

**ADDITIONAL INFORMATION for
ARGYLL AND BUTE COUNCIL LOCAL REVIEW BODY
from
APPELLANT'S AGENT**

**ERECTION OF DWELLINGHOUSE, GARDEN GROUND OF LYNN HOUSE,
GANAVAN REF: 11/01801/PPP**

Additional information regarding

1. PLOT SIZE:

Argyll & Bute Adopted Local plan 2009 Appendix A states:

Open Space/Density: *all development should have some private open space ideally a minimum of 100 sq m), semi-detached/detached houses (and any extensions) should only occupy a maximum of 33% of their site, although this may rise to around 45% for terrace and courtyard developments.*

The proposed house footprint of this development achieves **25%** more than the ideal minimum private open space – 125 sq m.

The proposed house foot print, of this development occupies **26%** of the site.

It is unacceptable that where the Local Plan states an ideal minimum or a maximum percentage, that the Planning Department should arbitrarily decide that some developments must supersede these requirements.

Additionally a significant number of (small) existing houses in the cul-de-sacs to the south east of this development have been granted permission for substantial extensions where the resultant private open space, after parking and turning is subtracted, is similar in area to the proposed development.

2. LP HOU 1:

The proposal does not conflict with this policy.

3. Policy TRAN 4:

12 houses already use this road to access their properties.

The Roads Department has not asked for the existing private access road to be adopted.

The private access road is existing, not new.

The road is finished to a high standard with a black-top finish – similar to the standard required or adopted roads (see attached photographs). One additional house will have no significant adverse impact on the use or condition of the road.

The refuse lorry, oil tankers etc. use this road to access the 12 existing houses.

The upkeep costs by will be divided among 13 households.

This application does not conflict with TRAN 4