

HARBOUR MASTER, MELFORT, BY OBAN

12/0015/LRB

(PLANNING REF: 12/01624/PP)

Additional information required by LRB

The following density information has been limited to properties surrounding Fearnach Bay within the Sensitive Countryside and Rural Opportunity Area and does not include the strip of development within the Settlement Zone along the Degrish Road towards the main village of Kilmelford.

The Rural Opportunity Area has been significantly reduced by the approved Landscape Capacity Study approved by Members (see Appendix A).

An extract of the Local Plan is attached as Appendix B.

The survey also omits the three holiday developments of Melfort Pier, Melfort Village and Ardenstur. These developments have been shown on separate inset maps.

INSET MAPS	
Inset Map 1	Melfort Pier Long established holiday development
Inset Map 2	Melfort Village Long established holiday development
Inset Map 3	Ardenstur Long established holiday development

DENSITY SURVEY			
SITE	PLOT AREA	HOUSE & OUTBUILDING FOOTPRINT	% OF HOUSE TO PLOT RATIO
Application Site*	178 square metres	66 square metres	37 %
Site 1** Fearnach Bay House	3748 square metres	140 square metres	3.7 %
Site 2** Pier Cottages	1987 square metres	152 square metres	7.6 %
Site 3** Glenfearnach	9154 square metres	733 square metres	8 %
Site 4** Hazelwood Cottage	584 square metres	53 square metres	9 %
Site 5** Horse Park	1639 square metres	155 square metres	9.5 %
Site 6** Cullaloe Cottage	833 square metres	159 square metres	19 %

*Measurements taken from drawings submitted with planning application 12/01624/PP

**Measurements taken from Uniform spatial mapping system