

The Planning Officer  
Argyll & Bute Council  
Milton House  
Dunoon  
PA23 7DU



11<sup>th</sup> May 2013

Dear Sir,

Re: Planning Application No. 13/00665/PP

New Dwelling at Ballochyle Farm (not Ballochyle Steading)

We are in receipt of a copy of the above numbered Planning Application, and as the owners and occupiers of Cottage 4 Ballochyle Farm, we wish to lodge an objection for the reasons set out below.

We understand that the buildings forming Ballochyle Farm were erected in the late 1920's as a model farmhouse and attracted photographers from far and wide.

Ballochyle Farm was fairly recently converted to four dwellings.

It is approached along an imposing avenue of 14 mature Western Red Cedar trees, probably exceeding 100 feet in height and planted around 90 years ago.

Access to the proposed new building will be between two of these trees, which are approximately 40 feet apart. Vehicular traffic and excavation would be bound to have a detrimental effect on the root systems of these trees, which will have become intertwined over many years, leading to their undoubted demise.

In addition, as the access will be over an unmade road, additional traffic will create ongoing problems with potholes and the verges. Visitors to the dwelling may park on the access road, thereby creating major access problems for those with an existing legal right of way.

The previous owners of Cottage 3 obtained planning permission (on appeal) for a new dwelling for their own use, approximately 300 feet to the south of the proposed site. They emigrated, and the new owners of Cottage 3 have no intention of implementing the planning permission. Indeed, they have filled in the early slight site excavation. The statement in the planning application that this property is "in course of erection" is entirely false.

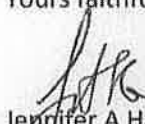
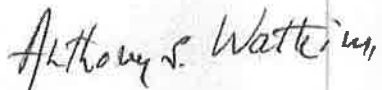
Ballochyle Farm is not in need of any new regeneration, nor have local residents been consulted by the applicant.

The proposed new building will directly overlook cottages 1 and 2, only some 20 – 25 metres away, which will doubtless impinge on the privacy of the occupants of those dwellings, and will adversely intrude upon the model concept of Ballochyle Farm.

It is our view that the proposed dwelling will have a deleterious impact on both the natural and existing built environment.

We would urge the Council to reject this application.

Yours faithfully,

   
Jennifer A Harrison & Anthony S Watkins

Cottage 4 Ballochyle Farm

Sandbank

Dunoon

PA23 8RD