

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**

11/06/2014

RESPONSE TO REQUEST FOR FURTHER INFORMATION:

In light of the LRBs' request for further information regarding the above submitted review, this statement addresses the appellants' statement regarding solar gain and corrects/clarifies the position in terms of third party representations:

Solar gain is how a building interacts with direct sun light to make use of the heat and light given off from the sun. A building with appropriate windows facing toward direct sun light will often make best of use natural light and heat thus decreasing reliance of artificial lighting and means of heating. The appellant has made no such use of windows in his planning application and has not identified this issue previously through the planning application process. However, there remains the option to include gable windows to increase solar gain without the need to re-orientate the house. Such windows would allow the applicant to make use of solar gain without the need to re-position the house and maintain the character of the conservation area.

The appellants' submission also details solar panels. These did not form part of the planning application. In the event that no appropriate roof plane is identified for solar panels, they can readily be ground mounted. They can also work on east and west facing roofs. Solar panels do not require to be positioned on a south facing roof plane. Within a Conservation Area, the siting of solar panels would be given careful consideration by the Planning Service.

The Review Body is invited to note that the original Planning Service submission to the Review Body contained an error which stated a single third party objection had been received. This was erroneous and no third party objections were received relating to the application. The correct position is stated in the original Report of Handling on the application.