



**Development and Infrastructure Services**  
Director: Sandy Mactaggart

**Our Reference:** DL/12/01692/PPP

Mr and Mrs J. Coats  
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**Development and Infrastructure Services**  
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**Ask For:** David Love

**Date:** 17/09/12

Dear Sirs,

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997**  
**PLANNING APPLICATION – 12/01692/PPP**  
**SITE FOR THE ERECTION OF DWELLING HOUSE**  
**LAND SOUTH EAST OF ST MARY'S, DALSMIRREN, SOUTHEND**

Thank you for the submission of the above planning application.

The site is located within a Rural Opportunity Area (ROA) as per the adopted Argyll and Bute Local Plan 2009. Therefore the proposal is subject to the provisions of STRAT DC 4 of the approved Structure Plan 2002. This policy is generally supportive of small scale proposals in suitable sites across the ROA. In this instance the ROA was subject to a review through the Landscape Capacity Study for North and South Kintyre. This study was carried out by landscape architects on the behest of the Scottish Government reporter reviewing the local plan prior to adoption. The purpose of this review was to ascertain which areas within each ROA are suitable for development and which areas not suitable. In this instance the site is not considered suitable for development on the basis of long open and extensive views into the site which generally breaks with the settlement pattern of the area.

A copy of this document can be found on our website here <http://www.argyll-bute.gov.uk/planning-and-environment/rural-opportunity-areas-landscape-studies> selecting North and South Kintyre Landscape Capacity Study (Part 4) and 'South Kintyre 11'. The study places a focus entirely on the capacity of the landscape, in terms of its landscape character, the scenic quality of the area, and the potential opportunities provided by the landscape for appropriate new development

With the above in mind the proposal is not consistent with the provisions of the development plan and therefore I would recommend that the application is withdrawn.

Yours sincerely

David Love  
Senior Planning Officer