



Central Validation Team at Argyll and Bute Council 1A Manse Brae Lochgilphead PA31 8RD

Tel: 01546 604840

Email: [planning.hq@argyll-bute.gov.uk](mailto:planning.hq@argyll-bute.gov.uk)

Applications cannot be validated until all necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE                      000090427-002

The online ref number is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the Planning Authority about this application.

## Type of Application

What is this application for? Please select one of the following: \*

We strongly recommend that you refer to the help text before you complete this section.

- Application for Planning Permission (including changes of use and surface mineral working)
- Application for Planning Permission in Principle
- Further Application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions

## Description of Proposal

Please describe the proposal including any change of use: \* (Max 500 characters)

Single dwelling in principle.

Is this a temporary permission? \*                       Yes  No

If a change of use is to be included in the proposal has it already taken place?  
(Answer 'No' if there is no change of use.) \*                       Yes  No

Have the works already been started or completed? \*

No    Yes - Started    Yes - Completed

## Applicant or Agent Details

Are you an applicant, or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)                       Applicant  Agent

## Agent Details

Please enter Agent details

Company/Organisation:

Ref. Number:

First Name: \*

Last Name: \*

Telephone Number: \*

Extension Number:

Mobile Number:

Fax Number:

Email Address: \*

You must enter a Building Name or Number, or both:\*

Building Name:

Building Number:

Address 1 (Street): \*

Address 2:

Town/City: \*

Country: \*

Postcode: \*

Is the applicant an individual or an organisation/corporate entity? \*

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title: \*

Other Title:

First Name: \*

Last Name: \*

Company/Organisation:

Telephone Number:

Extension Number:

Mobile Number:

Fax Number:

Email Address:

You must enter a Building Name or Number, or both:\*

Building Name:

Building Number:

Address 1 (Street): \*

Address 2:

Town/City: \*

Country: \*

Postcode: \*

## Site Address Details

Planning Authority:

Argyll and Bute Council

Full postal address of the site (including postcode where available):

Address 1:

Address 5:

Address 2:

Town/City/Settlement:

Address 3:

Post Code:

Address 4:

Please identify/describe the location of the site or sites.

Portnacroish

Northing

Easting

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

Yes  No

## Pre-Application Discussion Details

In what format was the feedback given? \*

Meeting  Telephone  Letter  Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) \* (Max 500 characters)

Title:

Mr

Other title:

First Name:

David

Last Name:

Love

Correspondence Reference Number:

Date (dd/mm/yyyy):

17/04/14

Note 1. A processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

## Site Area

Please state the site area:

0.23

Please state the measurement type used:

Hectares (ha)  Square Metres (sq.m)

## Existing Use

Please describe the current or most recent use: (Max 500 characters)

Agricultural field.

## Access and Parking

Are you proposing a new or altered vehicle access to or from a public road? \*

Yes  No

If Yes please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any changes to public paths, public rights of way or affecting any public rights of access? \*

Yes  No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

## Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? \*

Yes  No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? \*

- Yes – connecting to public drainage network
- No – proposing to make private drainage arrangements
- Not Applicable – only arrangements for water supply required

What private arrangements are you proposing? \*

- New/Altered septic tank.
- Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed).
- Other private drainage arrangement (such as chemical toilets or composting toilets).

What private arrangements are you proposing for the New/Altered septic tank? \*

- Discharge to land via soakaway.
- Discharge to watercourse(s) (including partial soakaway).
- Discharge to coastal waters.

Please explain your private drainage arrangements briefly here and show more details on your plans and supporting information: \* (Max 500 characters)

Do your proposals make provision for sustainable drainage of surface water? (e.g. SUDS arrangements) \*

Yes  No

Note: -

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? \*

- Yes  
 No, using a private water supply  
 No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

## Assessment of Flood Risk

Is the site within an area of known risk of flooding? \*  Yes  No  Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? \*  Yes  No  Don't Know

## Trees

Are there any trees on or adjacent to the application site? \*  Yes  No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

## All Types of Non Housing Development - Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? \*  Yes  No

## Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013 \*  Yes  No  Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

## Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? \*  Yes  No

## Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013

One Certificate must be completed and submitted along with this application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? \*  Yes  No

Is any of the land part of an agricultural holding? \*  Yes  No

Are you able to identify and give appropriate notice to ALL the other owners? \*  Yes  No

If you cannot trace all the other owners, can you give the appropriate notice to one or more owner? \*  Yes  No

## Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate C

## Certificates

As you do not own the site and cannot trace ANY Owner and/or Agricultural tenant, your planning authority may be required to place an advertisement in a local newspaper. You may wish to contact the planning authority for further guidance.

## Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

I hereby certify that –

(1) - I am/The applicant is unable to issue a certificate in accordance with Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 and in respect of the accompanying application;

(2) - No person other than myself/the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

or –

(3) - I have/the applicant has been unable to serve notice on any person other than myself/the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application, was owner [Note 2] of any part of the land to which the application relates.

or -

(2) - I have/The applicant has served notice on each of the following persons other than myself/the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application, was owner [Note 2] of any part of the land to which the application/appeal was owner [Note 2] of any part of the land to which the application relates.

Name:

Address:

Date of Service of Notice: \*

(3) - None of the land to which the application relates constitutes or forms part of an agricultural holding;

or –

(3) - The land or part of the land to which the application relates constitutes or forms part of an agricultural holding but I have/the applicant has been unable to serve notice on any person other than myself/the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant;

or -

(3) - The land or part of the land to which the application relates constitutes or forms part of an agricultural holding I have/the applicant has served notice on each of the following persons other than myself/himself who, at the beginning of the period of 21 days ending with the date of the application was an agricultural tenant. These persons are:

Name:

Address:

Date of Service of Notice: \*

(4) - I have/The applicant has taken reasonable steps, as listed below, to ascertain the names and addresses of the other owners or agricultural tenants and \*have/has been unable to do so –

Historic records have been reviewed, and local information sought, but the ownership of the entirety of the site cannot be ascertained for certain.

Signed: Paul Houghton

On behalf of: Miss Sumie Macalpine-Downie

Date: 21/05/2014

## Checklist - Application for Planning Permission

Town and County Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? \*

Yes  No  Not applicable to this application

b) If this is an application for planning permission or planning permission in principal where there is a crown interest in the land, have you provided a statement to that effect? \*

Yes  No  Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major developments (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? \*

Yes  No  Not applicable to this application

Town and County Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? \*

Yes  No  Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? \*

Yes  No  Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? \*

Yes  No  Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- Site Layout Plan or Block plan.
- Elevations.
- Floor plans.
- Cross sections.
- Roof plan.
- Master Plan/Framework Plan.
- Landscape plan.
- Photographs and/or photomontages.
- Other.

Provide copies of the following documents if applicable:

- |  |  |
|--|--|
| A copy of an Environmental Statement. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. *                                   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A |
| A Flood Risk Assessment. *   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan. *   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Habitat Survey. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Processing Agreement *   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Other Statements (please specify). (Max 500 characters)                                |  |

### Declare - For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying plans/drawings and additional information are provided as a part of this application .

Declaration Name: Paul Houghton  
Declaration Date: 21/05/2014  
Submission Date: 13/05/2014



## Connelly, Beth

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**From:** servicepoint@argyll-bute.gov.uk  
**Sent:** 22 May 2014 09:12  
**To:** centralvalidationteam  
**Subject:** CONFIRMATION OF PLANNING / BUILDING STANDARDS PAYMENT - Mr Paul Houghton

Subject: CONFIRMATION OF PLANNING / BUILDING STANDARDS PAYMENT - Mr Paul Houghton

Send to: [centralvalidationteam@argyll-bute.gov.uk](mailto:centralvalidationteam@argyll-bute.gov.uk)

The customer detailed below has made the following payment:-

£694

14/01166/PPP

14/01167/PPP

Planning & Advert Fees.

Mr Paul Houghton.

Can the customer be called back on 01786825575.

Or e-mailed at: [paul@houghtonplanning.co.uk](mailto:paul@houghtonplanning.co.uk)

Regards

Michelle Duignan

Our Ref: DOW13045

Your ref:

9<sup>th</sup> May 2014

Central Validation Team,  
Planning and Regulatory Services,  
Whitegates Offices,  
Whitegates Road,  
Lochgilphead, Argyll PA31 8SY

Email:  
paul@houghtonplanning.co.uk

Dear Sir/Madam,

**LAND SOUTH OF A828, PORTNACROISH, ARGYLL & BUTE**

Houghton Planning is instructed by Mrs S MacAlpine-Downie to submit a Planning Permission in Principle (PPP) application for a single dwelling, and a separate PPP application for a car park, on land south of the A828, Portnacroish, Argyll and Bute. The PPP application for the dwelling is a free go, as agreed with David Love, and the car park application occasions a planning fee of £382, as again agreed with David Love.

The Application Site

The land in question lies immediately south of the A828 at Portnacroish. It slopes down from the main A828 road to the former railway line, now used as a footpath.

The land is currently used for grazing, and is bounded by hedgerows and trees, other than where it is fenced to form the rear boundaries of properties fronting the A road. Those properties comprise: Tigh-Na-Crois, Grianan and nos 1-4 Appin Terrace.

Access to the land is currently taken from a minor road, forming the western boundary of the field, and close to the junction of this with the A road. It is proposed to close this field access, and create a new one further to the south for the new car park, which will also include parking for the proposed dwelling. This access relocation will be of benefit to the area by reducing the opportunity for vehicular conflicts within the existing junction bell mouth.

The minor road, from which access is proposed, is privately owned, but over which the applicant has a right of way. The road already serves a number of residential properties, including: Myrtle Cottage, Tigh Sithe and nos 1-4 Railway Cottages, and is considered to be appropriate for the minor access necessary to serve the proposed car park.

The land itself has no biodiversity or historic designations, but does have the potential for archaeological remains, and so, as suggested by West of Scotland Archaeology Service in relation to the last application, the applicant is agreeable to an archaeological watching brief being undertaken during the early part of construction.

The land is not shown within the SEPA Indicative Flood Map 1:200 year flood zone

### The Planning Application

Each planning application is accompanied by the following documents and information:

- Covering Letter;
- Planning Application Form;
- Relevant Certificate;
- Design Statement; and
- Location/Site Plan.

Any planning and/or advertisement fee payable will be sent under separate cover.

These applications are being submitted following the recent withdrawal of a local review for a single dwelling only on the land. It was decided to withdraw this local review to allow for changes to the scheme, comprising a reduction in the size of plot for the dwelling, and the introduction of a small car park for users of the church and new dwelling, to be explored further.

The dwelling is for Miss Macalpine-Downie to live in herself. She has no intention of applying for any further dwellings, and the remaining land she owns will remain in agricultural use.

She does not own any other land locally, and so this field represents her only opportunity to build a house in the settlement. She is not aware of any other sites within the settlement boundary that are available, and these would anyway significantly increase the cost to her of building a house, as she would both need to pay a market value for the plot, and then fund the build. There is currently a paucity of self-build mortgages available for people to build in Argyll and Bute, and while the applicant is able to secure funding to build a modest house, and fund a small church car park, she is unlikely to be able to borrow to also fund purchase of an open market plot.

It should also be noted that Miss Macalpine-Downie's family have owned this land for many years, and she still has many relatives living in the locality, and who are keen to see her move to the area.

In terms of the car park, it is Miss Macalpine-Downie's understanding, from speaking to a number of local residents, and her knowledge of the area, that parking is a particular problem for local residents, and those using the church for services and other events, because the only available parking is on the minor (private) road that bounds her land. To help address this, therefore, Miss Macalpine-Downie is prepared to construct a small car park on her land, to accommodate 12 cars. This would be a significant community benefit, which she would deliver alongside building a house for herself. The car park will be handed over to an appropriate body to look after, and maintain, but with Miss Macalpine-Downie sharing maintenance costs, and retaining access rights from here into the remainder of the field for agricultural purposes, and two parking spaces for her use, which will be specifically demarcated.

The only other change to the field will be the creation of a footpath to link the car park to the dwelling plot. This will be an informal path, the details of which can be conditioned, if the construction method and materials are important to the Council.

### Siting of Dwelling and Car Park

The main issue that emerged with regard to the previous application was the relationship of the site to the listed St Cross Church, which lies to the north of the A828, and the possible impact on its setting, and, since the withdrawal of the application, possible impact on the setting of the listed Castle Stalker, which lies to the south west of the application site on a small island in Loch Laish.

To address these issues, a further site visit has been undertaken to assess the impact of the proposals on these listed properties, specifically in terms of views out from, and to, each of them.

Castle Stalker cannot be seen from the site, due to intervening trees and the properties along the minor road to the west, but the church is visible, and so panoramas have been taken from in front of the church, looking south, and also looking north from the footpath.

Based upon these panoramas, it is accepted that any development placed centrally in the field would be apparent from the church, although even then, with the drop in levels, the visual impact will be limited. However, by taking the dwelling, and car park, to the sides of the field, close to Tigh-na-Crois and the minor road, it is firmly considered that any impact on the outlook from the church will be minimal. The view from the church is already funnelled by mature trees within the grounds, and filtered by trees and hedgerows along the A828, and any development in those two areas identified on the new Site Plan provided with this application will be very much on the periphery of the view out, and thus of limited visual impact. Similarly, the view from the footpath is filtered by vegetation along the fringes of it, and, from those points where the church can be seen, development placed to the sides of the field will ensure that the setting of the church is protected.

### Planning Policy

The application site, and remainder of the field, is currently identified, on the Argyll and Bute Local Plan Proposals Map (ABLP), as Countryside around Settlements. It is also within the Lynn of Lorn National Scenic Area (NSA), the northern boundary of which is the A828.

Countryside around Settlements is a development management zone defined by the Argyll and Bute Structure Plan (ABSP) and the ABLP wherein *“a co-ordinated and planned approach to development is appropriate whilst allowing for small scale infill, rounding-off redevelopment and change of use of buildings to take place on an appropriate basis.”* In effect, there is a presumption in favour of appropriate residential development and this is supported by Policy STRAT DC 5 in the ABSP and LP Hou 1 in the ABLP. The text that supports LP Hou 1 goes on to state that acceptable residential development should *“not result in undesirable forms of settlement coalescence, the extension of the established settlement boundary or ribbon development”*.

The Argyll and Bute Local Development Plan (ABLDP), which is soon to be considered at Examination, no longer includes Countryside around Settlements, and instead such areas are included in a separate development management zone, Countryside. That said, the policy regime for such areas is basically the same as for Countryside around Settlements and continues to permit small scale infill and rounding off in appropriate circumstances

(Policy LDP DM1) and provided it does not “*extend an existing settlement into the Countryside Zone*”.

The Portnacroish Settlement Zone, as shown on both the ABLP and ABLDP Proposals Maps, has a linear character, with the principal, but currently separated, settled zones being west of the application site and to the north east, although the church, and the frontage houses on the A828, are also included therein. In effect, therefore, the new ABLDP policy presumes again development within the field because, by definition, it would ‘extend the settlement’ into the Countryside.

The ABLDP status of the field as Countryside is a recent modification, as earlier versions of this Plan showed the western end of the field as a Potential Development Area (PDA 5/166) for residential development and thus, presumably, as part of the settlement as envisaged at those times. This PDA zoning was, however, removed following objections received to its inclusion, and due to the possibility of the field having archaeological interest, and thus it reverts to Countryside in the new Plan soon to be at Examination. This archaeological interest need not, however, preclude development, as West of Scotland Archaeology Service has addressed this issue, in its previous consultation response, and considers that a watching brief condition is adequate.

Against this policy background, it should be stressed that the current development plan presumes in favour of residential development on this field, and whilst the ABLDP is a material consideration, the weight that can be attached to this is limited, in our view, because this Plan has not yet been subjected to Examination.

### Planning Issues

Based upon the prevailing policy regime, the principal planning issues that require to be considered are as follows.

1. Does the proposed new dwelling comprise infill or rounding off?
2. Would the proposed development harm the setting of the listed St Cross Church and Castle Stalker?

Turning to the dwelling application site itself, this can be accepted for development provided it can be seen as infill or rounding off. In our opinion, it is infill, as stated above, in the sense that it lies in a gap between Tigh-na-Crois and Myrtle Cottage. Furthermore, development of this site will not create a ribbon of development, in that this already exists, but is, instead, infilling a gap in what is otherwise an established built-up frontage.

Equally, we would say that the development of this gap will not extend the established settlement boundary. It is accepted that both the ABLP and ABLDP Proposals Maps draw this tightly around existing development, and exclude the application site from it, but on the ground, the field clearly appears as part of, central even, to a linear settlement form extending from Glen Stockdale Burn, to the east, to West Dallens, to the north west. It appears as much part of the settlement as the field to the rear of Myrtle Cottage wherein Detailed Planning Permission was granted for a dwelling in 2012 (ref: 12/01181/PP) and an earlier PPP application was approved in 2011 (ref: 11/01339/PPP) with the case officer concluding, in the Report of Handling for that earlier application, that a dwelling on this site would “*be compatible with the settlement pattern of the immediately surrounding area*”. If that site is deemed compatible, with a substantial detached house set back from the existing

road frontage, and established pattern of development, then so must a dwelling on the current application site.

Finally, it is accepted that developing the application site will further the coalescence of existing development, but it will do so by connecting two parts of the same settlement. It will not cause two different settlements to appear joined, which is what, we say, the policy is seeking to prevent.

As such, the current application should benefit from the presumption in favour of development granted by ABLP Policy Hou 1, provided there are no other material considerations suggesting otherwise.

The impact of the proposed development on the settings of St Cross Church, and Castle Stalker, has been considered above. There will be no impact whatsoever on the setting of Castle Stalker whilst that on the setting of St Cross Church will be minimal. The statutory test for such impact is that new development must 'enhance', but at least 'preserve' the setting of a listed building, with 'preserve' being defined by case law as being neutral. It is firmly considered that the proposed development will 'preserve' the setting of St Cross Church.

Other material considerations include the ABLDP, albeit that we suggest that this should carry little, if any, weight, and various issues, which are listed on the Council's website, and in respect of which we can offer the following comments.

- The field is unlikely to be contaminated. Historic maps going back to 1875 have been checked and show that the field has always been free from any development. The applicant's family are also long-standing owners, and have always used it for agricultural uses, mainly grazing.
- The field is not shown as within a flood plain.
- A dwelling in the proposed position will blend well with the built development, which currently exists, and will have a neutral, if not positive, impact on the landscape quality of the NSA.
- The palate of materials for the dwelling will be in-keeping with those used locally, and the applicant is happy for this to be conditioned.
- The applicant will ensure that the dwelling is designed to be comparable with the scale, design and layout of existing development close-by.
- The proposed dwelling will be far enough away from existing dwellings to ensure that there will be no amenity impacts.
- There are considered to be no environmental impacts likely.
- No nuisance impacts will result from development taking place. There will be limited impact from the car park, but no more than is already experienced by neighbours when parking takes place on the minor road.
- A dwelling and car park are considered compatible with adjoining uses, which are, in the main, residential with associated parking.
- Allowing this dwelling and car park will, albeit in a small way, aid the creation and retention of local construction jobs and support the local economy.
- The proposed access is considered to be suitable and can be compliant with prevailing standards.
- Infrastructure is considered adequate.

Overall, we argue that the current proposal accords with relevant policy in the ABSP and ABLP, the majority of other material considerations favour planning permission being

granted, and whilst the ABLDP, and its presumption against any extensions of settlements into the Countryside, counts against a dwelling, this does not carry sufficient weight to offset the presumption in favour of new development that is otherwise contained in the development plan.

The car park will be of great benefit to the community, and is a material consideration in support of planning permission being granted for the dwelling, should this be seen to contravene planning policy.

We trust that the above provides sufficient justification for a new dwelling and car park to be consented in principle on this site, but if you do require any further information then please contact Paul Houghton at [paul@houghtonplanning.co.uk](mailto:paul@houghtonplanning.co.uk) or call him on 01786 825575 or 07780 117708.

We otherwise look forward to receiving confirmation in due course that the planning application has been validated.

Yours faithfully

**HOUGHTON PLANNING**