

Planning & Regulatory Services
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Dunoon
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PA23 7DU



1 Ballochyle Estate
Sandbank
Dunoon
Argyll
PA23 8RD

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Date: 12th May 2013

Dear Sir

**Planning Application – 13/00665/PP
Neighbour Notification – Response**

The following comments constitute our objection to the above planning application. I have commented on some of the various sections that make up the Applicants Design/Access Statement (Document No. 20780993) and in the same order in which they appear in the Statement.

Before I start I would like to point out that the address in the Application which is given as “Ballochyle Steading” is incorrect. The address of the building adjacent to the proposed site was originally Ballochyle Farm then The Courtyard and now Ballochyle Cottages 1, 2, 3 & 4. There is a Ballochyle Steading within the estate but this is located just to the south of Ballochyle House.

Design/Access Statement

Settlement Character

The settlement character of the houses and the other buildings on Ballochyle Estate in the vicinity of Ballochyle Farm has not been established as a result of recent planning applications. The character of the existing settlement layout was established in the 1920's when Bryant & May, the managing owners of the estate, built the houses, farm, outbuildings, roads and tracks as part of their forestry and farming operation in Cowal that persisted until the mid 1960's.

Apart from the recent applications to convert the farm buildings to dwelling houses in both wings of Ballochyle Farm, which did not greatly alter the outer appearance, all other applications to build dwellings on land adjacent to Ballochyle Farm have been refused by the local planning office. Only one application was subsequently approved on appeal and that was highly conditional. This approved house, contrary to the Design/Access Statement, is not under construction, and it is understood from the land owner that the house will not be built.

Number 1 Ballochyle Estate (our house) and Ballochyle Farm were both built in the 1920's and are indicative of rural building design of that period. The layout of both buildings with their large gardens, avenue tree planting and east facing aspect to the front of both buildings is unique to the area and the Ballochyle residents wish to retain this designed environment.

Local Building Types

The proposed new dwelling would not be harmonious with the adjacent buildings. The proposed new dwelling would be built with no windows on the north facing wall and this is not in keeping with No. 1 Ballochyle Estate or any of the houses within the Farm Building, which have windows on all sides.

The reason for this compromise in the Applicant's design is simply because there is a finite amount of space in which to accommodate the proposed house and satisfy the constraints of planning control. The site is unsuitable for the construction of a dwelling house and this attempt to impose a compromised 21st century design into a space that was part of Bryant & May's overall 1920's layout will be extremely detrimental to the current environment.

This part of Ballochyle Estate requires no further regeneration and the current application is considered to be nothing more than short term profiteering.

Specific Design & Siting

What has not been shown on any of the Applicant's drawings, 3D views and plans is the location of my garden office, which is my current place of work as a forestry consultant. I have shown the office's location on the attached Design/Access Statement plan copies and photograph. The building was constructed between 2000 and 2006 and has served as my office since then.

The location of the proposed new dwelling would put its north facing wall within four metres of the window of my office's south facing wall. This would be a clear loss of my amenity and would only degenerate further with the proposed amenity planting that would impose even greater shading on my office.

Potable Water

The use of a borehole to supply drinking water should be the subject of a test bore to satisfy quality and quantity issues before any building takes place.

The right to use water from the Little Eachaig River to supply drinking water should be confirmed through a search of relevant titles.

The fact that leachate from both the Glenkin and Dalinlongart landfill sites discharges into the Little Eachaig River must be of concern when considering the river as a source of drinking water.

I take exception to the Applicant's derogatory comments concerning the Ballochyle Estate private water supply. The supply is being used by the owner of Cottages 1 & 2 (the Applicant) and these cottages are used as holiday lets.

In thirty four years of living at No. 1 Ballochyle Estate no one to my knowledge has ever been unable to drink the private supply water. The water from the spring supply has never been known to dry up.

Siting the Building

The Applicant makes a case for his application by highlighting other recent planning approvals for single dwellings in the immediate vicinity. He states that the approvals "establish a clear context for proposing single dwellings in the locale". His wording is somewhat confusing – CONTEXT? – but if my interpretation is correct and that an approval for a single dwelling next to an asbestos/concrete clad 1960's barn at Dalinlongart Farm is justification for the proposed house between our house and Ballochyle Farm then I think that this is a clear case of grabbing at straws. This is a desperate and unimaginative attempt to convince the planners and the neighbours that all sites "in the locale" are the same and there is really no uniqueness that separates one from another.

Conclusion

The proposed dwelling has been designed, not to further drive the redevelopment of Ballochyle Farm, which to put the record straight was never derelict, but to secure planning consent with no consideration for the neighbours or the wider estate. The design is out of character with the surrounding dwellings and the proposed location would upset the existing proportions of space between buildings.

The following note is a comment on the effect that the proposed development would have on some of the established trees in the vicinity.

The proposed entrance drive to the new house would access the site off the existing estate track which provides access to all the houses within Ballochyle Farm. From the Applicant's design plan it would appear that the new drive would enter the site between two existing Western Red Cedar avenue trees. These trees were originally planted in the late 1920's at the same time as the Farm was built (1928). The trees were planted thirteen metres apart and over the intervening eighty five years the root systems of adjoining trees will have become intimately intertwined. Western Red Cedar is a relatively shallow rooting species although generally wind firm and the root system will extend downwards from just below the grass sward to a metre or more below the surface.

If the intention is to lay a running surface over the existing ground between the trees then the compressive effect of excavation and regular vehicle access will be to severely damage the root structure. Damage to the roots will weaken and destabilise these large open grown trees which are already becoming much more susceptible to high winds as was seen by the damage sustained during the January 2012 gale.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Tom Pierson', with a long horizontal flourish extending to the right.

Tom Pierson

Associated Documents

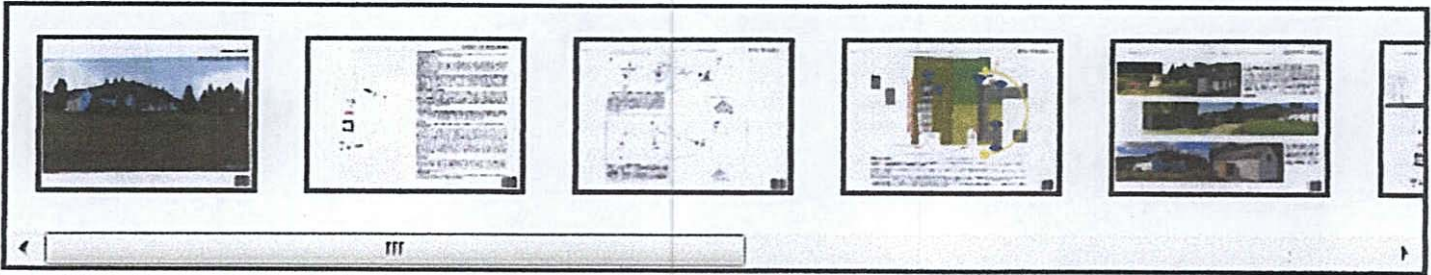
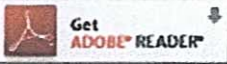
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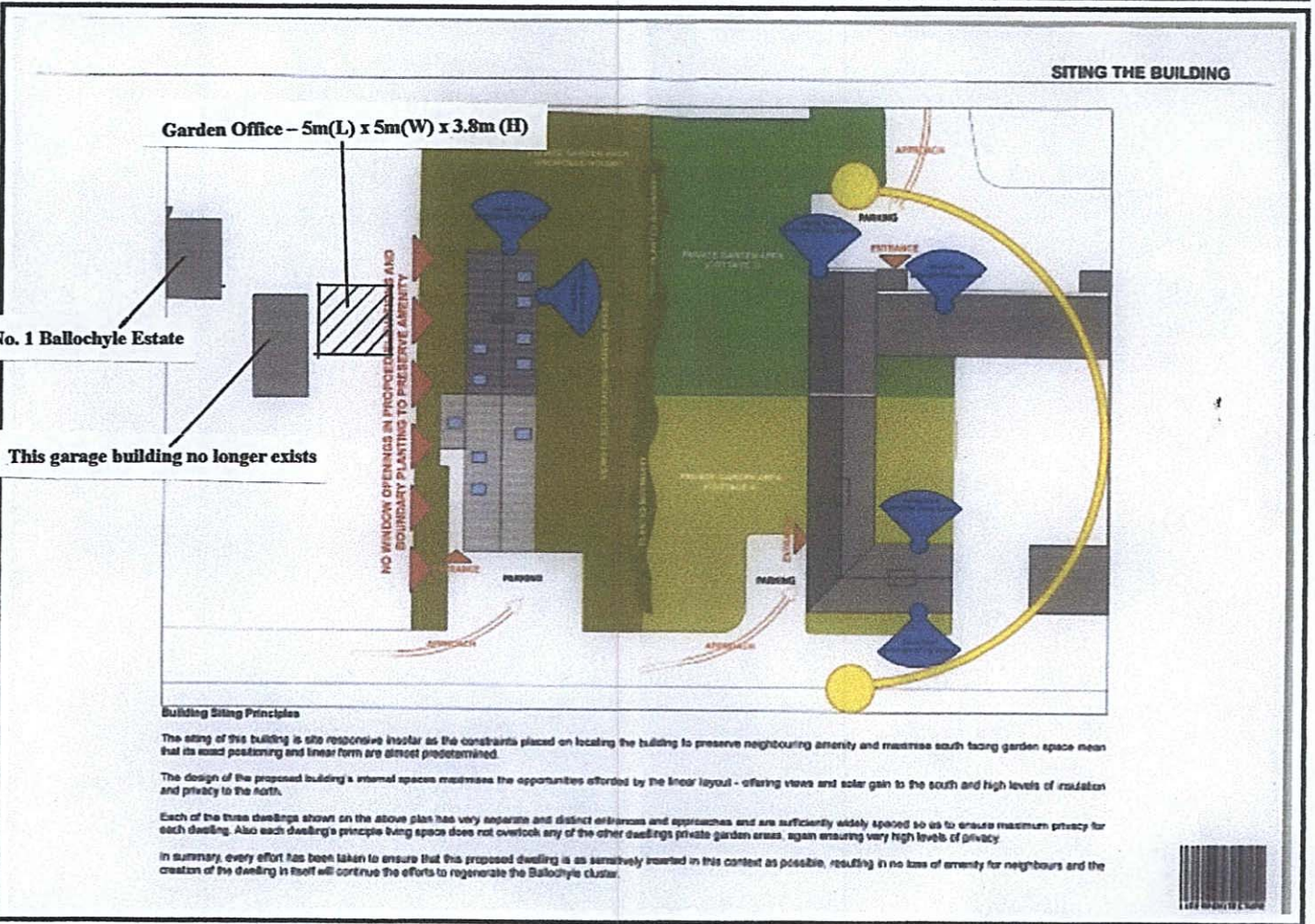
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Design/Access Statement

Case : 13/00665/PP, PP, CLOSEB, Property : Ballochyle Steading, Track From A815 To Ballochyle, PA23 8RD



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Associated Documents

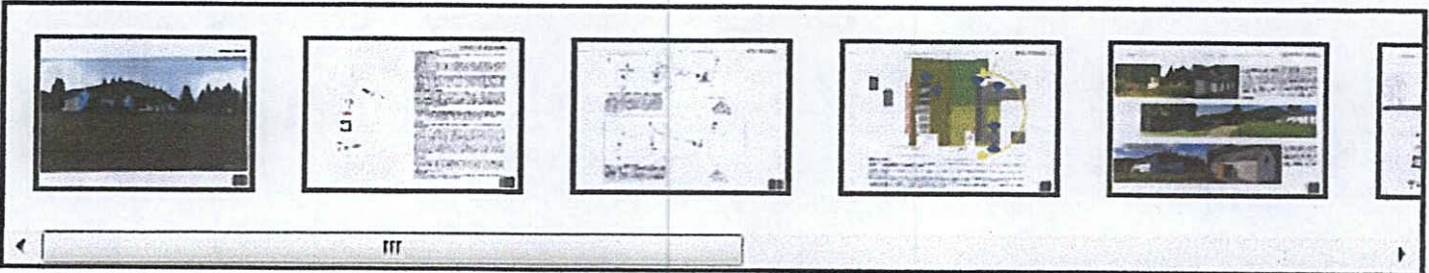
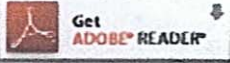
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SCALE IN CONTEXT

No. 1 Ballochyle Estate

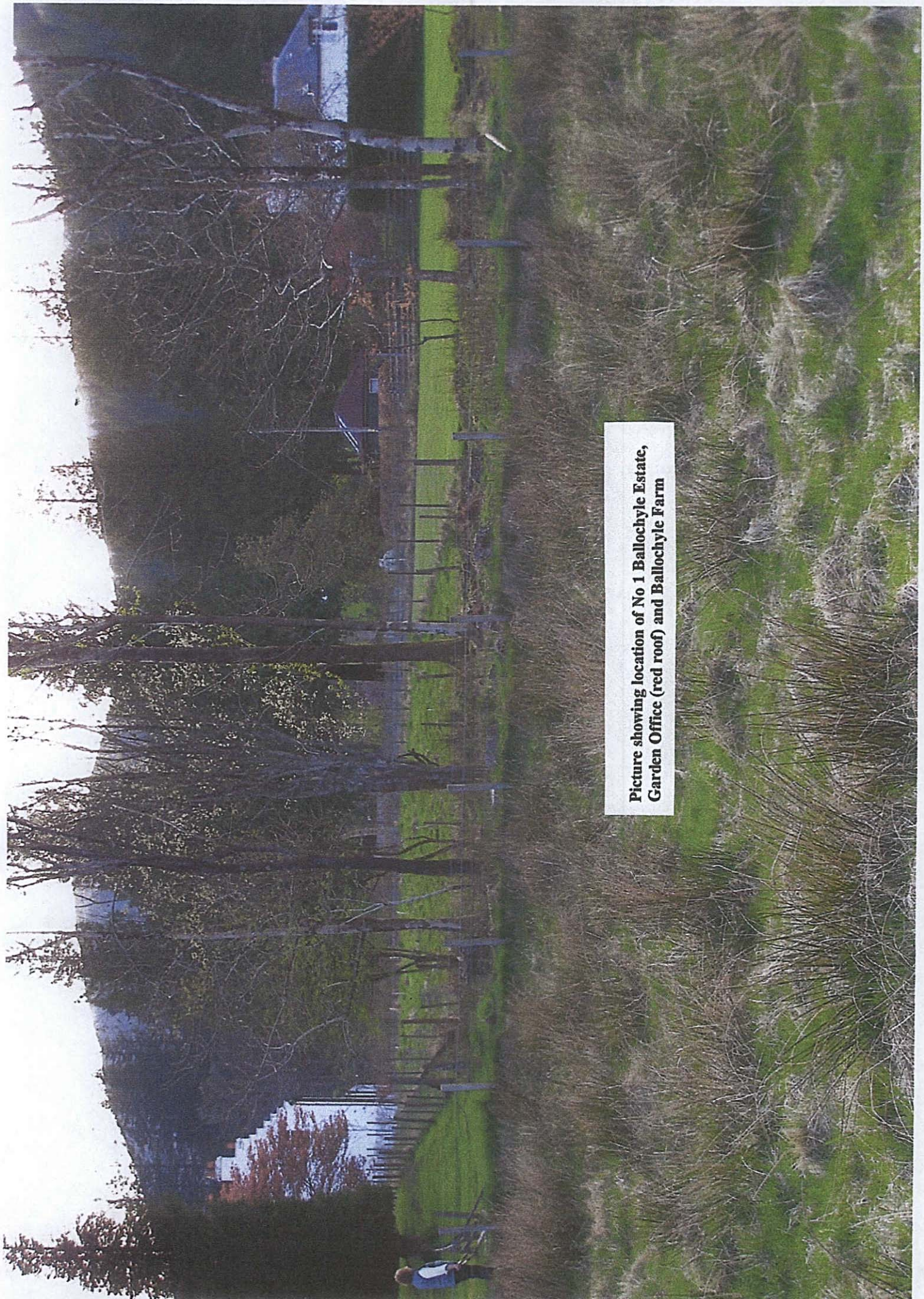
This house has not been built

Ballochyle Farm

Proposed new house

Garden Office

Scale of Building in Context
 The above elevational drawing, 3D render view and No1 plan show the proposed dwelling in context with the adjacent built forms (and also include the new dwelling under construction to the south). This drawing simply shows the sympathetic scale and form of the proposed dwelling in relation to its neighbouring built context.



**Picture showing location of No 1 Ballochyle Estate,
Garden Office (red roof) and Ballochyle Farm**



Picture showing location of Garden Office (red roof) and Ballochyle Farm