

Ref:  
AB1

**ARGYLL AND BUTE COUNCIL**  
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OFFICIAL USE

12 July 2013

F McCallum

Date Received

**NOTICE OF REVIEW**

Notice of Request for Review under Section 43(a)8  
of the Town and Country Planning (Scotland) Act 1997 and the Town and  
Country Planning (Schemes of Delegation and Local Review Procedures  
(Scotland) Regulations 2008

**Important** – Please read the notes on how to complete this form and use  
Block Capitals. Further information is available on the Council's Website.  
You should, if you wish, seek advice from a Professional Advisor on how to  
complete this form.

<b>(1) APPLICANT FOR REVIEW</b>	
Name	<b>TONY AND ALISON SPLLILLANE</b>
Address	<b>2 ARGYLL TERRACE</b>
	<b>TOBERMORY</b>
	<b>ISLE OF MULL</b>
Postcode	<b>PA75 6PB</b>
Tel. No.	
Email	

<b>(2) AGENT (if any)</b>	
Name	<b>BARI REID</b>
Address	<b>AMBLESIDE</b>
	<b>TOBERMORY</b>
	<b>ISLE OF MULL</b>
Postcode	<b>PA75 6QA</b>
Tel. No.	<b>01688 302132</b>
Email	<b>bari@barireid.com</b>

(3) Do you wish correspondence to be sent to you  or your agent

(4) (a) Reference Number of Planning Application **13/00678/PP**

(b) Date of Submission **02 APR 2013**

(c) Date of Decision Notice (if applicable) **06 JUN 2013**

(5) Address of Appeal Property

**2 ARGYLL TERRACE  
TOBERMORY  
ISLE OF MULL  
ARGYLL AND BUTE  
PA75 6PB**

(6) Description of Proposal

**DEMOLITION OF EXTENSION AND  
ERECTION OF REPLACEMENT  
EXTENSION**

(7)

Please set out the detailed reasons for requesting the review:-

**PLEASE SEE ATTACHED STATEMENT**

If insufficient space please continue on a separate page. Is this is attached?  (Please tick to confirm)

(8) If the Local Review Body determines that it requires further information on “specified matters” please indicate which of the following procedure you would prefer to provide such information :-

- (a) Dealt with by written submission
- (b) Dealt with by Local Hearing
- (c) Dealt with by written submission and site inspection
- (d) Dealt with by local hearing and site inspection

*NB It is a matter solely for the Local Review Body to determine if further information is required and, if so, how it should be obtained.*

(9) Please list in the schedule all documentation submitted as part of the application for review ensuring that each document corresponds to the numbering in the sections below:-

**Schedule of documents submitted with Notice of Review (Note: 3 paper copies of each of the documents referred to in the schedule below must be attached):**

No.	Detail
1	<b>WRITTEN STATEMENT</b>
2	<b>DESIGN STATEMENT</b>
3	<b>TS/83/001 – LOCATION PLAN</b>
4	<b>TS/83/002 – SITE PLAN</b>
5	<b>TS/83/003 – GROUND FLOOR (EXISTING)</b>
6	<b>TS/83/004– FIRST FLOOR (EXISTING)</b>
7	<b>TS/83/005 – FIRST FLOOR (PROPOSED)</b>
8	<b>TS/83/006A – ELEVATIONS (EXISTING)</b>
9	<b>TS/83/007A – ELEVATIONS (PROPOSED)</b>
10	<b>TS/83/008A – ELEVATION (PROPOSED)</b>

If insufficient space please continue on a separate page. Is this is attached?  (Please tick to confirm)

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Submitted by  
(Please Sign)

**PAI REID**

Dated

**05/07/2013**

### Important Notes for Guidance

1. All matters which the applicant intends to raise in the review must be set out in or accompany this Notice of Review
2. All documents, materials and evidence which the applicant intends to rely on in the Review must accompany the Notice of Review UNLESS further information is required under Regulation 15 or by authority of the Hearing Session Rules.
3. Guidance on the procedures can be found on the Council's website – [www.argyll-bute.gov.uk/](http://www.argyll-bute.gov.uk/)
4. If in doubt how to proceed please contact 01546 604406 or email [localreviewprocess@argyll-bute.gov.uk](mailto:localreviewprocess@argyll-bute.gov.uk)
5. Once completed this form can be either emailed to [localreviewprocess@argyll-bute.gov.uk](mailto:localreviewprocess@argyll-bute.gov.uk) or returned by post to *Committee Services (Local Review Board), Kilmory, Lochgilphead, Argyll, PA31 8RT*
6. You will receive an acknowledgement of this form, usually by electronic mail (if applicable), within 14 days of the receipt of your form and supporting documentation.

If you have any queries relating to the completion of this form please contact Committee Services on 01546 604406 or email [localreviewprocess@argyll-bute.gov.uk](mailto:localreviewprocess@argyll-bute.gov.uk)

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### For official use only

Date form issued

Issued by (please sign)

Extension to 2 Argyll Terrace, Tobermory

13/00678/PP

Supporting Information

20/05/2013

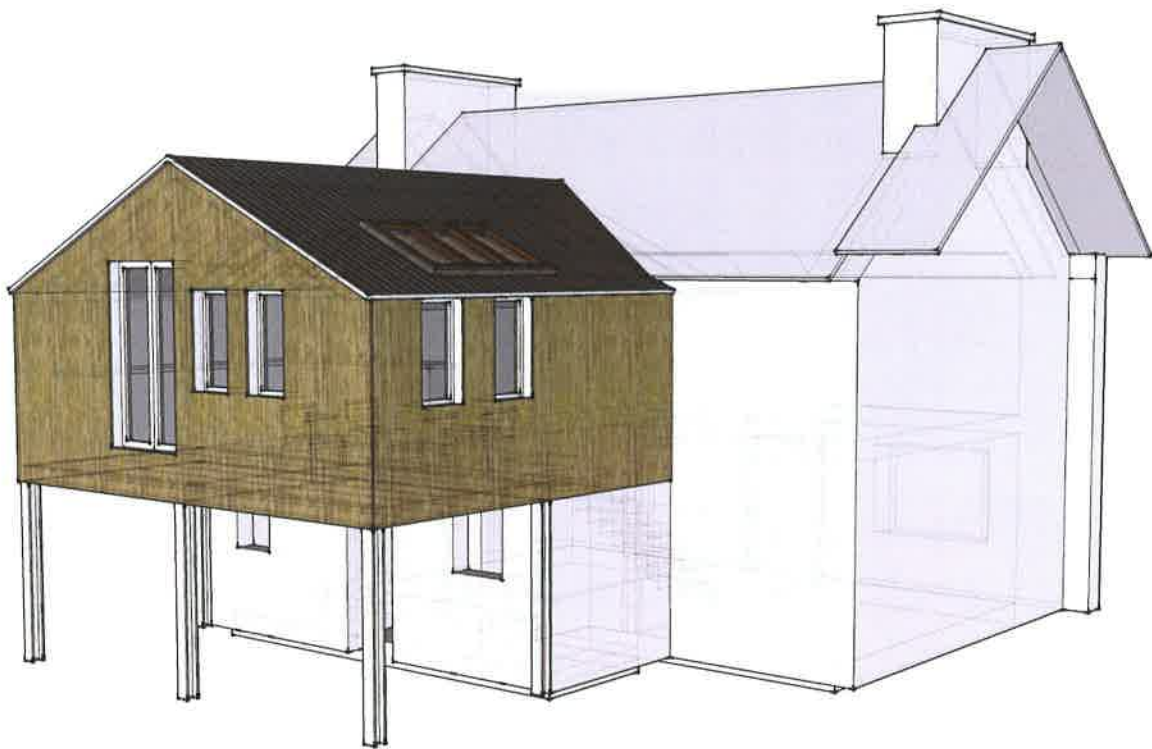
bari reid

The following design statement is submitted in support of our application for Planning Permission to remove an existing kitchen extension and replace with a slightly larger kitchen/dining room extension.



## Description of Proposed Development

The proposal is for a single room extension to the rear of a dwelling house, currently there is a small two storey extension in place, it is proposed to demolish the top storey of this extension and extend outward at the upper storey, leaving the original lower storey in place. The proposed extension is to have the same eaves level and ridge line of the existing extension.



## Planning/Design considerations

As the site lies within the designated conservation area, the intention of the proposed extension is to be visually separated from the traditional fisherman's cottage by its use of materials. The Local Planning policy LP ENV 14 advises:

*"New development within these areas and on sites forming part of their settings must be of the highest quality, respect and enhance the architectural and other special qualities that give rise to their actual or proposed designation"*

With this proposal there is a deliberate use of materials which intend to enhance the architectural qualities of the original building by clearly illustrating what the massing, materials and design of the original part of the house is in contrast to the new.

This approach to design is common where extensions are made to historic/listed buildings as it allows the original building to stand apart from later additions - there are some (more prominent) examples within the Tobermory conservation area where large scale extensions have been built with finishes to match the historic building, this makes it very unclear as to what is original and what is a later addition; undermining the significance and character of the original dwellings.

The Argyll and Bute sustainable design guide (Working with Argyll and Bute's built heritage) also encourages this approach to design especially for small extensions - for this type of extensions, the guidance encourages the use of roof and wall materials/details which are clearly different from the original building and discourages "look alike" materials.

Furthermore, the site is well hidden behind a newly constructed extension to 1 Argyll Terrace and the extension will only offer a glimpse of the materials, which, once weathered will be a subtle addition to the house.

The proposed pallet of materials has an emphasis on sustainability. The materials used will be of superior quality using corrugated profiled metal roofing materials (slate grey), traditional timber windows with a vertical emphasis, coupled with traditional larch detailing to the external walls, all of which reflect the true West Highland vernacular.

Examples of Buildings within (and on sites forming part of the setting of) the conservation area.

Prominent Buildings (on street edges)



Figure 1 : Macgochans Pub, Tobermory - Original fishermans cottage extended (significantly) with a large profiled sheet roof and timber cladding to the rear of the building



Figure 2: Profiled sheet roof and painted Timber cladding on main street





Figure 3: Metal Sheet roof and wall materials on extension to Listed Building on Main Street



Figure 4 : Profilled Metal sheet roof on Listed Building (the Gallery) on Main Street



Figure 5 : Timber Clad, Profiled metal roofed extension to rear of building on Main Street, visible from main road

Other buildings/extensions



Figure 6 : Just off Main Street, metal/corrugated roof materials and Painted timber house.



Figure 7 : Corrugated Roof and wall materials on edge of conservation area



Figure 8 : New Primary School Building on periphery of Conservation Area



Figure 9 : Corrugated roofing and Timber Cladding on building just off Viewmount Drive



Figure 10 : Corrugated metal roof and wall materials (breadalbane st)



Figure 11 : Small Timber clad extension with metal roof finish (Victoria St)



Figure 12 : Profiled metal roof (Victoria St)



Figure 13 : Timber Clad, Metal Roofed extension (Victoria St)



Figure 14 : Corrugated Metal Extension (Albert St)



Figure 15 : Timber Clad, Felt Roof Extension (Victoria St)



Figure 16 : Timber Clad, Plastic Roof (Albert St)



Figure 17 : Corrugated Metal Extension (Staffa Cottages)





Figure 18 : Various materials used (breadalbane St)



Figure 19 : Timber Garage with corrugated roof (beside, until recently, metal roofed building) on main street scene



Figure 20 : The old Jail house - Corrugated Metal and timber clad extension to rear



Figure 21 : The Old Jail House



Figure 22 : The Lane setting of Argyll Terrace - Timber Cladding and Corrugated materials used on buildings in back lane



Figure 23 : Corrugated Materials used for extension (Argyll Terrace)



Figure 24 : Timber Clad Extension (breadalbane St)



Figure 25 : Corrugated Materials on Extension (argyll terrace)



Figure 26 : Timber Porch, felt roofs (Breadalbane St)



Figure 27 : Timber Sunroom (felt roof) and Timber side extension (Breadalbane St)

## Conclusions

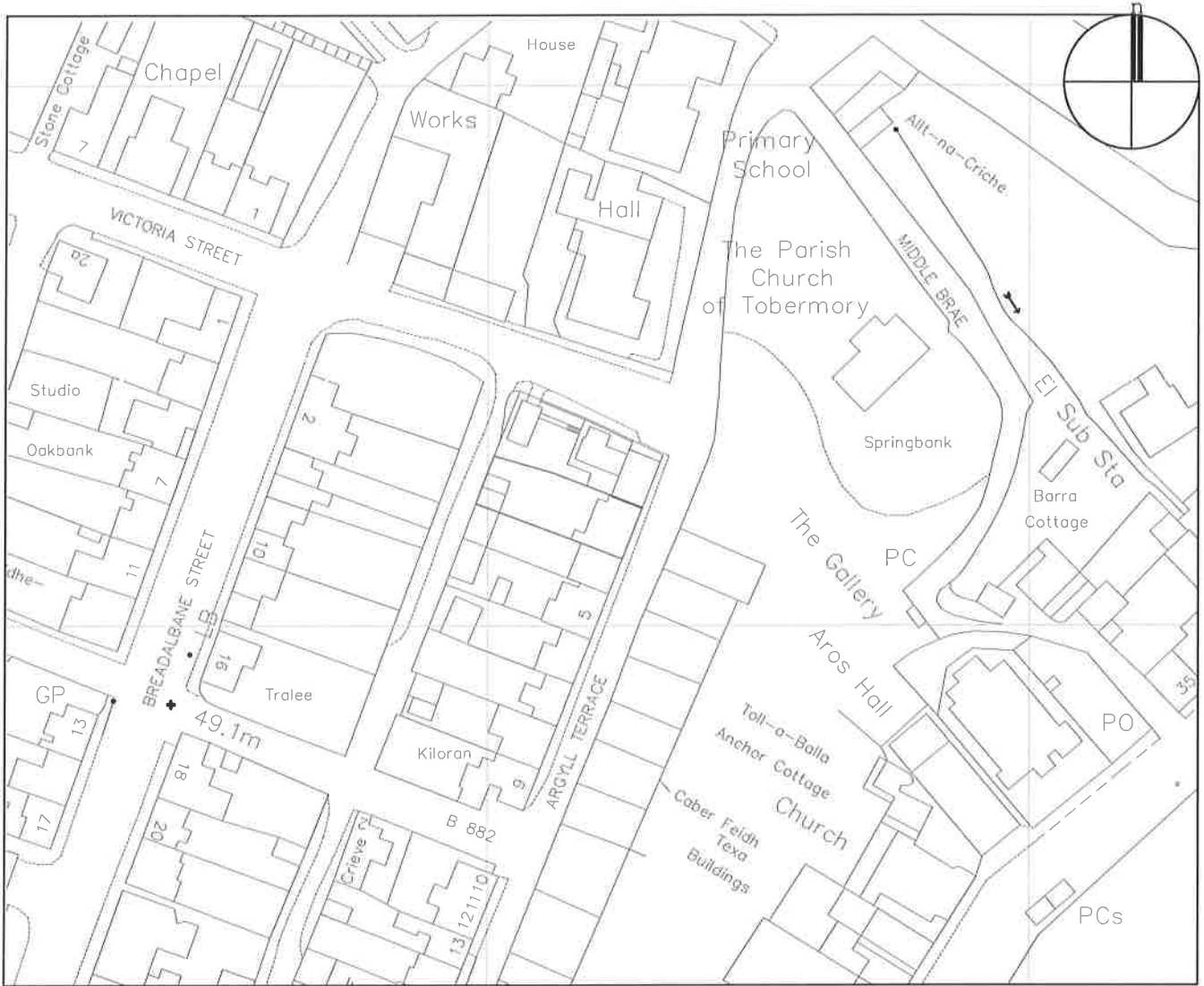
The above examples clearly illustrate that the materials chosen for the proposal are very common within the designated conservation area, especially on rear extensions; this application does not propose any changes to the prominent street elevation of the house, only alterations to the (mostly) concealed rear. It is proposed to use materials prominent within the conservation area, and wider settlement area, which contrast the historic fabric of the original building.

In addition to the above examples, it is noted that application 11/01336/PP features an extension with timber cladding at first floor level and was approved 21 Sept 2011.

Whilst preparing this application it brought to my attention the myriad of external wall and roof material choices that are evident throughout the conservation village of Tobermory. The roofing materials range from Spanish, Welsh, Scottish and Cumbrian slates, a myriad of concrete tiles, asbestos tiles and sheeting, onduline sheeting, corrugated sheeting sinusoidal and box profiles. This variation is also evident in the external wall finishes, ranging from block, stone, render, wet dash, larch, timber v'd lining, glass and also corrugated sheet materials.

I therefore took cognisance of all these material choices and thought it best to comply with Argyll and Bute guidance. This is ultimately why the building materials choices were made to concur with what you are trying to achieve for a better, built environment.

I trust that Argyll and Bute Council will recognise all of what has been articulated above and have no hesitation in recommending this application for approval.



location plan  
1:1250

title: location plan

*Barireid*  
ARCHITECTURAL SERVICES

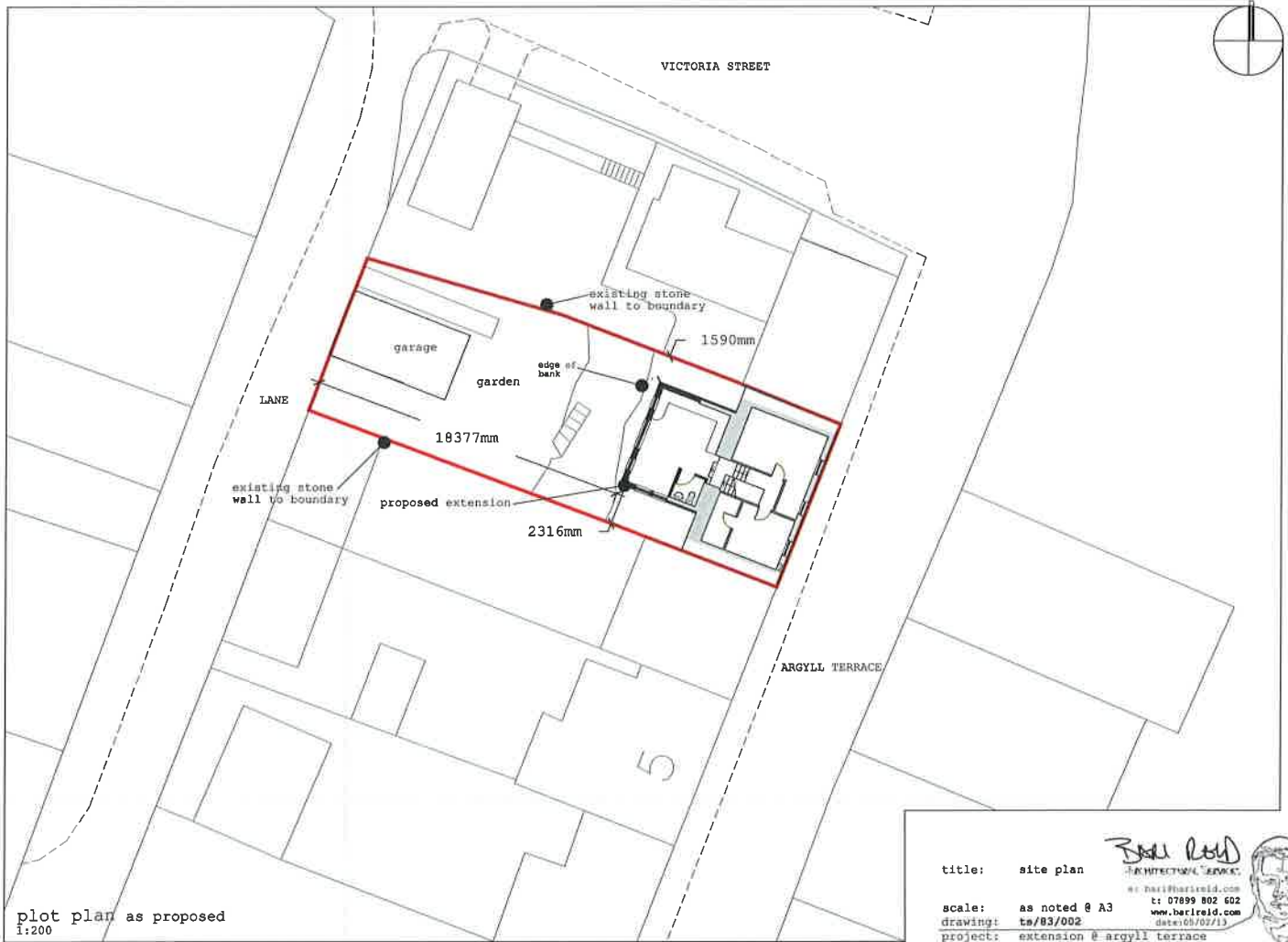
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drawing: **ts/83/001**

project: extension @ argyll terrace

e: bari@barireid.com  
t: 07899 802 602  
www.barireid.com  
date:18/10/12






title: site plan

scale: as noted @ A3

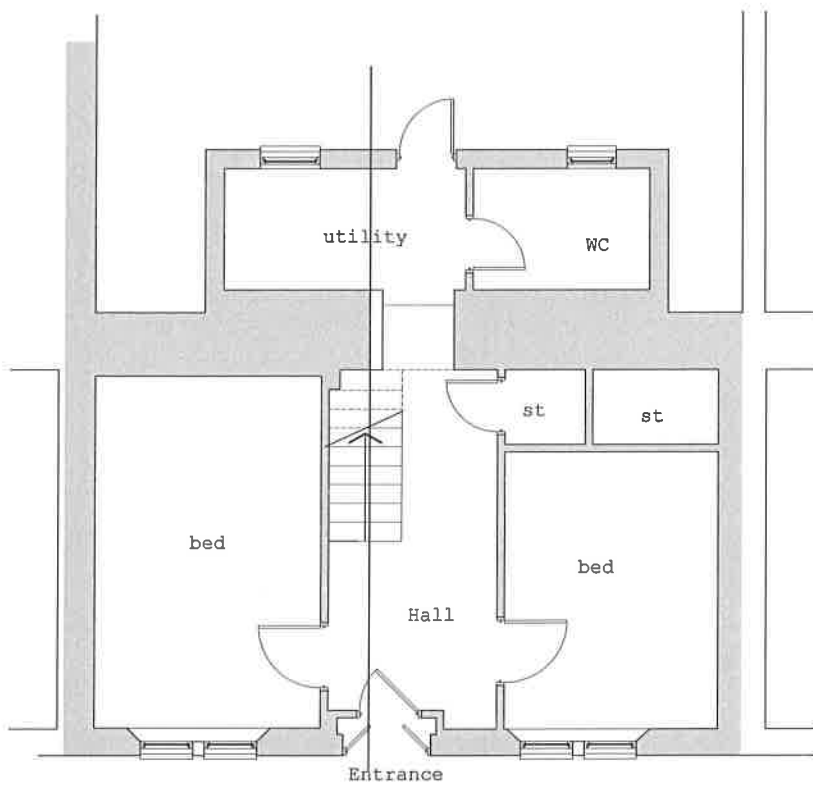
drawing: ts/83/002

project: extension @ argyll terrace

*Barrie Reid*  
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www.barreid.com  
date: 05/02/13






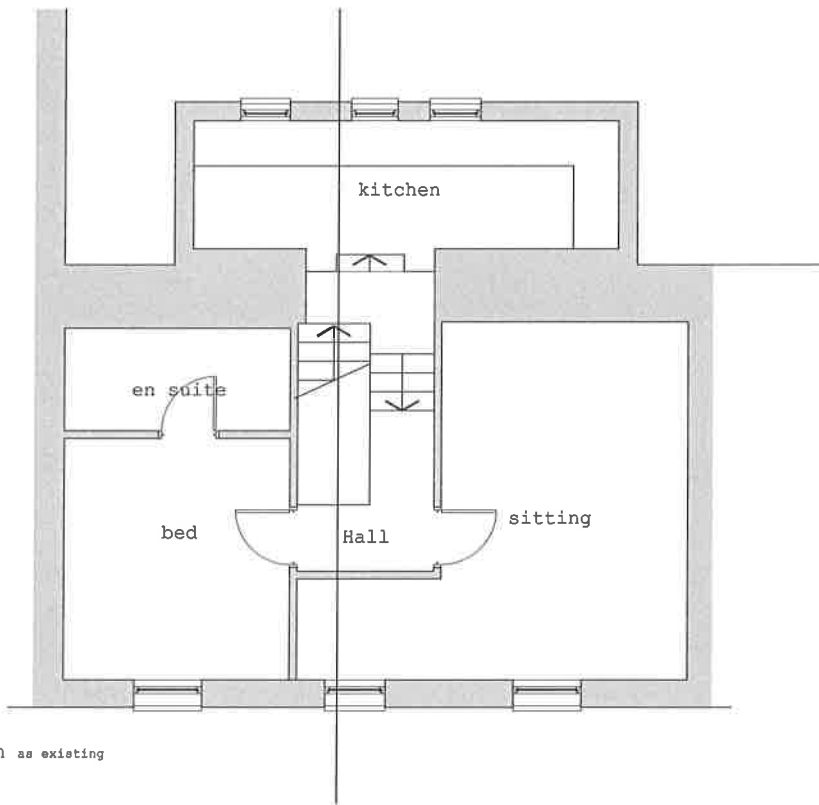


plan as existing  
1:50

title: existing ground floor  
 scale: as noted @ A3  
 drawing: **tm/83/003**  
 project: extension @ argyll terrace

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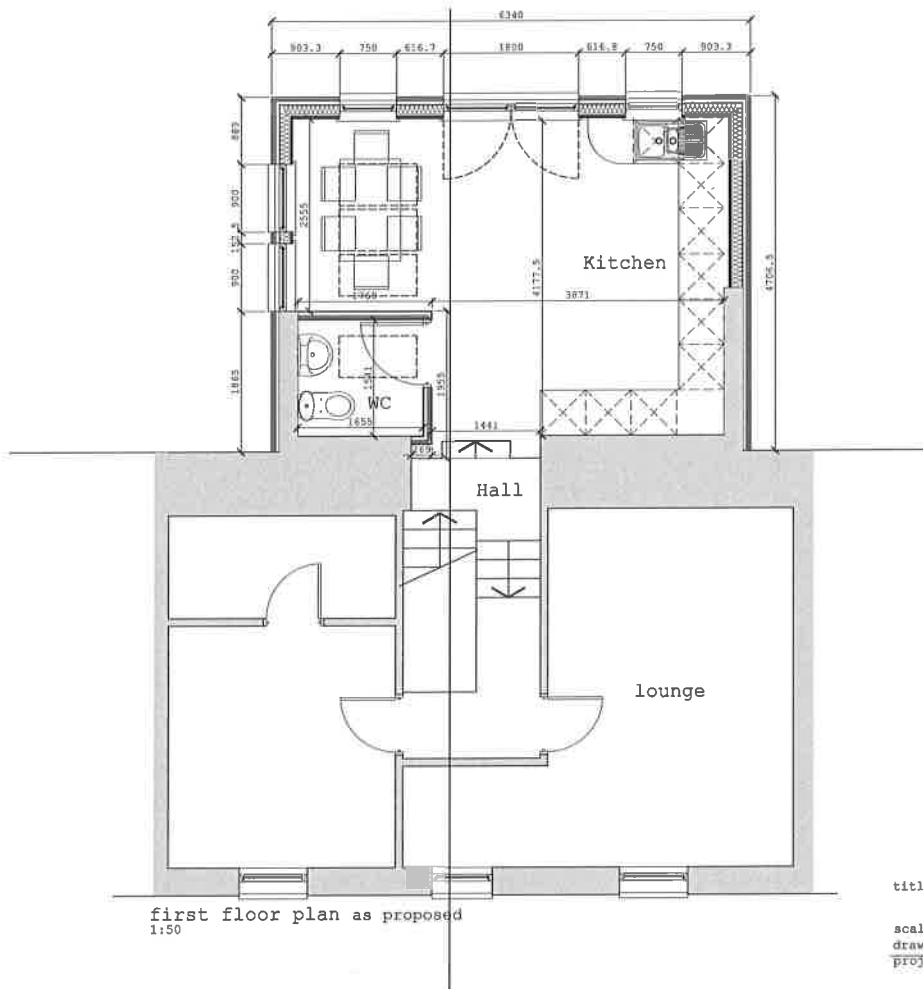


plan as existing  
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title: existing first floor  
 scale: as noted @ A3  
 drawing: ts/83/004  
 project: extension @ argyll terrace

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first floor plan as proposed  
1:50

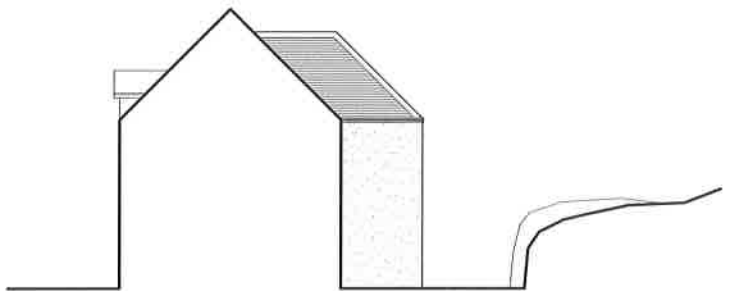
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 drawing: tw/BS/005  
 project: extension @ argyll terrace

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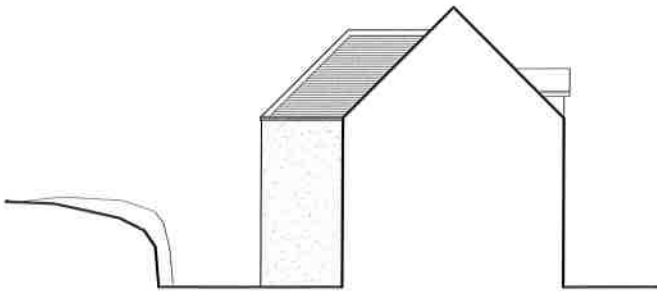




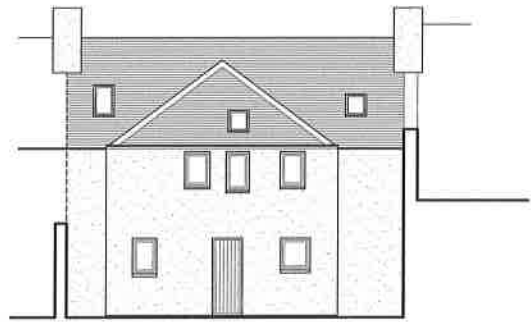
front (se) elevation as existing  
1:100



side (ne) elevation as existing  
1:100



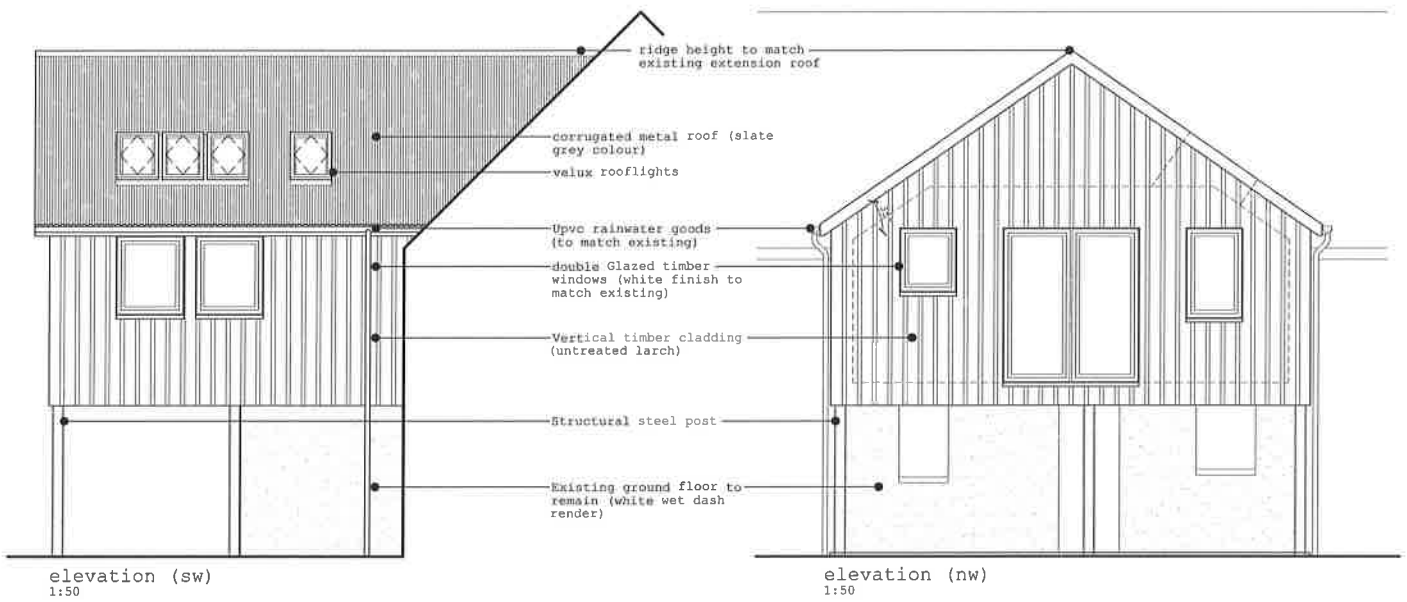
side (sw) elevation as existing  
1:100



rear (nw) elevation as existing  
1:100

title: elevations  
existing  
scale: as noted @ A3  
drawing: ts/B3/006a  
project: extension @ argyll terrace



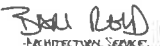



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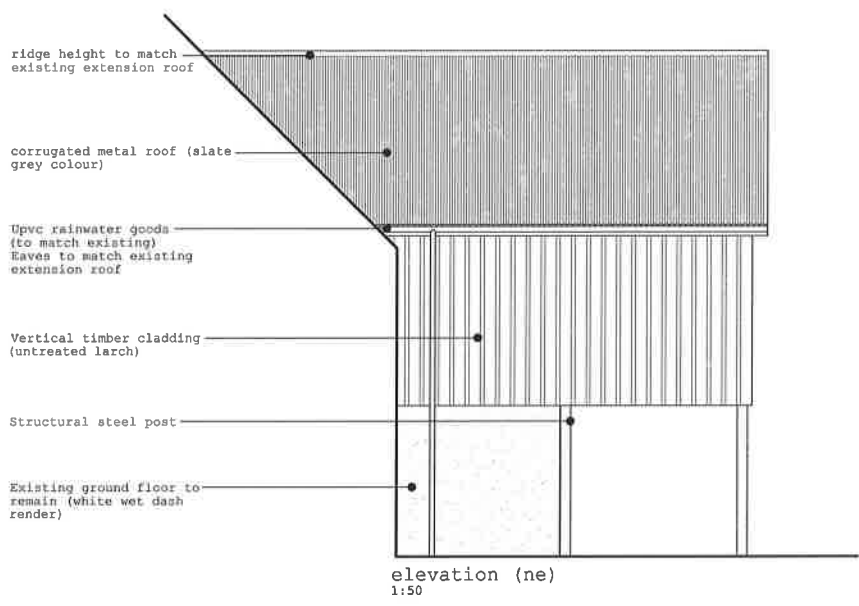
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drawing: ts/83/007a

project: extension @ argyll terrace

  
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title: elevations

scale: as noted @ a3

drawing: ts/B3/008a

project: extension @ argyll terrace

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