

**Delegated Planning Application Report**

**Reference No:** 07/01471/OUT  
**Applicant:** Mr Steven Jones  
**Proposal:** Site for erection of dwellinghouse  
**Site Address:** Land South Of Dalsmirren Southend By Campbeltown Argyll Southend  
Campbeltown Argyll And Bute

**CONSULTATIONS:**

Roads Mid Argyll Kintyre And Islay	19.09.2007	Recommended refusal as land required for the visibility splay appears to be outwith Applicant's control. Otherwise no objection subject to conditions. <i>(However, land required is in the applicant's control and may be conditioned)</i>
Environmental Services Mid Argyll	10.08.2007	No objection subject to condition.
Highlands And Islands Airport Inverness	20.08.2007	No objection.

**ADVERT TYPE:** Article 9 Vacant Land - 14 Days  
**CLOSING DATE:** 31.08.2007

**REPRESENTATIONS:** NONE

**ASSESSMENT:**

The proposal is an outline application for the erection of a dwellinghouse within the wider Kintyre countryside. STRAT 4 of the Kintyre Local Plan sets out a general presumption in favour of single and small scale residential development in the countryside where there are no adverse environmental effects or servicing implications. The site falls within a proposed Rural Opportunity Area within the Modified Finalised Draft Local Plan there have been no objections to this policy designation which would allow for small scale residential development appropriate to the landscape character and settlement pattern of the area.

The application site is some 0.3 hectares in area and is a low-lying, marshy plot of land bounded to the north and west by a burn within a deep wooded cutting, to the east by the existing public road and to the south by a wooded field boundary. The site has steeply rising land to the rear and an existing field access onto the public road.

Water shall be by connection to a new private supply; foul drainage shall be to a new septic tank and outfall.

The application site is located within a dip in the landscape in the wider area where existing development is sparse. The erection of a modestly proportioned dwellinghouse of traditional

---

design and materials at this particular location would not appear prominent nor be incongruous within the wider landscape setting and it is considered that although the capacity for further development in the immediate vicinity of the site is extremely limited, that the current proposal is considered to be consistent with Policy and with the provisions of PAN 72.

The comments of the area roads engineer are noted, but the existing access has reasonable unobstructed visibility onto this single track road and the application site is surrounded by an extensive land holding within the Applicant's ownership so the permission may be conditioned with the appropriate visibility requirements.

**RECOMMENDATION:**

It is recommended that planning permission be granted subject to the standard conditions and reasons and to the conditions and reasons attached.

**Author:**  
Tim Williams

**Dated:** 20.11.2007

**Reviewing Officer:**



**Dated:** 22.11.2007

#### **FURTHER CONDITIONS AND REASONS RELATIVE TO APPLICATION 07/01471/OUT**

4. Any details pursuant to Condition 1(a) above shall show a dwelling of local traditional design and finish which reflects the historical development of this locality and shall incorporate the following elements:-
- (i) The dwelling shall be no greater than single or one and a half storeys in height and shall have a gross floor area of no more than 150 square metres;
  - (ii) The window openings shall have a strong vertical emphasis;
  - (iii) The walls shall be finished in white or a recessive coloured render or in natural stone;
  - (iv) The roof shall be symmetrically pitched to at least 37 degrees and be finished in natural slate or a good quality substitute slate;
  - (v) The building shall be of a general rectangular shape and gable ended and shall be oriented to be adjacent to and to address the public road;
  - (vi) Any porches (which are encouraged in the design) shall have traditional "peaked" roofs;
  - (vii) Details of the proposed finished floor level of the dwelling relative to an identifiable fixed datum located outwith the application site;
  - (viii) Parking and turning for two vehicles within the site.

*Reason: In the interests of visual amenity, to reflect / retain the vernacular building traditions of the area and the existing settlement pattern and to secure a development of appropriate location, scale and character.*

5. Prior to the development commencing a full appraisal to the satisfaction of the Council as Planning Authority of the wholesomeness and sufficiency of the private water supply to serve the development shall be carried out by a qualified hydrologist to the satisfaction of the Council's Chief Protective Services Officer. Such appraisal shall include a risk assessment having regard to the requirements of Schedule 4 of the Private Water Supplies (Scotland) Regulations 2006 and shall on the basis of such risk assessment specify the means by which a wholesome and sufficient water supply shall be provided and thereafter maintained to the development. Such appraisal shall also demonstrate that the wholesomeness and sufficiency of any other supply in the vicinity of the development, or any other person utilising the same source or supply, shall not be compromised by the proposed development. Furthermore, the development itself shall not be brought into use or occupied until the required supply has been installed in accordance with the agreed specification and provided to the satisfaction of the Planning Authority.

*Reason: In the interests of public health and in order to ensure that an adequate private water supply in terms of both wholesomeness and sufficiency can be provided to meet the requirements of the proposed development and without compromising the interests of any other users of the same supply.*

6. The proposed access shall have visibility splays of 2.0 by 70.0 metres in each direction formed from the centre line of the proposed access. Prior to work starting on site these visibility splays shall be cleared of all obstructions over 1.05 metres in height above the level of the adjoining carriageway and thereafter shall be maintained clear of all obstructions over one metre in height to the satisfaction of the Planning Authority.

*Reason: In the interests of road safety.*

7. Prior to work starting on site, the access hereby permitted shall be formed in accordance with the Council's Highway Drawing No. G187 C with the bellmouth area

surfaced in dense bitumen macadam for a distance of 5 metres back from the existing carriageway edge and dropped kerbs formed to the satisfaction of the Planning Authority or as otherwise agreed in writing with the Planning Authority.

*Reason: In the interest of road safety*

8. The gradient of the driveway shall not exceed 1 in 15 within 4.5 metres of the edge of the existing carriageway and shall thereafter not be steeper than 1 in 7.

*Reason: In the interest of road safety.*

#### **NOTES TO APPLICANT**

The Council's environmental health officers may be contacted on 01546 604780 in connection with the requirements of condition 5 above.

The Council's roads engineers may be contacted on 01546 604655 in connection with the requirements of conditions 6 – 8 above. A Road Opening Permit under the Roads (Scotland) Act 1984 will be required for the formation of the access point. No drainage shall be discharged from the access onto the public road.