATION PLAN
2	DRAWING NO: 11.25.02 – SITE SECTIONS
3	DESIGN STATEMENT – 4 PAGES
4	PHOTOS – 2 X A4 – WITH DESCRIPTION
5	
6	
7	
8	
9	
10	

If insufficient space please continue on a separate page. Is this is attached? (Please tick to confirm)

Submitted by
(Please Sign)



Dated

5 January 2012

Important Notes for Guidance

1. All matters which the applicant intends to raise in the review must be set out in or accompany this Notice of Review
2. All documents, materials and evidence which the applicant intends to rely on in the Review must accompany the Notice of Review UNLESS further information is required under Regulation 15 or by authority of the Hearing Session Rules.
3. Guidance on the procedures can be found on the Council's website – www.argyll-bute.gov.uk/
4. If in doubt how to proceed please contact 01546 604406 or email localreviewprocess@argyll-bute.gov.uk
5. Once completed this form can be either emailed to localreviewprocess@argyll-bute.gov.uk or returned by post to *Committee Services (Local Review Board), Kilmory, Lochgilphead, Argyll, PA31 8RT*
6. You will receive an acknowledgement of this form, usually by electronic mail (if applicable), within 14 days of the receipt of your form and supporting documentation.

If you have any queries relating to the completion of this form please contact Committee Services on 01546 604406 or email localreviewprocess@argyll-bute.gov.uk

For official use only

Date form issued

Issued by (please sign)

DESIGN STATEMENT
DWELLING, LAND WEST OF LYNN HOUSE, GANAVAN, OBAN

BACKGROUND

This application is for Planning Permission in Principle for one dwelling.

POLICY, SETTLEMENT STRATEGY & LANDSCAPE CHARACTER

The level site lies within the Oban Settlement Boundary of the Adopted Local. It is bounded to the west by a burn and the sloping garden ground of Teven Cottage, to the east by the existing dwelling, Lynn House, to the north by garden ground and to the south by Ganavan Road. The location of the plot is in keeping with the existing estate's settlement pattern.

The plot is set low within the landscape and all dwellings to the east and west set on considerably higher ground, set in mature gardens.

Under Policies STRAT DC 10 of the Structure plan and policies LP ENV 19 and HOU 1, infill development is acceptable providing certain criteria including avoidance of inappropriate densities are met.

This area of Ganavan is a mixture of large and small plots; some plots are large simply because of the steeply sloping ground where only limited development was possible. Where the land is level the house sites are considerably smaller. Foothills, Tor na Var, Heanish, Clairmont and Broomhill are examples of plots that are similar in size to the application site.

Many houses on Ganavan Road are of medium size but there are also several small houses in the area - see above.

The low lying location of the plot in relation to the surrounding houses, all at a higher level would not result in a visually inappropriate, dense development.

There are no other garden sites in the area that could be developed due either to access or landform issues, therefore no precedent would be set for overly dense development.

While the built form to the immediate east and west is linear, this is not the case on much of the estate. At corners, changes in ground level and in cul-de-sacs, the built form is not rigidly linear. Additionally due to the considerable variation in levels throughout this estate, the settlement pattern is unreadable except in plan form.

In conclusion, the proposed plot is similar in size to many of the existing plots in this area and will in terms of siting and design be consistent with the local settlement pattern. Additionally the plot is considerably lower than any of the

surrounding houses and with careful design an appropriate dwelling that will not adversely impact on the surrounding built form, can be achieved

INFRASTRUCTURE AND ACCESS

All infrastructure services are available; mains water, a public sewer, electricity and BT services run past the site; access from public road exists that complies with Roads Department requirements with regard bell mouth and visibility splay - Policies LP Tran 4 & 6.

DESIGN

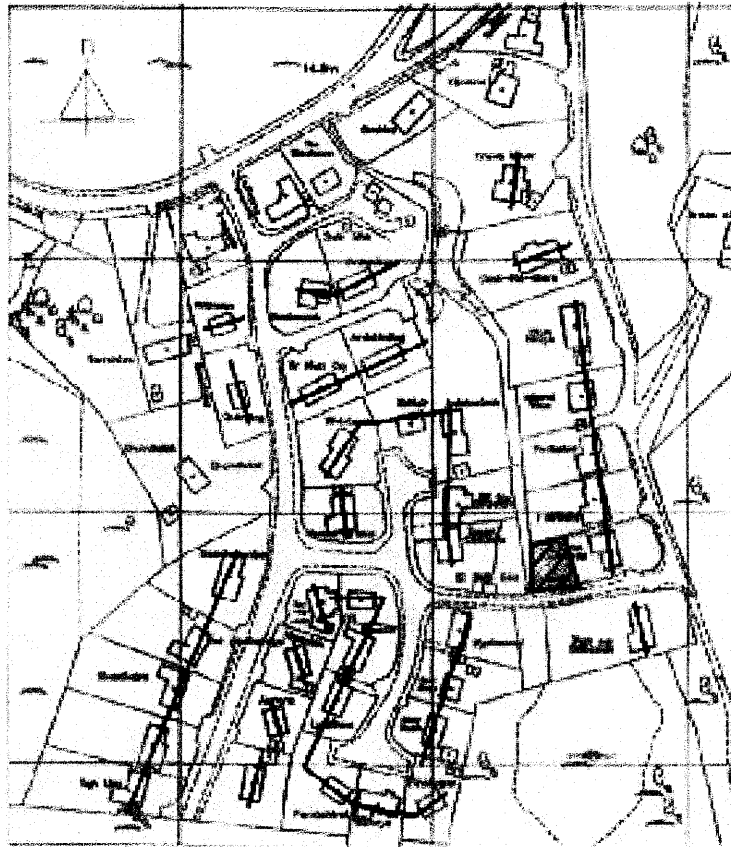
The design of the proposed dwelling will be in accordance with the A&BC Sustainable Design Guidance (2006).

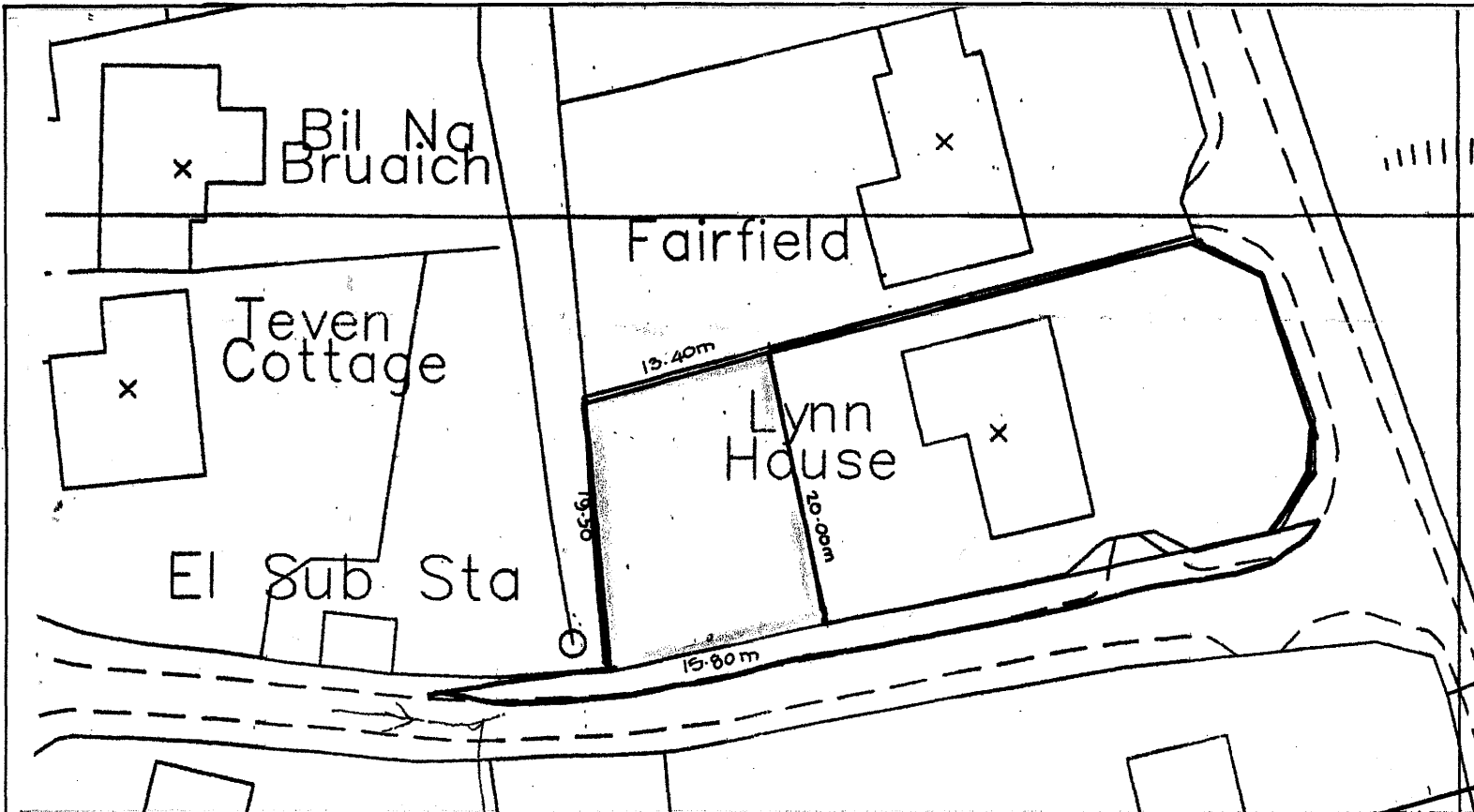
ADDENDUM

Please refer to the submitted photographs and site sections

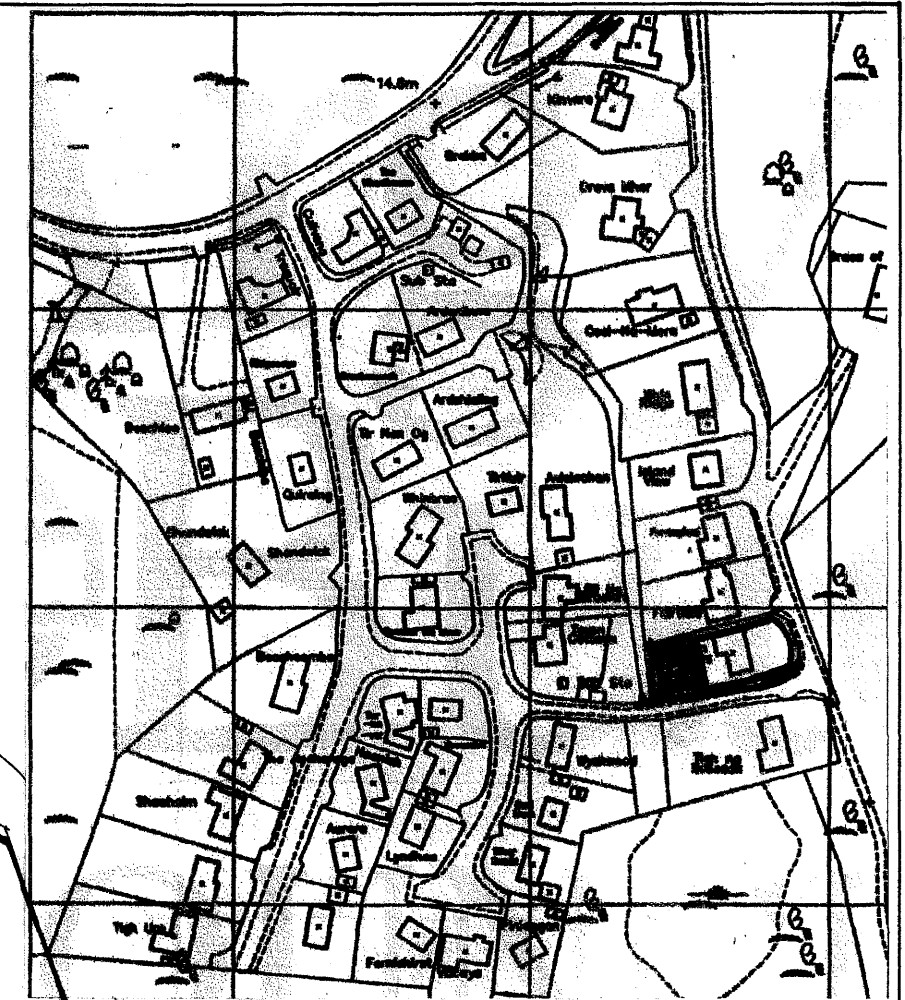
It is clear from the above documents and the previously submitted design statement and plans that the proposed plot sits at such a low level as to have no adverse impact on the surrounding houses, their amenity, privacy and setting; that Lynn House has a large and usable garden to both front and rear above the retaining wall that bounds the plot; that the plot is unique within this area of Ganavan Road in both location and setting; that its development will not create a precedent for garden or tandem development.

red lines show orientation of dwellings in this area.
plot shown hatched in black

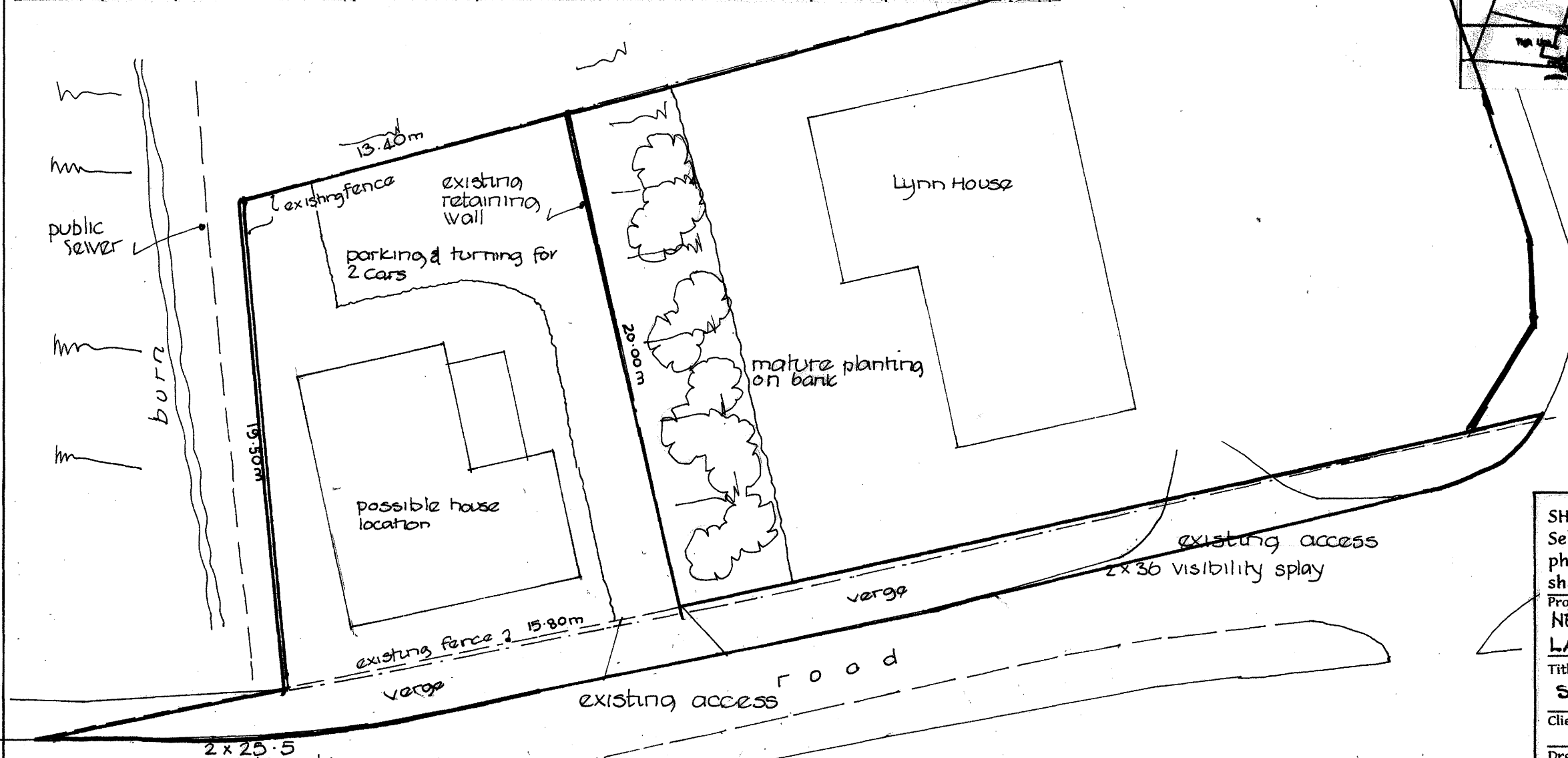




• site plan 1:500 •



• location plan 1:2500 •



• site plan 1:200 •

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Project:
NEW DWELLING
LAND E of LYNN HOUSE, GANAVAN RD OBAN

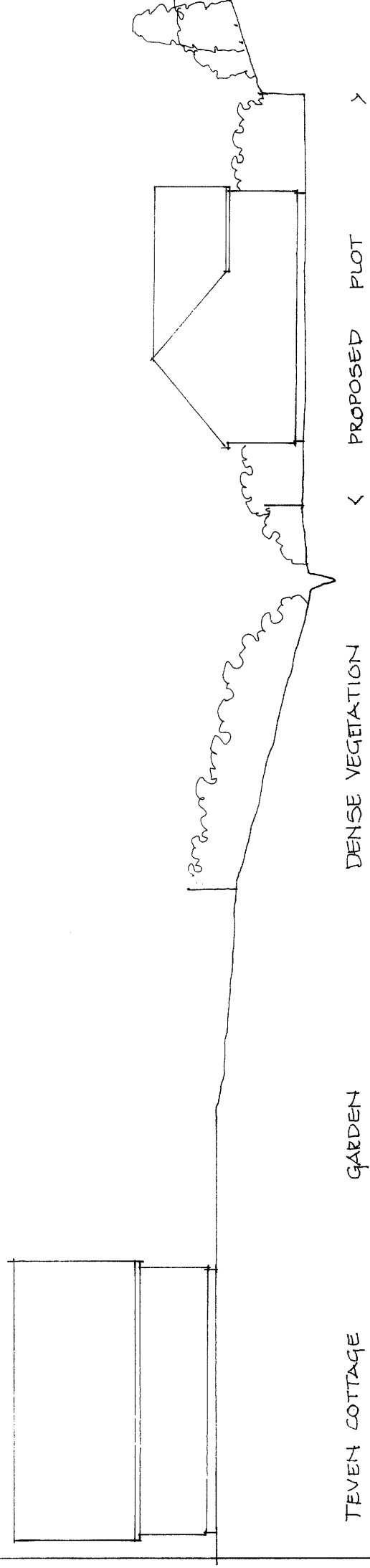
Title:
SITE PLANS - LOCATION PLAN

Client:
J. WATSON - HENDERSON

Drg no: **11.25.01** Rev: Drawn by: **SK**

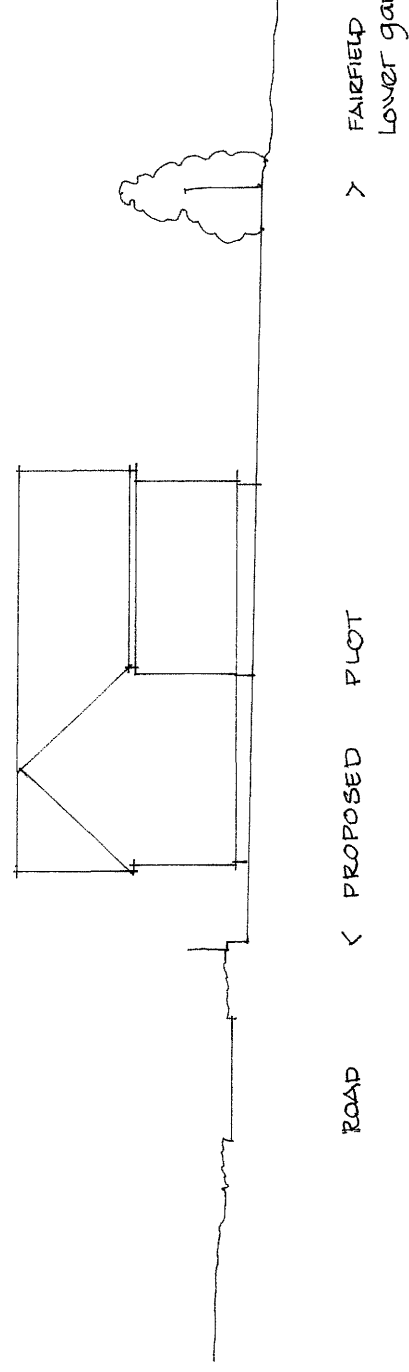
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1:200 1:500



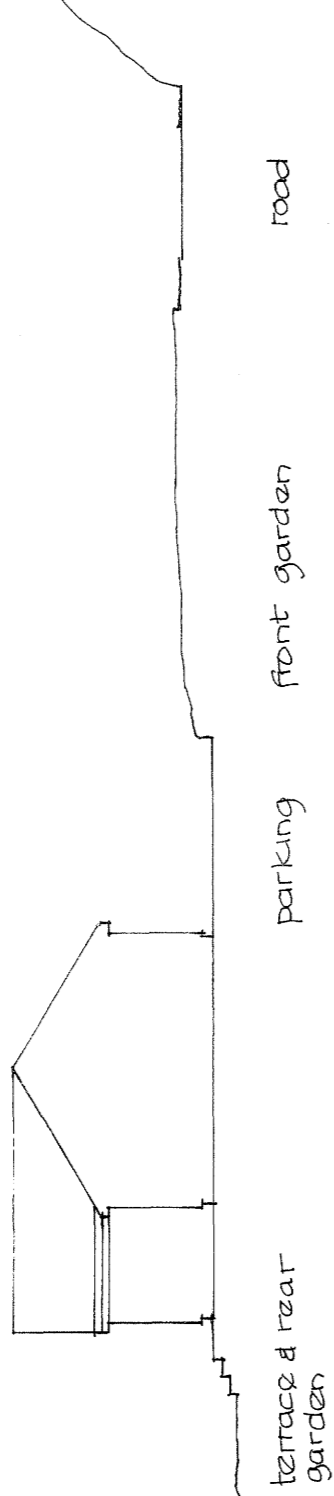


difference in floor levels
 plot > Lynn house 3/3.5m
 plot > teven cottage 2.5/3m.

• site section west - east •



• site section south - north •



LYNH HOUSE

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Project:
 NEW DWELLING LAND S. OF LYNH HOUSE
 GANAVAN ROAD OBAN

Title:

SITE SECTIONS

Client: J WATSON - HENDERON

Drg no: 11.25.02 Rev: JM



Scale: 1:200 Date Oct '11