

REVIEW REFERENCE NUMBER 12/0015/LRB

The Local Review Body dealing with the above review requested the Development Manager of Argyll & Bute Council to provide written information regarding the footprint and the area of private useable amenity space afforded to the residential unit and the footprints and areas of private useable amenity space of the larger house plots which were used as comparisons

Six sites have been listed and some are a considerable distance from Harbour Master which is the property under review.

Sites 4, Hazelwood Cottage and 5, Horse Park are well over 1000metres away using the private access to those properties.

Site 6, Cullaloe Cottage is also about 1000 metres away from Harbour Master.

The Development Department have failed to consider the four most relevant properties, ie. Those with permanent occupation which are closest to the property under review. Those properties are adjacent to Harbour Master and are listed below:

Pier East	Footprint 58m ² amenity area	None
Pier North	Footprint 37m ² amenity area	None
Pier West	Footprint 36m ² amenity area	None
Pier Master	Footprint 82m ² amenity area	100m ²

Digital Land Surveys Ltd carried out a detailed survey of Harbour Master and the footprint is 96m² and the plot area is 295m². The plan was submitted as document No. 4 when the request for a review was lodged. Therefore the amenity area is 199m².

The Planning Department has listed those areas for Harbour Master as 66m² for the footprint and 178m² for the plot area which is obviously not correct. The percentage of house to plot area is not 37% but 32.5%.

According to the guidelines normally used by the Planning Department that ratio of house to plot is more than acceptable. Many housing sites in the countryside have less amenity areas.

The Review Body is therefore requested to approve the removal of the Condition restricting occupancy.