

**REQUEST FOR FURTHER INFORMATION**

**FOR**

**ARGYLL AND BUTE COUNCIL  
LOCAL REVIEW BODY**

**14/0003/LRB**

**ERECTION OF CROFT HOUSE, FORMATION OF  
VEHICULAR ACCESS AND INSTALLATION OF  
SEPTIC TANK (AMENDMENT TO PLANNING  
PERMISSION 12/00487/PP)**

**PLOT 2A, KILMALUAIG, ISLE OF TIREE, ARGYL  
AND BUTE**

**PLANNING REFUSAL REFERENCE NUMBER  
13/02202/PP**

**30<sup>th</sup> May 2014**

## **RESPONSE TO REQUEST FOR FURTHER INFORMATION:**

In light of the LRBs' request for further information regarding the above submitted review, this statement confirms the reason why the site lies within a Conservation Area and why this area is designated.

Tiree contains many traditional properties ranging from thatched 'black' houses to the later larger farmhouses and in much of the island modern additions that dilute the historic significance and character of settlements. The Tiree Design Guide provides a demonstration of the evolution of the traditional Tiree house and this area provides some great examples of traditional properties perhaps only exceeded by Brock in which all the properties are listed.

This Conservation Area is the only one on Tiree. It provides the setting for the only category A listed buildings on Tiree apart from the Hynish buildings used in the construction of Skerryvore lighthouse. The Conservation Area has not been diluted or harmed by modern day kit houses with unsuitable floor plans, materials, orientation or siting.

Flexibility can still be achieved without causing detrimental impacts on the Conservation Area. This is demonstrated by recent approval (12/02015/PP) which maintains the traditional approach to siting and orientation in accordance with the pattern of development in the Conservation Area, yet allows a modern approach to materials and some design elements to make the best of views from the site and solar gain. By contrast, the proposal subject to this review seeks to break with this approach and it does not respect the wider area within which it is to be located. This approach is not consistent with the policies of the adopted development plan, and if allowed, would undermine the special character of the Conservation Area. Making the best of views from the house or solar gains into the house could be achieved by amending the internal layout and window arrangements. It is not necessary to turn the entire house through 90 degrees to achieve those ends.

The listed buildings, prevailing orientation, traditional approach to siting and design, spacing between properties and the number of ruins within this crofting township all contribute to the special character of the area.

The Review Body also requested details as to those buildings of modern construction outwith the Conservation Area. A single house to the north was approved under reference 08/00291/PP. This building maintains an orientation consistent with the access road alongside which it is located which was felt appropriate in that instance, where the site did not lie within the Conservation Area. A further modern property which poorly relates to the island vernacular, is positioned at the access to Kilmaluaig and at the time of writing this response, the Planning Service has not been able to confirm the specific date of construction. Whilst near the Conservation Area, the Planning Service would not advise that the presence of these modern houses is used to justify the introduction of an inappropriate form of development within the Conservation Area. Such an approach would run contrary to Development Plan policies and national planning guidance.

Appendix 1 below provides further photographs of the area as requested by the LRB.

**Appendix 1 – Further photographs and commentary of the Kilmaluaig Conservation Area:**



1 – This is a modern bungalow at the entrance to the Kilmaluaig road. The building is poorly related to traditional island building types and is an unfortunate addition to the built environment.



2 – As you travel along the Kilmaluaig road you will note there a number of ruins and traditional properties all orientated the same way to face the road.



3 – The traditional approach to building in this area is demonstrated down the public road.



4 – There a number of traditional 'black top' properties in the area.



5 – Various properties are shown in this image demonstrating the parallel nature of the properties to the main road.





6 – This photo shows the spur off the main Kilmaluaig road and the gable of the modern house that can be seen from the site. This property is also orientated parallel to the road from which it is served.



7 – Further traditional styled properties in the conservation area.



8 – This image shows the southern end of the Conservation Area with the final house in the designated shown on the right. Just out of the shot on the left hand side is a category A listed building.



9 – This is the second of two category A listed buildings in the conservation area. It is one of the few remaining thatch cottages on the island.



10 – This is a new property opposite the site. It is orientated approximately parallel with the public road consistent with the ruins that were on the site. It represents a positive, modern addition to the conservation area and the high standard of design sought for such areas.



11 – This is the other category A listed building which is located within the conservation area but away from the main road.