

PLANNING & INVESTIGATIVE CONSULTANT

ALLAN MACASKILL

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21 February 2013

Mr Charles Reppke
Head of Governance and Law
Argyll & Bute Council
Kilmory
LOCHGILPHEAD PA31 8RT

Dear Mr Reppke

Review Reference: 13/0003/LRB

On behalf of my client, Mrs Lesley McPhail, I objected to the Planning Application Ref: 12/01783/PPP for the erection of a dwelling house at Lynn House, Ganavan Road, OBAN PA34 5TU.

I wish my letter (attached) to be included in the papers for the Review Body.

The applicant submitted a preliminary enquiry, applied for planning permission and then a Review, Reference 12/0002/LRB which were refused.

The Handling Report compiled by the Planning Department is excellent and the Policies listed for refusal are clear and unambiguous, contrary to Argyll & Bute Structure Plan 2002 Policy STRAT DC 1 and Argyll & Bute Local Plan 2009 Policies LP ENV 1 and LP ENV 19.

The letters of support are mainly from building contractors or suppliers and they do not address the policies which the Council have to consider.

Any applicant can file a list of contractors and building merchants willing to support a development in order that they can obtain business.

The Area Roads Manager has stated that commensurate improvements are required, however the required road widening and splays are located beyond the site boundary in the ownership of a third party.

The reasons listed in the request for a review are all dealt with in the Handling Report and the Review panel should dismiss the review.

Yours sincerely



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31 August 2012

Mr Stephen Fair
Area Team Leader/Planning Dept
Argyll & Bute Council
Municipal Buildings
OBAN PA34 4AW

Dear Mr Fair

**Ref: 12/01783/PPP – SITE FOR THE ERECTION OF A DWELLING HOUSE AT LYNN HOUSE,
GANAVAN ROAD, OBAN PA34 5TU**

I wish to lodge an objection on behalf of my client, Mrs Lesley MacPhail, Fairfield, Ganavan Road, Oban, to the above planning application.

A previous application Ref: 08/01958/OUT was refused on 5 November 2009 and when a pre-application enquiry was submitted the applicant was informed that the Planning Department would be unable to support a formal application for the above site. (Letter sent 26 May 2011). A further application Ref: 11/01801/PPP was lodged and this was refused on 16 November 2011. The application was then considered by the Local Review Body and again permission was refused.

I therefore lodge an objection for the following reasons:-

The proposal is contrary to Policies STRAT DC 1, LP ENV 1 and LP ENV 19 because it would set a precedent for back-land development which would have a detrimental effect on the character of the area. It would upset the settlement pattern of the surrounding area and lead to over development removing amenity space from the existing dwelling house. The site does not constitute infill, rounding off or redevelopment.

The proposal is contrary to Policies LP HOU 1 and LP TRAN 4 as the proposed access leads off an un-adopted road. The road would have to be brought up to adoptable standards and the applicant has no control over the ground required for the necessary improvements. The proposal constitutes a form of development which would cause an unacceptable access impact as the application site is served by an access which leads off an existing private road which is considered unsuitable for additional vehicular traffic. (Reason for refusal of 08/01958/OUT)

Furthermore the proposed site is small relative to the development in the surrounding area and represents a departure from the existing character of development in terms of reduced site size and higher density.

The proposed site is not large enough to comfortably accommodate a dwelling house along with adequate parking and turning area.

Yours sincerely

A handwritten signature in black ink, appearing to read "Allan Macaskill". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Allan Macaskill

