



JAMES HOUSTON
Architect

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Staunton-1246-023

Development Services
Argyll & Bute Council
Dalriada House
Lochgilphead
PA31 8ST

2nd December 2010

Dear Sirs,

Proposed House at Colintraive.

Following instruction from our clients, we wish to apply for Planning Permission to build a new family home on their site just North of Ardare. We therefore enclose the following documentation for your consideration.

1. Application for Planning Permission
2. Locality Plan 1:1250 x 4
3. Topographical Survey of Site 1:200 x 4
4. Site Plan as Proposed 1:200 x 4
5. Floor Plans And Elevations 1:100 x 4
6. Design Statement and photographs
7. Cheque for Planning Fee £319.00
8. Cheque for Advertising Fee £150.00

We trust you will find the foregoing to be in order and look forward to hearing from you in due course.

Yours faithfully

James B.G. Houston

c.c. to client



Reference No:		
Application Type		
National	Major	Local

APPLICATION FOR PLANNING PERMISSION

Please send your completed application to: Planning and Regulatory Services, Dalriada House, Lochnell Street, Lochgilphead, PA31 8ST

The undernoted applicant hereby makes application for planning permission for the development on this form and on the accompanying plans. This form should not be used for applications for Planning Permission in Principle or an application for an approval of a matter specified in a condition, or Mineral Consent, Listed Building Consent, Conservation Area Consent, Advertisement Consent, Certificates of Lawfulness or Prior Notification as separate application forms are available for these.

Note: There is a simpler 'Householder' application form for domestic extensions, garages, dormers etc.

Important: Please check whether you also require a building warrant, or permission under any other enactment in addition to planning permission.

1(a) Applicant (IN BLOCK CAPITALS)	1(b) Agent (see note 1)
Full Name <u>MR NICHOLAS STAUNTON</u>	Full Name <u>JAMES HUSTON ARCHITECTS</u>
Address <u>STOCKFORD STAUNTON</u>	Address <u>2, SCHAWYND</u>
<u>10 SAVILLE ROW</u>	<u>KILBIRNIE</u>
<u>LONDON</u>	<u>AYRSHIRE</u>
Post Code <u>W1 S 3 PF</u>	Post Code <u>KA 25 7 AY</u>
e-mail	e-mail <u>mail@houstonarchitects.co.uk</u>
Tel No	Tel No <u>01505 68 2203</u>

2. Description of Proposed Development (see note 2)
PROPOSED NEW DWELLING HOUSE

3. Location of the land to which the development relates (see note 3)
(A) Postal address of development
.....
OR
(B) In the case where the land in question has no postal address, a description of the location of the land
VACANT LAND NORTH WEST OF ARDRE, COUNTRAVE

4. Use of site/buildings. Please specify the proposed use class in terms of the Town & Country Planning (Use-Classes) Scotland (Order) 1992
(A) Description of uses and operations to be carried out on the site or within the building(s)
.....
(B) Proposed days and hours of operation
N/A.
(C) Will the site/buildings be open to visiting members of the public? (tick as appropriate)
Yes No

5. Site/Floor area (complete as appropriate) (see note 5)

Proposed site area of the development (site edged red - taking account of the definition in the notes for guidance).....
 **2160 M²**

Floor area of building (including all floors) **240 M²**

6. Demolition (see note 6)

Will any buildings or structures be demolished in connection with the proposed development?

Yes No

If YES, identify the building(s) to be demolished on the site plan.

7. Is a claim of locational need or special circumstances being made (see note 7)

(A) Is a claim of locational need being made (as in the notes for guidance?) If YES, please give details in a covering statement. Yes No

(B) Is a claim of special circumstances being made, after reference to the accompanying notes for guidance, including croft or farm diversification. If YES, please give details in a covering statement. Yes No

8. Development affecting a Registered Croft (see note 8)

Does the site form part of a registered croft? Yes No

If so, please supply the croft registration number/reference _____ and show on a separate plan the croft boundary on edged in green

Has the croft been the subject of an operational plan approved or submitted to the Crofters Commission
 If YES, please supply a copy Yes **N/A.** No

Is there an existing croft dwellinghouse(s) within the boundary of the croft? Yes No

If YES, please show the position of the dwellinghouse(s) on the separate plan of the croft boundary

9. Housing development applications (including affordable housing) (see note 9)

For each housing development application please specify the following information:

(A) Types (please tick as appropriate)

Houses	<input type="checkbox"/>	No. of units	<input type="text"/>
Flats	<input type="checkbox"/>	No. of units	<input type="text"/>
Croft houses	<input type="checkbox"/>	No. of units	<input type="text"/>
Other	<input type="checkbox"/>	No. of units	<input type="text"/>

N/A.

For other, please specify the type (i.e. sheltered housing)

.....

(B) Number of "affordable housing" units

The type and number of "affordable housing" units proposed for the site should be detailed below. It should be noted that any proposal for eight or more dwellinghouses will require a minimum of 25% "affordable housing" units and reference should be made to the Council's policy on affordable housing that is available from the website at argyll-bute.gov.uk

Houses	<input type="checkbox"/>	No. of affordable units	<input type="text"/>
Flats	<input type="checkbox"/>	No. of affordable units	<input type="text"/>

(C) (i) What is the means of providing the proposed affordable housing units (e.g. through a Registered Social Landlord)

.....

(ii) A phasing plan should be included to show at what stage(s) in the development the affordable housing will be provided.

APPLICATION FOR PLANNING PERMISSION

10. Licensed Premises (see note 10)

N/A.

(A) Are the existing premises used for the sale or consumption of alcohol under a licence granted in terms of the Licensing (Scotland) Act 2005? Yes No

If YES, please include a copy of the operating plan as submitted to and approved by the Licensing Board.

(B) Is it intended that the existing and/or proposed premises be used for the sale or consumption of alcohol under a licence granted in terms of the Licensing (Scotland) Act 2005? Yes No

If YES, please include a copy of the proposed operating plan that is to be submitted to the Licensing Board.

11. Access Arrangements (see note 11)

- No change New vehicular access
- Existing vehicular access to be used
- Existing vehicular access to be altered/improved
- Separate pedestrian access proposed

12. Parking Arrangements (See note 12)

- No change
- Number of existing on-site parking places
- Number of additional on-site parking places 3 +
- Only off-site park available
- In the case of off-site parking, the location of the parking:

13. Off-site access/road improvements (see note 13)

Is it intended to provide "off-site" access/road improvements? Yes No

If YES, please give a description of the improvements proposed, which should be included on the application site edged red

14. Drainage Arrangements (tick one box only) (see note 15)

- Connection to existing public sewer
- Connection to existing private sewer/septic tank Single septic tank or biodisc proposed
- Two or more septic tanks or biodiscs proposed Other type of private system (specify on plans)
- Please specify type of outfall for septic tank(s) or biodisc(s) outfall to burn

15. Water supply arrangements (tick one box only) (see note 14)

- Connection to existing public main Proposed connection to public main
- Existing private supply to be used Proposed private supply

Please identify the proposed private water supply source, any proposed pipes and storage arrangements on the Site Plan within the site edged in red.

16. Proposed Materials (Complete as appropriate) (see note 16)

Outside Walls: Material ROUGHCAST Colour IVORY.

Roof Covering: Material NAT. SLATE Colour BLACK.

Hard-standings: Material BITMAC Colour BLACK.

Access Roads/footways: Material BITMAC Colour BLACK.

Windows: Material WOOD Movement VERTICAL Colour IVORY.

17. Are any trees to be cleared from the site? (see note 17)

Not Applicable Yes No If YES, show details of trees to be retained/felled/replanted on Site Plan. SEE PLAN.

18. Commercial & Industrial Development (see note 18)

Nature of proposed Uses/Operations/Processes N/A.

Number of Employees: Existing Additional jobs created

Provision for Loading/Unloading

19. Tourist related Development (see note 19)

(A) Proposed type of tourist use(s) N/A.

(B) With respect to tourist related development, the type of accommodation proposed

Self contained units Caravans Tent pitches

In the case of hotels/boarding houses etc, number of bedrooms

Other

(C) During which months of the year will the accommodation be available?
.....

20. Landscaping

Is it intended to carry out landscaping within the site? Yes No

If YES, a separate scaled landscaping plan should be submitted giving details of the numbers, type, specification of all trees and plants to be included in the scheme, together with a planting schedule and maintenance proposals.

21. Woodland Management

Is it intended to carry out any Woodland Management as part of the proposal? Yes No

If YES, a separate scaled plan of the woodland should be included together with the proposed management plan, including felling, re-stocking, control of undergrowth and planting proposals.

22. Are any biodiversity improvements proposed? Yes No

If YES, a separate scaled plan of the proposed improvements and schedule of works should be included

THIS SECTION MUST BE COMPLETED IN EVERY CASE

Ownership Certificates under Regulation 15(2) of The Town and Country Planning
(Development Management Procedure) (Scotland) Regulations 2008

Does the land or any part of the land to which this application relates constitute or form part of an agricultural holding (see note (b) overleaf) YES NO

I HEREBY CERTIFY THAT 21 DAYS BEFORE THE DATE OF THE APPLICATION: (Tick one box only)

No person (other than the applicant) was the owner of any of the land to which the application relates, or an agricultural tenant. OR;	<input checked="" type="checkbox"/>
The applicant DOES NOT OWN all the land involved in the application site, but has given a copy of the requisite Regulation 15(1) Notice to the owner(s) (see note (a) overleaf) or agricultural tenant (see note (b) overleaf) of any part of the application site, who are listed below in Section A. OR;	<input type="checkbox"/>
The applicant has been unable to notify all owners / agricultural tenants of the application site, after having taken the measures detailed in Section B to identify them.	<input type="checkbox"/>

Those Notified in terms of Regulation 15(3) of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 are:

SECTION A

Name of Owner/ Agricultural Tenant	Address	Date Notified
.....
.....
.....
.....
.....

Details of the measures taken to identify notifiable parties in terms of Regulation 15(3) of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 who the applicant has been unable to notify under Regulation 15(1) of said Regulations:

SECTION B

.....

.....

.....

DECLARATION	
I hereby certify that I, the applicant/applicant's agent, have given correct and complete information and given the requisite notices to all parties who have a notifiable interest in terms of Regulation 15(1) of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008.	
SIGNED _____	DATE <u>30 NOV 2010</u>