

Delegated or Committee Planning Application Report and Report of handling as required by Schedule 2 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 relative to applications for Planning Permission or Planning Permission in Principle

Reference No: 13/00943/PP

Planning Hierarchy: Local Development

Applicant: Oban Sailing Club

Proposal: Extension to existing storage building

Site Address: Oban Sailing Club Store, Gallanach Road, Oban

DECISION ROUTE

Local Government Scotland Act 1973

(A) THE APPLICATION

(i) Development Requiring Express Planning Permission

- Extension to existing storage building
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(B) RECOMMENDATION:

Having due regard to the Development Plan and all other material considerations, it is recommended that planning permission be granted subject to the conditions and reasons appended to this report.

(C) HISTORY:

12/02820/PREAPP

Proposed lean-to extension to existing dinghy store – response dated 16/01/13 advising that the site represents a suitable opportunity for an extension to the side elevation of the existing building, which should be designed to be in keeping with the existing timber structure.

(D) CONSULTATIONS:

Area Roads Manager

Report dated 22/05/13 advising no objections to the proposed development, as it would not intensify use of the site.

(E) PUBLICITY:

The proposal has been advertised in terms of Regulation 20 procedures, closing date 13/06/13.

(F) REPRESENTATIONS:

At the time of writing, no representations have been received regarding the proposed development. However, the Regulation 20 Advert does not expire until 13/06/13 at which time the application will be further checked for representations. In the event that any representations are received, this will be reported to Members prior to determination.

(G) SUPPORTING INFORMATION

Has the application been the subject of:

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| (i) | Environmental Statement: | No |
| (ii) | An appropriate assessment under the Conservation (Natural Habitats) Regulations 1994: | No |
| (iii) | A design or design/access statement: | No |
| (iv) | A report on the impact of the proposed development e.g. retail impact, transport impact, noise impact, flood risk, drainage impact etc: | No |
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(H) PLANNING OBLIGATIONS

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| (i) | Is a Section 75 agreement required: | No |
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| (I) | Has a Direction been issued by Scottish Ministers in terms of Regulation 30, 31 or 32: | No |
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(J) Section 25 of the Act; Development Plan and any other material considerations over and above those listed above which have been taken into account in the assessment of the application

- (i) List of all Development Plan Policy considerations taken into account in assessment of the application.

Argyll and Bute Structure Plan 2002

STRAT DC 1 – Development within the Settlements

Argyll and Bute Local Plan 2009

LP ENV 1 – Impact on the General Environment

LP ENV 19 – Development Setting, Layout and Design

LP REC 1 – Sport, Leisure and Recreation

LP REC 2 – Safeguarding of Recreational Land and Important Open Spaces

Appendix A – Sustainable Siting and Design Principles

- (ii) **List of all other material planning considerations taken into account in the assessment of the application, having due regard to Annex A of Circular 4/2009.**

Argyll & Bute Sustainable Design Guidance (2006)

SPP, Scottish Planning Policy, 2010

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| (K) | Is the proposal a Schedule 2 Development not requiring an Environmental Impact Assessment: | No |
| (L) | Has the application been the subject of statutory pre-application consultation (PAC): | No |
| (M) | Has a sustainability check list been submitted: | No |
| (N) | Does the Council have an interest in the site: | Yes |
| | The land is in the ownership of Argyll and Bute Council. | |
| (O) | Requirement for a hearing: | No |

(P) Assessment and summary of determining issues and material considerations

Planning permission is sought for an extension to the existing Oban Sailing Club store at Dungallan Parks, Gallanach Road, Oban.

The building as existing is a simple, rectangular, pitched roof structure finished in horizontal timber cladding with grey profiled roofing. The building is set adjacent to the public Gallanach Road, between the road and the sea, sitting at a lower level than the road. The site is bounded by Manor Cottage to its north-east elevation and Dungallan Parks to the south-west.

The application proposes a small lean-to extension to the north-east elevation of the building with finishes to match the existing building. The extension will be well contained on the north-east elevation of the building and is of a suitable form, scale and design which will ensure it will not dominate the existing building or appear prominent in the wider landscape. The proposal is considered to be acceptable in terms of Policy LP ENV 19 and Appendix A which seek to ensure that developments are of a suitable scale,

design and finish and do not have an adverse impact on the privacy and amenity of neighbouring properties.

Adopted 'Argyll and Bute Local Plan' Policy LP REC 1 supports the development of sports facilities provided they are of a form, scale and location consistent with the structure plan settlement strategy. The site is identified as being within the Settlement Zone of Oban where Policy STRAT DC 1 of the approved 'Argyll and Bute Structure Plan' gives support to developments serving a wide community of interest.

The site is also situated within Dungallan Parks which has been designated by the local plan as an Open Space Protection Area (OSPA) where physical development is generally resisted by virtue of the effect of Policy LP REC 2, except where the development of part of a designated site would not compromise its amenity value. In this instance, given the position of the existing store building on the periphery of the OSPA, and the extension proposed to the north-east elevation occupying an unused strip of land, it is not considered it would have any adverse impact on the OSPA. The proposal will facilitate and support the ongoing recreational activity associated with the sailing club, without adversely affecting the OSPA.

In light of the above, it is considered that the development proposed is consistent with the current Development Plan and will have no adverse impact in terms of layout, design, servicing and infrastructure. The proposed development therefore accords with Policy LP ENV 1 of the adopted Local Plan which sets out a general basis for consideration of all applications for planning permission.

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| (Q) | Is the proposal consistent with the Development Plan: | Yes |
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(R) Reasons why planning permission should be granted

The proposal accords with Policy STRAT DC 1 of the approved 'Argyll and Bute Structure Plan' and Policies LP ENV 1 LP, ENV 19, LP REC 1 and LP REC 2 of the adopted 'Argyll and Bute Local Plan' and there are no other material considerations which would warrant anything other than the application being determined in accordance with the provisions of the development plan.

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| (S) | Reasoned justification for a departure to the provisions of the Development Plan |
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N/A

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| (T) | Need for notification to Scottish Ministers or Historic Scotland: | No |
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Author of Report: **Fiona Scott** **Date:** 28/05/13

Reviewing Officer: **Stephen Fair** **Date:** 03/06/13

Angus Gilmour
Head of Planning

CONDITIONS AND REASONS RELATIVE TO APPLICATION REFERENCE 13/00943/PP

1. The development shall be implemented in accordance with the details specified on the application form dated 03/05/13 and the approved drawing reference numbers:

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| Plan 1 of 6 | (Drawing Number L-01) |
| Plan 2 of 6 | (Drawing Number L-02) |
| Plan 3 of 6 | (Drawing Number L-03) |
| Plan 4 of 6 | (Drawing Number S-01) |
| Plan 5 of 6 | (Drawing Number B-01) |
| Plan 6 of 6 | (Photographs) |

unless the prior written approval of the planning authority is obtained for other materials/finishes/for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997 (as amended).

Reason: For the purpose of clarity, to ensure that the development is implemented in accordance with the approved details.

NOTE TO APPLICANT

- **Length of this planning permission:** This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period. [See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended)].
- In order to comply with Section 27A(1) of the Town and Country Planning (Scotland) Act 1997 (as amended), prior to works commencing on site it is the responsibility of the developer to complete and submit the attached 'Notice of Initiation of Development' to the Planning Authority specifying the date on which the development will start.
- In order to comply with Section 27B(1) of the Town and Country Planning (Scotland) Act 1997 (as amended) it is the responsibility of the developer to submit the attached 'Notice of Completion' to the Planning Authority specifying the date upon which the development was completed.