

From: Gove, Steven [Steven.Gove@argyll-bute.gov.uk]
Sent: 10 February 2012 10:43
To: 'mail@houstonarchitects.co.uk'
Subject: Dwellinghouse, North West of Ardare, Colintraive (ref: 10/02077/PP)

Dear Jimmy,

I refer to our telephone conversation yesterday in respect of the above application.

I can advise that the Department is minded to refuse the application on the following grounds:

- The site is located within land designated as 'Countryside Around Settlement' in the Argyll and Bute Local Plan 2009. In the justification for Policy LP HOU 1 of the Plan, the issue of housing development within 'Countryside Around Settlement' is discussed. There is support in principle for small-scale housing on infill, rounding-off, change of use of building and redevelopment sites provided that this does not result in undesirable forms of settlement coalescence, the extension of the established settlement boundary or ribbon development.

In the case of your particular site, it is considered that a dwellinghouse would result in an extension of the established settlement boundary (which finishes at the property known as Milton Wood immediately to the north west) and would also extend the ribbon development along this part of the shore. For these reasons, the proposal would be contrary to Policy LP HOU 1, LP ENV 9 (Impact on National Scenic Areas) and LP ENV 19 (Development Setting, Layout and Design).

- Policy LP ENV 7 of the Local Plan relates to the impact of development upon trees and woodland. The site is covered by a Tree Preservation Order and it is considered that the erection of a dwellinghouse would impact adversely upon the wooded nature of the land which acts as a natural buffer between Milton Wood and Ardare. There is also concern that, if a dwellinghouse were to be approved, there would be pressure in the future to fell more trees within the site than is presently proposed thereby further eroding the wooded character.

These would be the principal reasons for refusal. At this moment in time, I would be grateful for your clarification as to how you and your client wish to proceed. In particular, I would ask whether you wish the application to be withdrawn or determined as submitted. If you wish to pursue the latter route, I would be grateful if you could provide any supporting information by the end of February 2012. If you do not wish to submit further information, I would ask that you confirm this as soon as possible to enable the application to be determined.

I look forward to hearing from you as soon as possible.

Regards,

Steven

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