

Town and Country Planning (Scotland) Act 1997

**Application for planning permission in principle for one dwelling
On land between “Cladach Bothan” and “Monamore”
Ferry Road, Tayinloan**

Supporting Statement

,

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Introduction

This Planning Statement is to be read in conjunction with an application for planning permission in principle for one dwelling on land between “Cladach Bothan” and “Monamore” on Ferry Road, Tayinloan.

The statement addresses the relevant national planning policy guidance and development plan policy applying to this proposal. This analysis is followed by an appraisal of the physical characteristics of the site and its context. The appraisal argues that planning permission in principle should be granted for one dwelling on the site and puts forward a schedule of conditions that could be attached to an approval decision notice.

Appendix 1 contains a letter dated 19th May 2011 from the Council in response to a pre-application enquiry from the owner about the application site and the owner’s (now applicant) proposals dated 9th July 2011.

The site is 0.244ha (0.603 acres) in area and lies between two single storey dwellings on the western side of Ferry Road, approximately 125m south of the ferry terminal at Tayinloan. The property “Cladach Bothan” adjoining the northern side of the application site adjoins the car park of the ferry terminal.

The site is roughly square in shape and has a frontage onto Ferry Road of 42m. The northern and southern boundaries of the site are 52m and 64m in length respectively. The site is currently unused and is likely to have been rough grazing in the past. The site is generally level. Ferry Road runs along the frontage of the site and links the A83 and Tayinloan with the Ferry Terminal which serves Gigha.

Proposals

The proposed development is a single dwelling with access off Ferry Road. The enclosed drawing shows how the dwelling would be sited on the plot.

The applicant, who also owns the site, wishes to build the dwelling and use it as self catering accommodation.

Scottish Planning Policy (February 2010)

Paragraph 94 of the SPP encourages development plans to:

“...support more opportunities for small scale housing development in all rural areas, including new clusters and groups, extensions to existing clusters and groups, replacement housing, plots on which to build individually designed houses, holiday homes and new build or conversion housing which is linked to rural businesses or would support the formation of new businesses by providing funding”.

Paragraph 95 states that small scale housing should be supported in less populated areas:

“Small scale housing whilst respecting and protecting the natural and cultural heritage should be supported in a range of locations”.

The development plan covering the site

- 1) Argyll and Bute Structure Plan approved November 2002

Policy STRAT HO 1 – HOUSING – DEVELOPMENT CONTROL POLICY sets a strategic development control framework for determining housing proposals. In the countryside, proposals are encouraged which are consistent with STRAT DC1-10. Paragraph 4.10 refers to “Sensitive Countryside” and states:

“The only locations within the Sensitive Countryside with a general capacity to successfully absorb development are where there are opportunities for sympathetic small scale infill, rounding-off, redevelopment or change of use of building development.”

Policy STRAT DC5 – DEVELOPMENT IN SENSITIVE COUNTRYSIDE is relevant to this proposal.

Part A of the policy states:

“Within Sensitive Countryside encouragement shall only be given to small scale* infill, rounding off; redevelopment and change of use of building development or to single dwellinghouses on bareland crofts consistency with STRAT AC 1 C.”

“Small scale” in relation to housing corresponds to development not exceeding 5 dwelling units.

Policy STRAT AC 1 C is not relevant to this proposal.

2) Argyll and Bute Local Plan 2009

Policy LP HOU 1 – General Housing Development and the associated justification for this policy set out on pages 53 and 54 are relevant to this proposal.

The application site lies within a “Sensitive Countryside” development control zone. Part (C) of Policy LP HOU 1 states the following in relation to housing development within a “Sensitive Countryside” zone:

“ (C) Housing development, for which there is a general presumption against, will not be supported unless an exceptional case is successfully demonstrated in accordance with those exceptions listed for each development control zone in the justification for this policy.”

The justification states the following in relation to housing proposals in the Sensitive Countryside:

“This zone does not have the general capacity to successfully absorb any scale of new housing development when it is in the open countryside.

Consequently, the presumption in favour is restricted to small-scale housing development in close proximity to existing buildings in infill, rounding off, change of use of building and redevelopment sites.”

Summary of policy context

Both the approved Structure Plan and adopted Local Plan allow for small scale infill housing development within the “Sensitive Countryside” development control zone. This proposal, being for one house, is small scale and the test of acceptability within the “Justification” for Policy LP HOU 1 (C) is that the site should be “...in close proximity to existing buildings”.

Planning appraisal

The application site forms a gap between two existing dwellings; “Cladach Bothan” and “Monamore” on the west side of Ferry Road, south of Tayinloan. This location is designated as “Sensitive Countryside” in the development plan where small-scale housing development i.e. less than 5 houses, will be favourably considered provided that if the site is an infill one, the site is in close proximity to existing buildings.

The width of the plot on to Ferry Road, at 42m, is of a similar dimension to the plot widths of “Cladach Bothan” and “Monamore”. The plot is of sufficient size to accommodate a dwelling of comparable size and footprint to its existing neighbours on each side. The block plan submitted with the application demonstrates that a dwelling *could* be sited on the plot so as to leave sufficient garden ground on either side to reflect the character and density of the adjoining dwellings. The applicant wishes to construct a single storey dwelling similar in appearance and layout to the existing dwellings on the west side of Ferry Road.

We do not agree with the assertion in the letter from Mr Bain of 19th May 2011 that a dwelling would be unacceptable because the gap between the two existing properties is “substantial”.

The width of the application site is comparable to that of its neighbours and in our submission is therefore acceptable as an infill plot within the terms of Policy LP HOU 1 (C) and accompanying Justification in the adopted Local Plan.