

Ref:
AB1

ARGYLL AND BUTE COUNCIL
WWW.ARGYLL-BUTE.GOV.UK/**

OFFICIAL USE

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	John MacKay
Address	MacKays Garage
	Ledaig
	Tobermory
Postcode	PA75 6NR
Tel. No.	01688 302103
Email	

(2) AGENT (if any)	
Name	bari reid
Address	ambleside
	tobermory
	isle of mull
Postcode	PA75 6QA
Tel. No.	01688 302132
Email	bari@barireid.com

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

(4) (a) Reference Number of Planning Application
(b) Date of Submission
(c) Date of Decision Notice (if applicable)

(5) Address of Appeal Property

As Applicants Address

(6) Description of Proposal

Demolition of detached store and
erection of extension to existing
commercial garage

(7)

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

Please see written statement (attached)

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



(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.

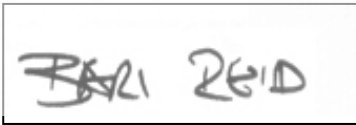
(9) Please list in the schedule all documentation submitted as part of the application for review ensuring that each document corresponds to the numbering in the sections below:-

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	Written statement
2	Planning application Drawing: Site information jm/62/001
3	Planning application Drawing: Existing elevations jm/62/003
4	Planning application Drawing: Proposed plan jm/62/004
5	Planning application Drawing: Proposed plan jm/62/005
6	Planning application Drawing: Existing plan jm/62/006
7	Planning application Drawing: SW elevations jm/62/007
8	Pre-Application advice letter
9	
10	

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

Submitted by
(Please Sign)



Dated

07/11/12

Important Notes for Guidance

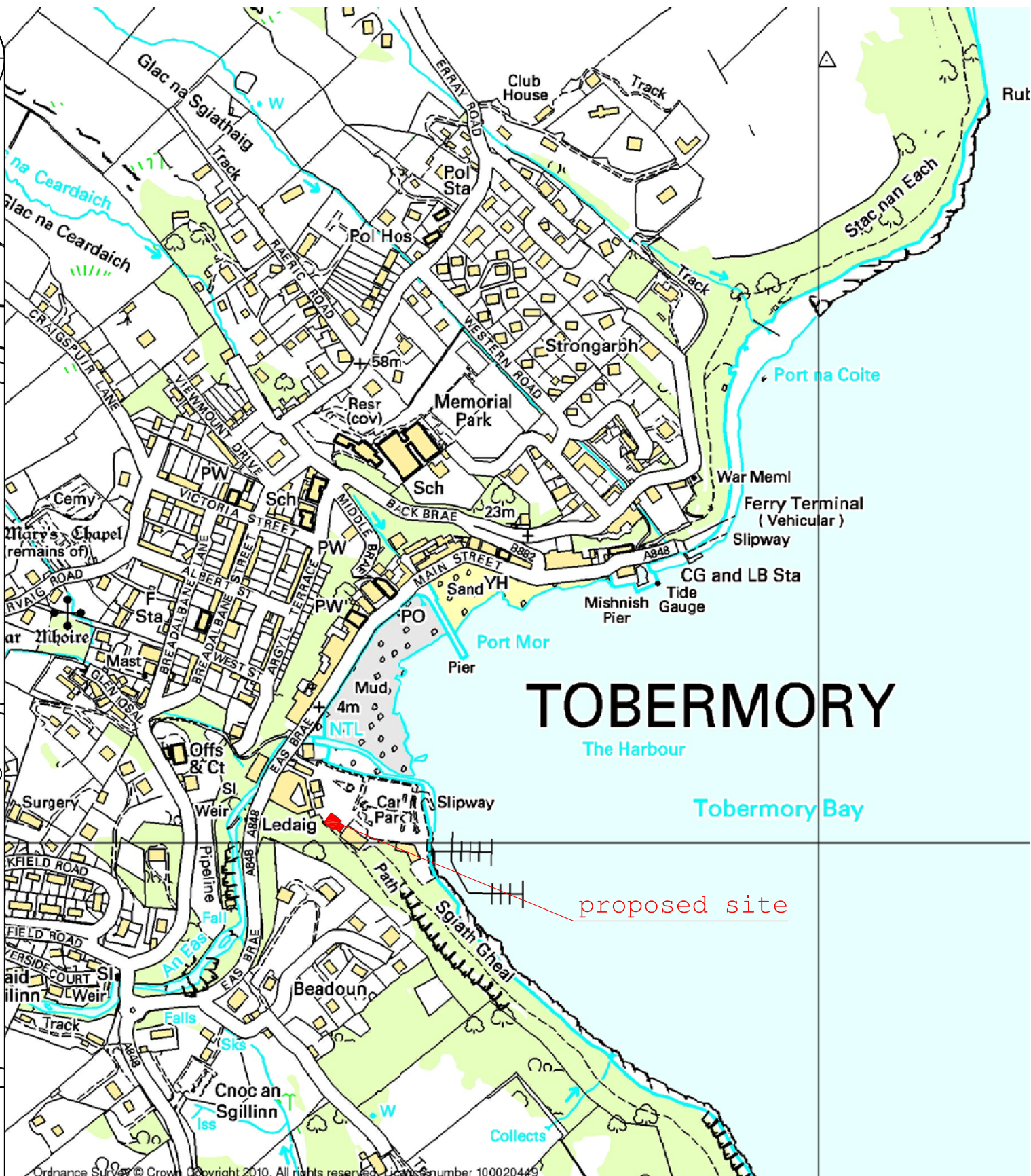
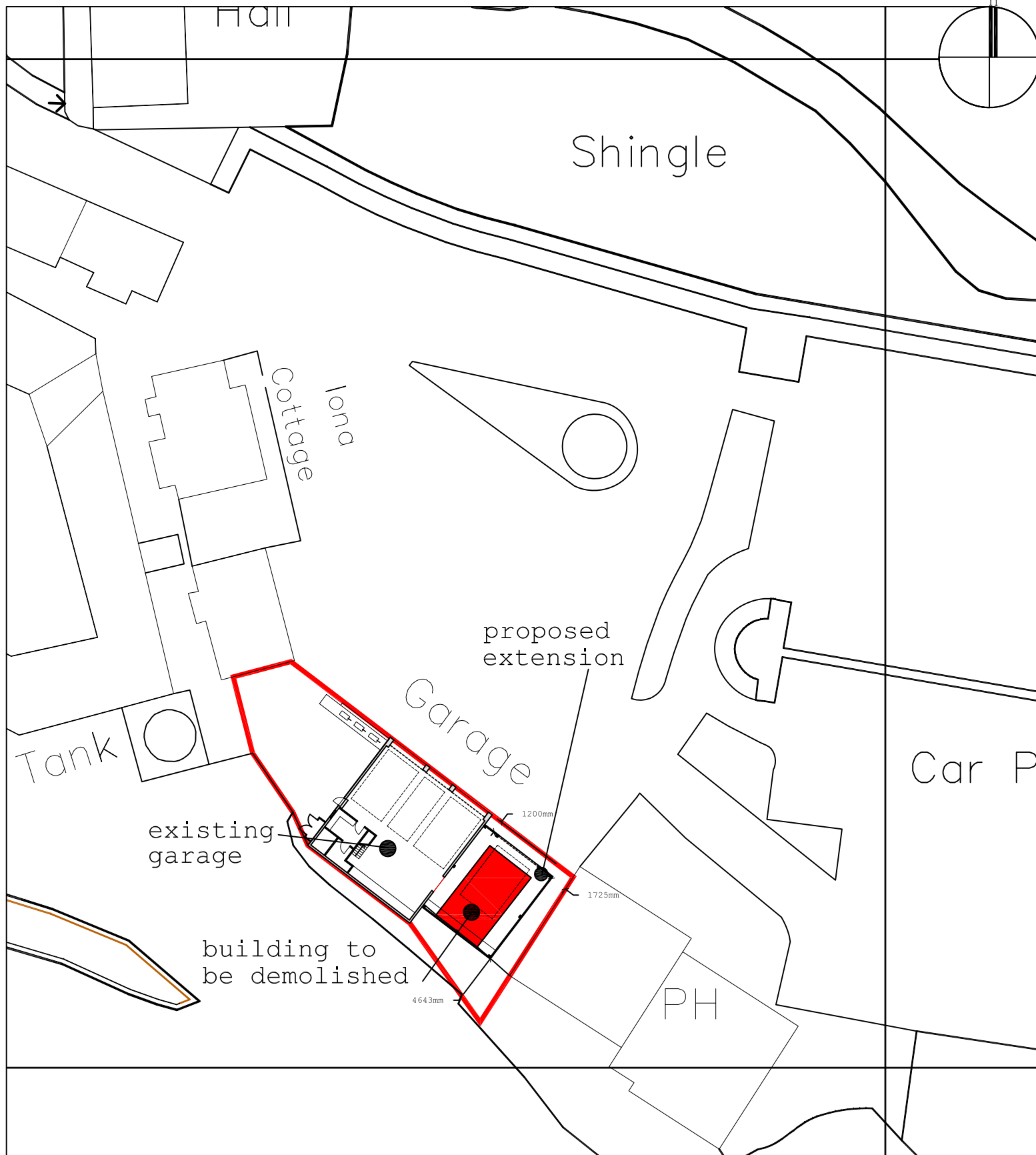
1. All matters which the applicant intends to raise in the review must be set out in or accompany this Notice of Review
2. All documents, materials and evidence which the applicant intends to rely on in the Review must accompany the Notice of Review UNLESS further information is required under Regulation 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 604392 or email localreviewprocess@argyll-bute.gov.uk

For official use only

Date form issued

Issued by (please sign)



site info
1:500

title: site info

scale: as noted @ a3

drawing: jm/62/001

project: extension @ mackays garage

Bar Reid
ARCHITECTURAL SERVICES

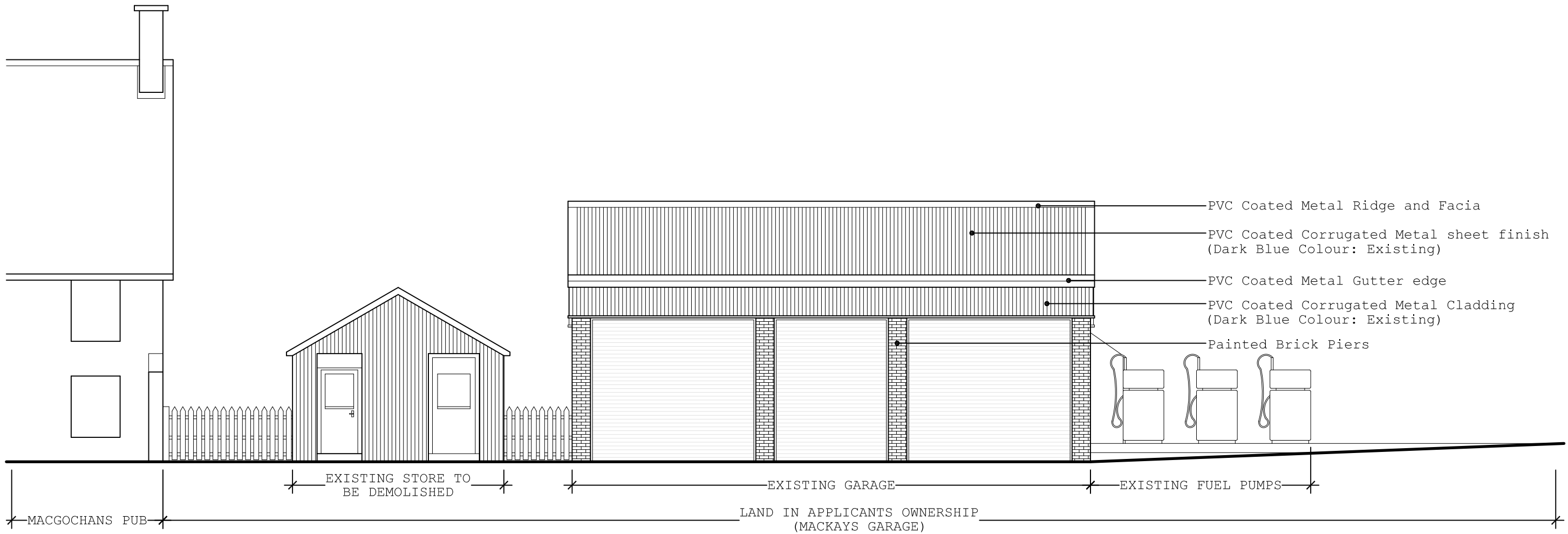
e: bari@barireid.com

t: 07899 802 602

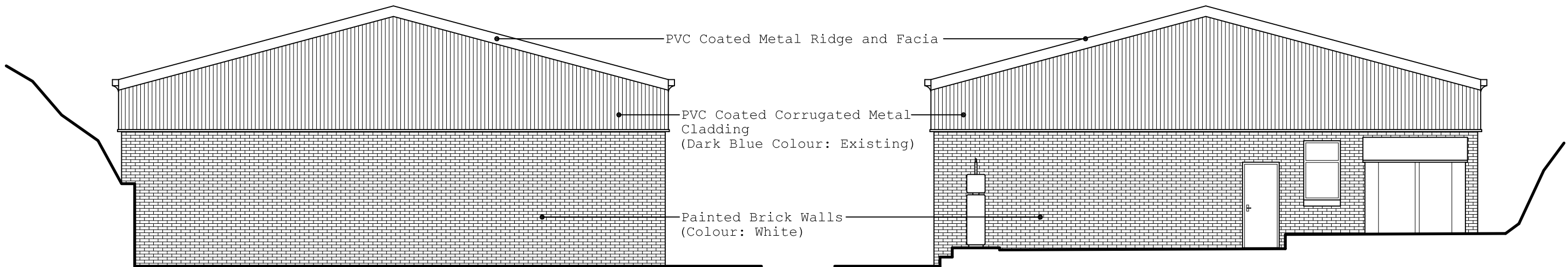
www.barireid.com

date:20/01/12





street elevation (ne) as existing
1:100



gable elevation (se) as existing
1:100

gable elevation (nw) as existing
1:100

title: elevations as existing

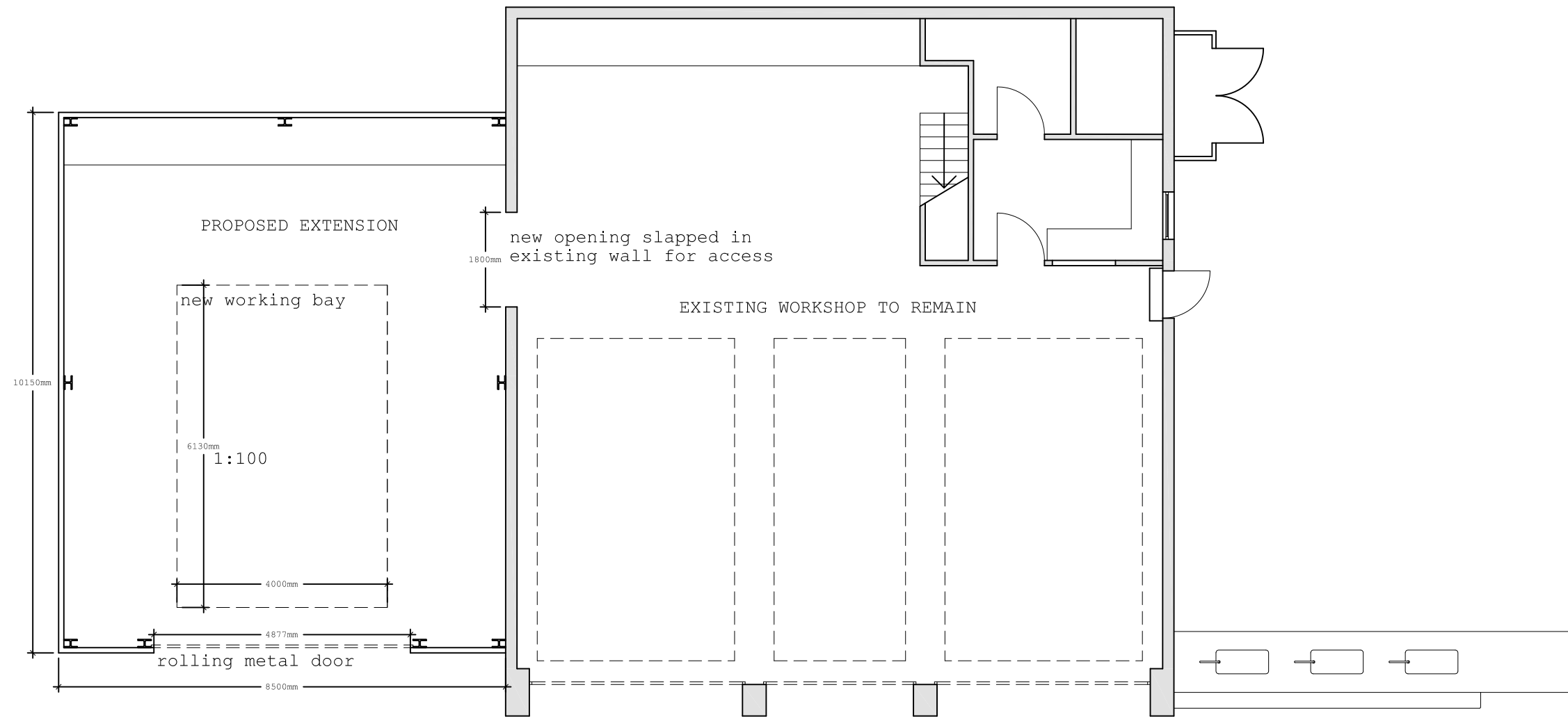
scale: 1:100 @ A3
drawing: **jm/62/003**

project: extension @ mackays garage

Barireid
ARCHITECTURAL SERVICES

e: bari@barireid.com
t: 07899 802 602
www.barireid.com
date: 20/01/12





ground floor plan as proposed
1:100

title: plan
as proposed

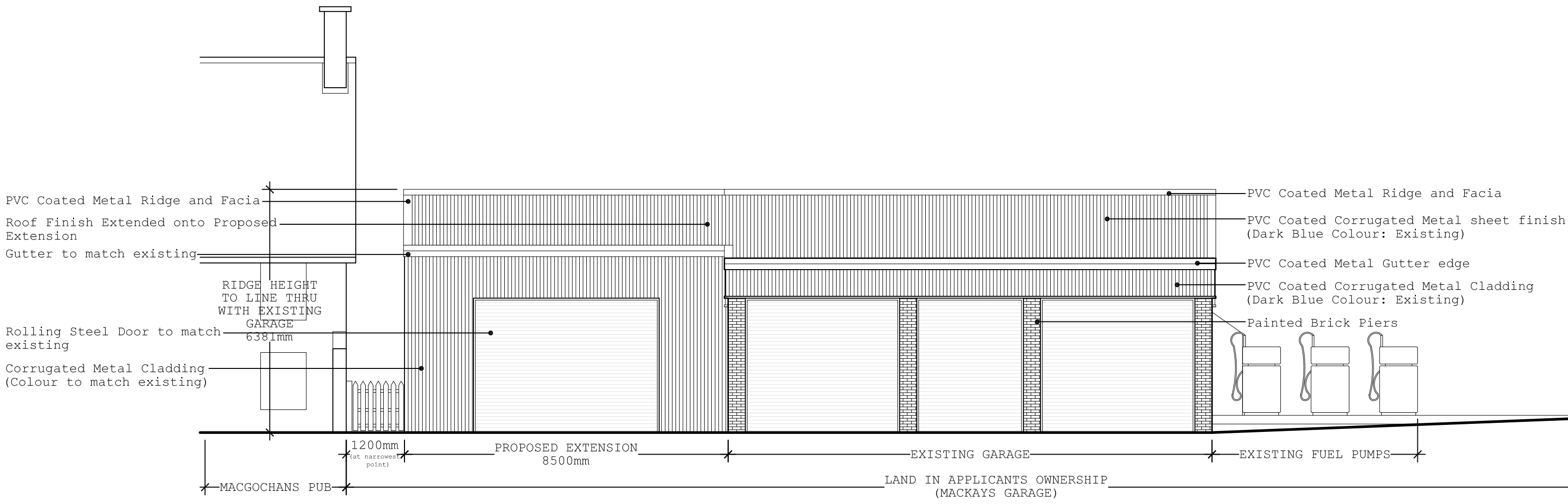
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drawing: **jm/62/004**

project: extension @ mackays garage

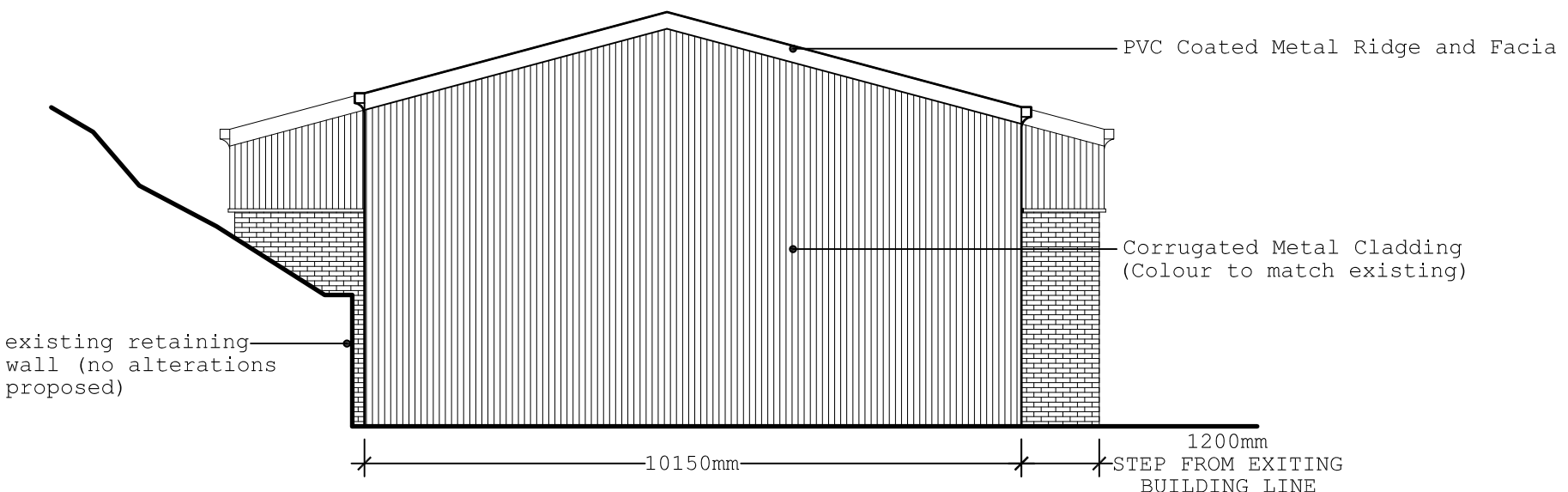
Barireid
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t: 07899 802 602
www.barireid.com
date: 20/01/12





street elevation (ne) as existing
1:100



gable elevation (se) as existing
1:100

SPECIFICATION:

SIZE:
8.5m LONG x 10.15m WIDE x 6.38 HIGH TO RIDGE (TO MATCH EXISTING) WITH A 15° ROOF PITCH

STRUCTURE: (TBC BY MANUFACTURER)

STANCHIONS: 254mm x 146mm x 31kg UB STANCHIONS

SUB STANCHIONS: 178mm x 102mm x 19kg UB INTERMEDIATE SUB STANCHIONS

RAFTERS: 203mm x 133mm x 25kg UB RAFTERS

RAFTER AND SIDE BRACING TO ONE END BAY.
KNEE BRACING TO EAVES

PAINTWORK FINISH:
ALL STEELWORK WILL BE SHOTBLASTED AND PAINTED WITH RED SEMI GLOSS FINISH.

PURLINS: (TBC BY MANUFACTURER)
TO SUPPLY 225x75 TANALISED TIMBER PURLINS BOLTED TO FRAME AT 1.375m CENTRES.
EAVES BEAMS TO BE 225x75 TANALISED TIMBER.

ROOF CLADDING:
0.7mm THICK PVC COATED CORRUGATED PROFILE STEEL SHEETS TO MATCH EXISTING INCLUDING RIDGE AND VERGE FLASHING WITH ALL NECESSARY FIXINGS.

RAINWATER GOODS:
EAVES GUTTER TO BE 170 ON THE SIDE WITH 1 No 110Ø DIAMETER DOWN-PIPES TO EACH SIDE. ALL GUTTERS TO BE PVC WITH RUBBER SEALED JOINTS FIXED TO EAVES BEAMS WITH PVC BRACKETS AT 1m INTERVALS AND PVC DOWN-PIPE CLIPS TO STANCHIONS.

CLADDING:
0.7mm THICK PVC COATED CORRUGATED PROFILE STEEL SHEETS ON 175x75 TANALISED TIMBER SHEETING RAILS.

DOORS:
1 No DOOR TO BE 4.877m (16') WIDE x 3.658m (12') HIGH ROLLING SHEET DOOR TO MATCH EXISTING
DOORS TO BE HUNG ON GALVANISED SLIDING DOOR TRACK WITH BOTTOM DOOR GUIDES.

title: elevations as proposed

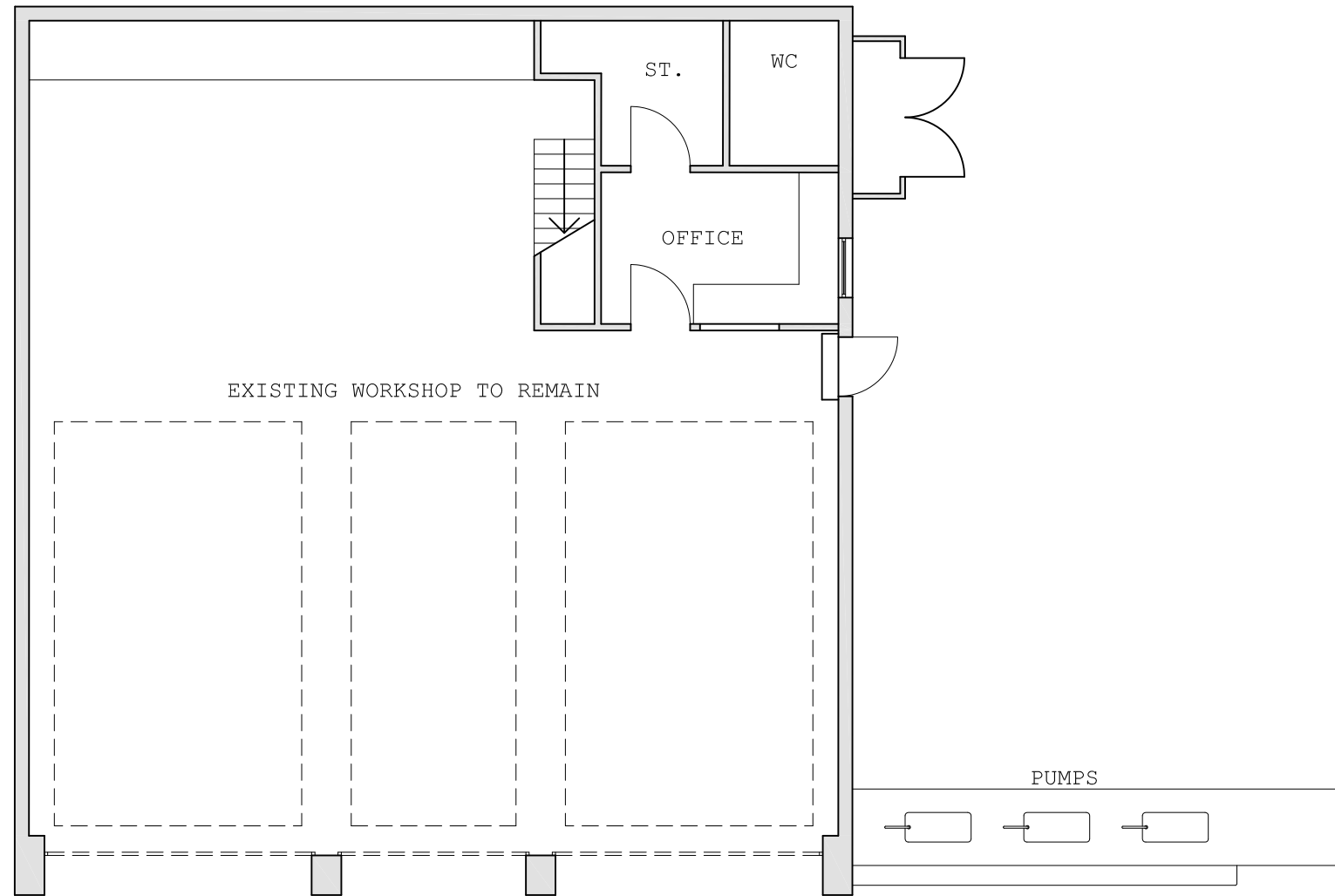
scale: 1:100 @ A3

drawing: **jm/62/005**

project: extension @ mackays garage

Barireid
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t: 07899 802 602
www.barireid.com
date:20/01/12



ground floor plan as existing
1:100

title: plan
as existing

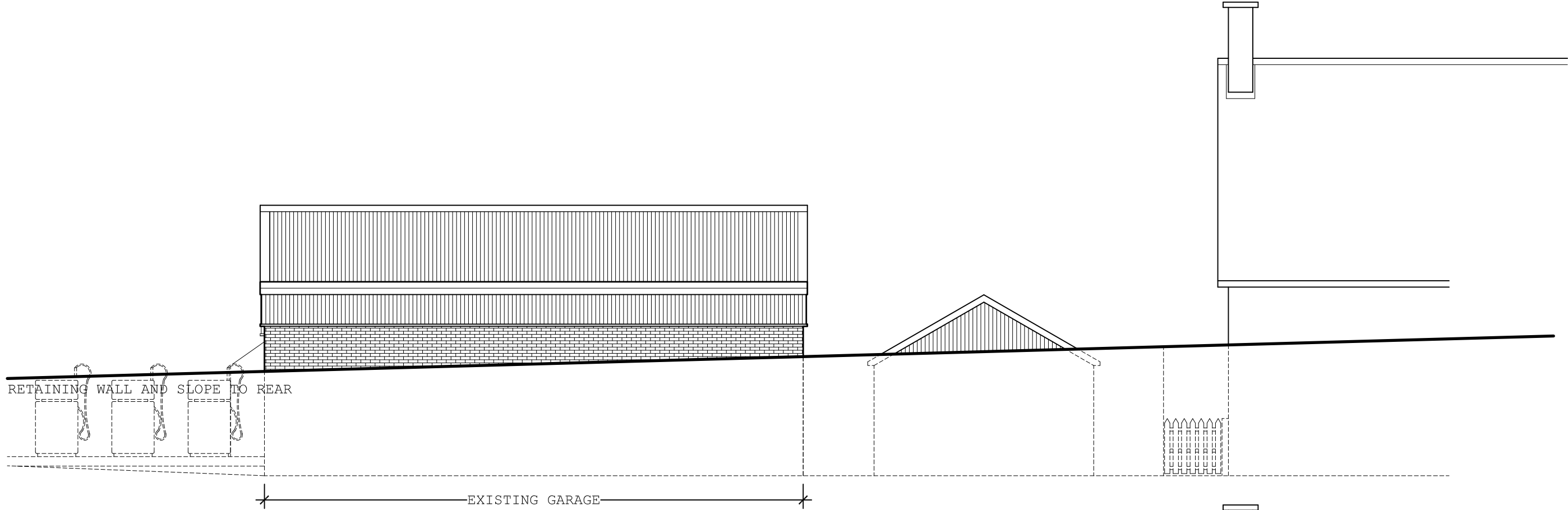
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drawing: **jm/62/006**

project: extension @ mackays garage

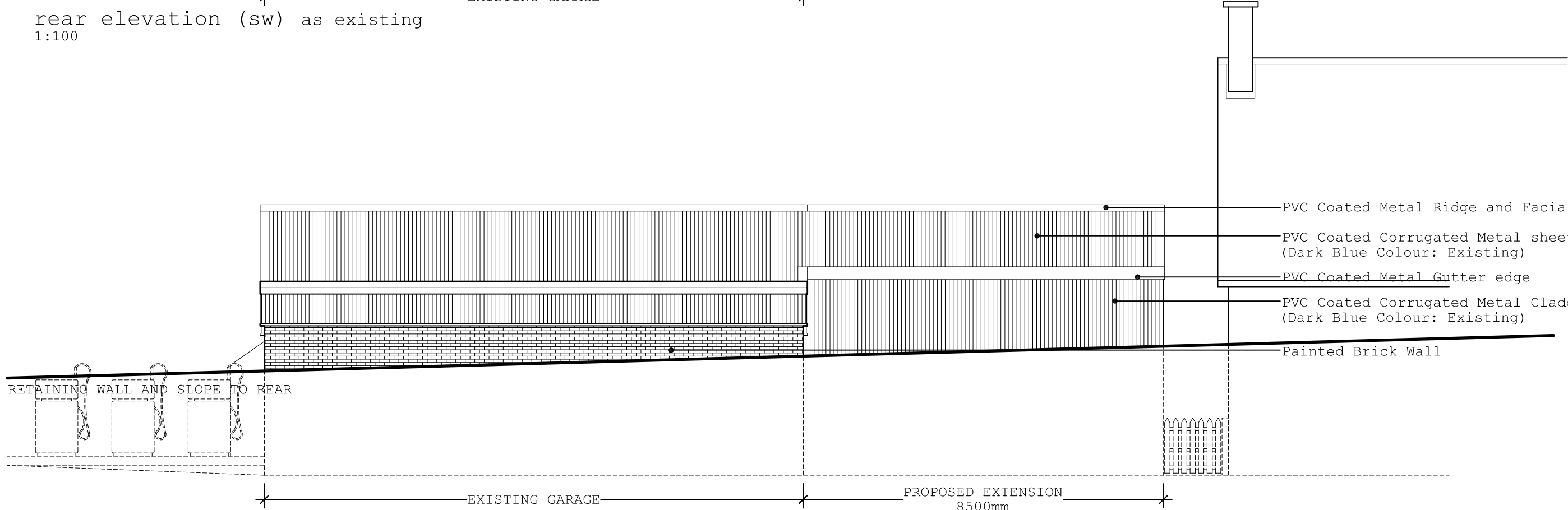
Barireid
ARCHITECTURAL SERVICES

e: bari@barireid.com
t: 07899 802 602
www.barireid.com
date: 20/01/12





rear elevation (sw) as existing
1:100



rear elevation (sw) as proposed
1:100

title: sw elevations

Barireid
ARCHITECTURAL SERVICES

scale: 1:100 @ A3

drawing: **jm/62/007**

project: extension @ mackays garage

e: bari@barireid.com
t: 07899 802 602
www.barireid.com
date:20/01/12



Development and Infrastructure Services

Director: Sandy Mactaggart

Bari Reid
Ambleside
Tobermory
Isle of Mull
Argyll
PA75 6QA

Development and Infrastructure Services
Municipal Buildings, Albany Street, Oban, Argyll,
PA34 4AW

Tel: (01631) 567968 **Fax:** (01631) 570366
e mail : fiona.scott@argyll-bute.gov.uk
Website: www.argyll-bute.gov.uk

Ask For: Fiona Scott
Our Ref: FMS/12/00217/PREAPP
Your Ref:
Date: 17 February 2012

Dear Sir

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
12/00217/PREAPP - PRE-APPLICATION ENQUIRY
DEMOLITION OF STORAGE SHED AND EXTENSION TO MAIN GARAGE
MACKAYS GARAGE, LEDAIG, TOBERMORY, ISLE OF MULL

I refer to your pre-application enquiry received on 30 January 2012.

In terms of the adopted Argyll and Bute Local Plan, the site is within the main town centre of the Settlement Zone of Tobermory where Policy STRAT DC 1 of the approved Argyll and Bute Structure Plan gives general support to developments serving a wide community of interest, subject to compliance with other relevant Local Plan Policies.

Policy LP ENV 1 assesses applications for their impact on the natural, human and built environment with Policy LP ENV 19 requiring developments to be sited and positioned so as to pay regard to the context within which they are located, with developments with poor quality or inappropriate layouts, including over-development, being resisted.

The site is also situated within the Tobermory Conservation Area where Policy LP ENV 14, Development in Conservation Areas, states that there is a presumption against development that does not preserve or enhance the character or appearance of an existing or proposed Conservation Area or its setting.

It is considered that the site represents a suitable opportunity to extend the existing garage premises without any significant adverse impact on the existing streetscene or wider Conservation Area. In the preparation of an appropriate design solution for the site, consideration should be taken of the above mentioned policies together with the guidance contained in Appendix A, Sustainable Siting and Design Principles, of the Local Plan.

Subject to a suitable design and appropriate finishing materials, I can advise that this Service would be supportive of a formal planning application for an extension to the garage premises.

Please note that this preliminary assessment is based on current information. In the event of a formal planning application being submitted, the Council must take into account views of consultees and representations from the public as appropriate. Any subsequent assessment must reflect this and may therefore differ from the initial assessment. Finally, the above is the view of Development Management and may not necessarily be that of the Planning Authority.

Thank you for contacting this Service with your enquiry.

Yours faithfully

Fiona Scott
Planning Officer
Oban, Lorn & Isles Area

