

Mr James Haslam,

Tigh na Crois,

Appin.

PA38 4BL

Your Ref 14/0006/LRB

13<sup>th</sup> August 2014

I wish to make the following representation regarding planning application 14/01166/PPP

The first planning application for this land was in October 2006 for the development of 4 dwelling houses to be sited adjacent to Station Road. This application was refused, prompting a public enquiry in June 2007 to investigate the land as a possible development site.

Enclosed is a copy of the inquiry with a didactic conclusion; this site to be one of the very last sites in this area to be considered for this purpose (development).

The second application was in November 2013 for a single dwelling house to be sited centrally within the  $\frac{3}{4}$  acre site, running parallel to the A828 trunk road. Following refusal a review appeal was lodged. The Local Review Body (LRB) did not have access to the Public Inquiry Report and to gain more information arranged a site visit. Two days before the site visit the applicant withdrew her Appeal.

This is currently the third application to develop this land. This application shows the proposed house at the furthest east end of the site with an access road running the full length of the site (approx 100 meters) adjacent to and parallel to the A828.

There are two possible explanations for this alteration;

- 1) The applicant recognises the impact the property made on the privileges of the Grade II listed Church of the Holy Cross and attempted to minimise the impact ( but failed ).
- 2) The site then becomes ideal for the development of possibly three further properties.

This application for a single dwelling house located at the most distant point from the road access on a site of approximately  $\frac{3}{4}$  acre is not a credible proposition. This is particularly the

case as the property, with an enormous garden, is unlikely to be the permanent residence of the applicant who already owns a dwelling house in Appin which she does not occupy.

It is my understanding that current building regulations require emergency vehicle access via the nearest (adjacent) highway; in this circumstance the property might require yet another access to be made from the house to the A828.

The Local Plan is for the help and guidance of the community, planning and protecting their environment, and is subject to revision on a regular basis. My understanding of a Public Inquiry outcome, such as **17.3.6 Holy Cross Church**, is that it represents a definitive plan as regards development for a particular location. Unless there are exceptional circumstances the community, and particularly those living nearby (there are 4 objections from immediate and close neighbours), should be afforded the confidence of a Public Inquiry outcome whereby the directives have a longevity of at least ten years if not considerably more.

There have been no exceptional circumstances or planning changes in the Appin area which would mitigate a change in use of this land from being designated as countryside surrounding a residential area.

A separate application has been made by the applicant for the construction of a small car park on this same site to be available to the congregation of the Church of the Holy Cross. It is my opinion that this separate application should not be linked in any way to the application for development of a dwelling house.

James Haslam FRCS