

Development and Infrastructure Services

Director: Sandy Mactaggart

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25th May 2010

Our Ref: SG/DC/15
Your Ref: Staunton-1246-015
Contact: Steven Gove
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James Houston
Architect
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Ayrshire
KA25 7AY

Dear Sir

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
ERECTION OF DWELLINGHOUSE, LAND ADJACENT TO ARDARE, COLINTRAVE**

Thank you for your letters dated 3rd March and 1st April 2010 in respect of the above.

Since our correspondence in May 2009, the Argyll and Bute Local Plan 2009 has been adopted (in August 2009). Under this plan, the site that is the subject of your enquiry is designated as 'Countryside Around Settlement'. Policy LP HOU 1 presumes in favour of residential development within such a designation providing that the development is small in scale (i.e. less than five units) and would be located on infill, rounding-off, change of use or redevelopment sites. There are further provisos in that the development should not result in undesirable forms of settlement coalescence, the extension of the established settlement boundary or ribbon development.

The site that you have identified is located between two residential properties (*Milton Wood* and *Ardare*) and is presently woodland. In your proposed site plan, you are identifying the removal of a relatively small number of trees to facilitate the route of the access and driveway and the erection of the dwellinghouse itself. Providing that tree removal is restricted to that shown, it is considered that the wooded nature of the site would be retained. On this basis, it is considered that an argument could be reasonably made that the site represents an infill development between two existing residential properties and that the wooded nature of the site would be retained.

In terms of the design of the proposed dwellinghouse, you have shown two types. In my opinion, I would consider that the design submitted with your letter dated 3rd March 2010 was more appropriate. The second design might appear somewhat dominant in terms of its scale and massing. I would draw your attention to the introduction, in August 2009, of a requirement for applications for Planning Permission in National Scenic Areas to be accompanied by a Design Statement. I have enclosed some guidance on Design Statements for your information.

If an application for Planning Permission is ultimately submitted, the road safety, water supply and foul drainage issues relating to the proposal will also require to be examined in consultation with the relevant bodies.

*Hope above to be of assistance
Yours faithfully*

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Steven Gove

Development Manager.

