

Ref:
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ARGYLL AND BUTE COUNCIL
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OFFICIAL USE

18/12/12
F McCallum

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	Mr & Mrs J Coats
Address	69 Longrow
	Campbeltown
	Argyll
Postcode	PA28 6ER
Tel. No.	01586 553066
Email	Jimmy7777coats@hotmail.co.uk

(2) AGENT (if any)	
Name	
Address	
Postcode	
Tel. No.	
Email	

(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

Land South East of St Mary's,
Dalsmirren,
Southend
Argyll

(6) Description of Proposal

Site for the erection of a dwelling house

(7)

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

PLEASE SEE ATTACHED STATEMENT OF APPEAL

If insufficient space please continue on a separate page. Is this is

(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.

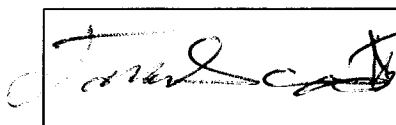
(9) Please list in the schedule all documentation submitted as part of the application for review ensuring that each document corresponds to the numbering in the sections below:-

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	Statement of Appeal
2	Drawing 12/100- PLANNING APPEAL
3	Photographs identified as View A through to View H
4	12/01692/PPP planning application forms and application drawings
5	12/01692/PPP Roads Department consultation response
6	12/01692/PPP ABC further correspondence
7	12/01692/PPP Report of handling and decision notice
8	07/01471/OUT (previous consent) Planning form, Planning drawings, Delegated report and Decision Notice
9	
10	

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

Submitted by
(Please Sign)



Dated

12/2/2012

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 604392/604269 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 604392/604269 or email localreviewprocess@argyll-bute.gov.uk

For official use only

Date form issued

11/12/12

Issued by (please sign)



Planning Application Appeal Statement

Ref: 12/01692/PPP

Proposal: Site for the erection of a dwelling house

Site: Land South East of St Mary's, Dalsmirren, Southend

The application is for Planning Permission in Principle and relates to a site which was granted Outline Planning Permission, 07/01471/OUT, in August 2007 for the erection of a dwelling house. The above application was effectively a renewal of this earlier permission, although the previous consent expired in 2010.

In terms of the planning officer's report of handling, please refer to the Planning Appeal drawing which indicates a photographic response to the assessment within the report of handling. The images and marked up location plan reflect the views that are identified within. These photographs can be sent individually if required.

The site is located within a clearing to a wooded area adjacent to Abhainn Breacairigh (river) at the base of a hill and is bounded to the north, south and west by mature trees and vegetation. The site is open to the East; however, this is adjacent to the public road and existing gated access to the site. The public road approach travelling from the north is of a downhill route to the south over a bridge then a ninety degree bend to the west which directly faces the site entrance, then another ninety degree bend to the south. This continues along the east fenced boundary of the site. The ground and road rise as the pass along this boundary with the site at a considerably lower level.

The attached drawing indicates views from specified points identified on the location plan to show the restricted views from the road travelling from the north. These views would have been available to the planning officer upon his site visit.

The planning officer states that the site is relatively open to the east and any development would be extremely visible from the approach road travelling from the north.

This is not the case and can be verified on site and as indicated by the photographs on the attached drawing, please find the following summary at each location:

Point A- View south to the valley floor with the site identified by the red outline. The site is barely identifiable from this location and obscured by trees along the road edge and further down the hillside. In the back ground the valley floor is visible.

Point B- Travelling south, the site is becoming into sight although is set against the mature vegetation and trees. Note the route of the public road and existing dwelling.

Point C- Site identified by the red outline and obscured by trees.

Point D- Travelling downhill with an existing dwelling to the left hand side and bridge just before the road bends to the right. The site is totally obscured by the trees.

Point E & F- View looking north from the junction with Amod Farm access road. The site is not visible due to the topography.

Point G- View looking south identifying the valley floor.

Point H- View looking north showing the valley floor and hills in the background.
The site is not visible.

The planning officer makes reference to the Landscape Capacity Study in particular to the areas suitable for development, 'Additional development in the more remote north west end of the valley around Amod would be possible. The proposed site is located to the north west end of the valley off the valley floor.

The location plan has been marked up to indicate, what would be a sensible approach to determining, the flat valley floor, hatched (green), based on the contours and levels as shown the ordnance survey map. You will note that the proposed site sits out with the 'flatter valley bottom'.

There is no open aspect to the south, north or west and restricted aspect to the east. To the south, west and north are mature trees and vegetation. The proposed site would have no impact on the wider open valley floor and views beyond.

The proposed site lends itself to rounding off of a cluster of housing. To the north west lies the existing dwelling, Dalsmirren and to the north east a recently erected dwelling (10/00564/PP). The route of the public road over the bridge, existing clearing, defined wooded areas and boundaries provide excellent scope for this rounding off and are much more apparent when viewed on site.

During the planning process no objections were submitted in respect of the above.