

**Delegated or Committee Planning Application Report and Report of handling as required by Schedule 2 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 relative to applications for Planning Permission or Planning Permission in Principle**

---

**Reference No:** 14/01447/PPP

**Planning Hierarchy:** Local application

**Applicant:** Mr John Lamont

**Proposal:** Site for the erection of dwellinghouse, installation of sewage treatment plant and formation of vehicular access.

**Site Address:** Land south-west of 55 Forest View, Strachur, Cairndow, Argyll.

---

**DECISION ROUTE**

(i) **Sect 43 (A) of the Town and Country Planning (Scotland) Act 1997**

---

**(A) THE APPLICATION**

(i) **Development Requiring Express Planning Permission**

- Erection of one detached dwellinghouse (indicative footprint, plans and elevations);
- Formation of new vehicular access from A815;
- Formation of in-curtilage car parking and turning;
- Installation of septic tank system.

(ii) **Other specified operations**

- Connection to public water main.
- 

**(B) RECOMMENDATION:**

It is recommended that planning permission be **refused** for the reasons set out overleaf.

---

**(C) HISTORY:** None.

---

**(D) CONSULTATIONS:**

**Roads** (response dated 2<sup>nd</sup> July 2014): No objections subject to conditions regarding sightlines, access design, gradient, parking and turning.

**Scottish Water** (expiry date 2<sup>nd</sup> July 2014): No response.

---

(E) The application was advertised under Regulation 20(1) Advert Statement (publication date 20<sup>th</sup> June 2014, expiry date 11<sup>th</sup> July 2014).

---

(F) **REPRESENTATIONS:** None.

---

(G) **SUPPORTING INFORMATION**

Has the application been the subject of:

- (i) **Environmental Statement: N**
  - (ii) **An appropriate assessment under the Conservation (Natural Habitats) Regulations 1994: N**
  - (iii) **A design or design/access statement: N**
  - (iv) **A report on the impact of the proposed development e.g. Retail impact, transport impact, noise impact, flood risk, drainage impact etc: N**
- 

(H) **PLANNING OBLIGATIONS**

- (i) **Is a Section 75 agreement required: N**
- 

(I) **Has a Direction been issued by Scottish Ministers in terms of Regulation 30, 31 or 32: N**

---

(J) **Section 25 of the Act; Development Plan and any other material considerations over and above those listed above which have been taken into account in the assessment of the application**

(i) **List of all Development Plan Policy considerations taken into account in assessment of the application.**

**Argyll and Bute Structure Plan 2002**

STRAT SI 1 Sustainable Development;  
STRAT DC 1 Development within the Settlements;  
STRAT HO1 Housing – Development Control Policy.

**Argyll and Bute Local Plan (June 2009)**

LP ENV 1 Development Impact on the General Environment;  
LP ENV 19 Development Setting, Layout and Design (including Appendix A Sustainable Siting and Design Principles and Sustainable Design Guidance 1-4);  
LP HOU 1 General Housing Development;  
LP SERV 1 Private Sewage Treatment Plants and Wastewater Systems;  
LP SERV 2 Incorporation of Natural Features/Sustainable Drainage Systems;  
LP TRAN 4 New and Existing Public Roads and Private Access Regimes;  
LP TRAN 6 Vehicle Parking Provision including Appendix C Access and Car Parking Standards.

(ii) **List of all other material planning considerations taken into account in the assessment of the application, having due regard to Annex A of Circular 4/2009.**

Argyll and Bute Council Proposed Local Development Plan (February 2013);  
Scottish Planning Policy (June 2014);  
Planning Advice Note 44 – ‘Fitting New Housing Development into the Landscape’;

- (K) **Is the proposal a Schedule 2 Development not requiring an Environmental Impact Assessment: N**
- 
- (L) **Has the application been the subject of statutory pre-application consultation (PAC): N**
- 
- (M) **Has a sustainability check list been submitted: N**
- 
- (N) **Does the Council have an interest in the site: N**
- 
- (O) **Requirement for a hearing (PAN41 or other): N**
- 
- (P) **Assessment and summary of determining issues and material considerations**

*Policy Considerations:*

In the Argyll and Bute Local Plan, the site lies within the small town and village settlement of Strachur where policies LP ENV 19, LP HOU 1, LP TRAN 4 and LP TRAN 6 primarily apply.

*Site & Surrounding Area*

The application site is located to the rear of a line of dwellinghouses within Forest View and sited at the top of the hill at the bend in the A815. A small watercourse runs along the south-eastern boundary of the site. The site is bounded by mature trees. A static caravan is currently in situ.

*Proposal*

Planning Permission in Principle is sought to erect a one-and-a-half storey dwellinghouse and the formation of a new vehicular access on a narrow piece of land to the rear of 55/56 Forest View. Details have been submitted indicating a 2-bedroom dwellinghouse with a footprint of 9 x 8 metres set well back some 22 metres from the edge of the A815. The dwellinghouse would be orientated with the main elevation facing south-west. The indicative dwellinghouse would have a pitched and gabled roof with a ridge height of 7 metres and flat roof dormer features to front and rear. Whilst in outline at this stage, potential materials could include white painted blockwork, natural slates with white upvc windows and doors.

A new vehicular access will be created from the A815. Car parking and turning will be provided within the site.

It is proposed to install a septic tank system in front of the dwellinghouse but only indicative details have been submitted. A connection to the public water supply is proposed.

*Assessment*

Policy LP HOU 1 of the Local Plan presumes in favour of housing development unless there is an unacceptable environmental, servicing or access impact. Such proposals should not overwhelm the townscape character or the capacity of the settlement and be consistent with all other policies of the Structure and Local Plan.

Local Plan Appendix A: Sustainable Siting and Design Principles comments that the location of houses within a settlement is the most critical factor. New development must be compatible with, and consolidate, the existing settlement. New housing must reflect or recreate the traditional building pattern or built form.

However, in terms of the general policy criteria above, it is considered that the proposed dwellinghouse does not represent acceptable infill, rounding-off or redevelopment and is therefore contrary to the immediate settlement pattern.

#### *Settlement Character*

The upper part of Strachur village (and in particular the houses within Forest View) comprises dwellinghouse located primarily off the old road and backing onto the A815, which now provides a more direct route as a by-pass through the settlement. With the exception of the petrol filling station, Fire Station and builder's yard, only one other dwellinghouse within Clachan Beag has a vehicle access onto the A815.

Whilst the application is now shown with the extended settlement, any significant housing development on this stretch from High Clachan to the UC12 Succoth Road to the rear of existing housing in Forest View would require multiple vehicular accesses from the A815. Any potential development of this area may therefore require a strategic view regarding suitable access points and development form. The proposed development as currently submitted in its isolated location would therefore be inconsistent with the established settlement character of Strachur in addition to providing an additional vehicular access onto the main A815 route through the settlement.

#### *General Siting, Layout and Amenity*

The proposed dwellinghouse would be sited some 22 metres back from the A815 to improve privacy and amenity but set well back in the plot bringing it close to the adjacent semi-detached dwellinghouses at 55/56 Forest View. No design statement has been submitted in support of the dwellinghouse.

#### *Design*

Whilst the simple design of the dwellinghouse may be acceptable on a more suitable site, it is the inappropriate siting, isolated relationship to the existing settlement character and providing an additional access from the A815 that make the proposal unacceptable.

#### *Amenity Space*

Amenity space to the rear would be very limited with only 4 metres to the back boundary and the majority of the front part of the plot used for access, car parking and turning and a septic tank. The site is currently well screened with mature trees along its boundaries but it is likely that these would be removed to improve the currently gloomy aspect of the plot.

#### *Access and Car Parking:*

Car parking and a turning area are shown off the proposed new access road. Roads note that the proposed access would be from the A815 within a 40mph speed restriction but offer no objections in principle subject to conditions regarding sightlines, access design, gradient, parking and turning and requirement for a Road Opening Permit.

#### *Foul Drainage*

Indicative details suggest a single septic tank for the dwellinghouse with effluent discharging to the small watercourse on the south-eastern boundary of the site. It is considered that an appropriate condition could address a suitable foul drainage system consistent with Policy LP SERV 1 of the Local Plan.

#### *Surface Water Drainage:*

No comments have been received from Scottish Water in respect of connection to the public main. Scottish Water normally require a totally separate surface water drainage system with surface water discharging to a suitable outlet. No surface water drainage proposals have been submitted but proximity to adjacent watercourses should allow for a planning condition to address suitable surface water drainage system consistent with Policy LP SERV 2 of the Local Plan.

### *Conclusion*

Whilst the application site lies within the settlement zone of Strachur, the proposed development does not represent acceptable infill, rounding-off or redevelopment consistent with the established settlement pattern. Development of this site for one dwellinghouse would be at odds with the existing residential development pattern of Forest View adjacent and appear isolated and detached from the settlement. Additionally, the creation of an additional vehicular access within a 40mph zone could lead to a further intensification of accesses from the A815 which was originally constructed as a main route through the settlement and not a local distributor road. For these reasons, the proposal is considered to be inconsistent with the relevant policies contained in the Argyll and Bute Structure Plan and Argyll and Bute Local Plan.

---

**(Q) Is the proposal consistent with the Development Plan: N**

---

**(R) Reason why planning permission or a Planning Permission in Principle should be granted.**

Not applicable, application is being recommended for refusal.

---

**(S) Reasoned justification for a departure from the provisions of the Development Plan**  
*n/a*

---

**(T) Need for notification to Scottish Ministers or Historic Scotland: N**

---

**Author of Report: Brian Close**

**Date: 28<sup>th</sup> July 2014**

**Reviewing Officer: David Eaglesham**

**Date: 30 July 2014**

**Angus Gilmour**  
**Head of Planning & Regulatory Services**

## REASON FOR REFUSAL RELATIVE TO APPLICATION REFERENCE 14/01447/PPP

1. Having regard to the character of Strachur that provides for dwellinghouses served by local distributor roads, the proposed dwellinghouse would be at odds with the established built form of the upper part of the small town and village settlement. Furthermore, the siting of a single dwellinghouse set back within its plot and in close proximity to the existing dwellinghouses in Forest View would result in isolated residential development with no relationship to surrounding housing or other land uses. Accordingly, it is considered that the proposed development would not constitute acceptable infill, rounding off or redevelopment consistent with the established settlement character of Strachur and is therefore contrary to the principles of sustainable development and of protecting and enhancing the quality of the environment as identified in Scottish Planning Policy (June 2014); Planning Advice Note 67 - 'Housing Quality'; Planning Advice Note 44 – 'Fitting New Housing Development into the Landscape'; STRAT SI 1, STRAT DC 1, STRAT HO 1 of the Argyll and Bute Structure Plan 2002; and to Policies LP ENV 1, LP ENV 19 (including Appendix A Sustainable Siting and Design Principles and Sustainable Design Guidance 1-4); and LP HOU 1 of the Argyll and Bute Local Plan (August 2009), all of which presume against the nature of the development proposed and advises that;

*“Planning should support development that is designed to a high-quality, which demonstrates the six qualities of successful place including Distinctive which is development that complements local features, for example landscapes, topography, ecology, skylines, spaces and scales, street and building forms, and materials to create places with a sense of identity”. (Scottish Planning Policy June 2014, para. 41).*

*“Scotland enjoys a long and distinctive tradition of urban design, with urban form closely fitted to the landscape. The pattern, evolved over centuries, has now seen some additions at best mediocre or indifferent in quality. Lack of integration with the landscape is particularly noticeable on the edges of our small and medium sized towns. Many new housing developments have been planned and carried out without evident regard to existing urban form and the local landscape, or to their wider visual impact particularly when seen from road and rail approaches. Insensitive development can undermine the special environmental quality of towns and their setting in the countryside which have drawn people to live and invest in them in the first place”. (Planning Advice Note 44: Fitting New Housing Development into the Landscape, para. 9) .*

*“The design of a successful place will begin with understanding how new housing can be connected to the settlement patterns of an area. The combination of layout of buildings, streets and spaces should create local identity, and contribute positively to the character of towns and villages”.....“ New housing should take account of the wider context and be integrated into its wider neighbourhood. Vehicle and pedestrian routes should connect the housing with facilities and spaces within the development, to the local area and more widely. Issues to consider include the relationship with established housing and other development”. (Planning Advice Note 67 - 'Housing Quality')*

## APPENDIX TO DECISION REFUSAL NOTICE

Appendix relative to application **14/01447/PPP**

---

**(A)** Submitted Drawings

For the purpose of clarity it is advised that this decision notice relates to the following refused drawings:

1:1250 Location Plan / 1:500 Block Plan;  
1:100 Plans, Section and Front Elevation.

**(B)** Has the application been the subject of any “non-material” amendment in terms of Section 32A of the Town and Country Planning (Scotland) Act 1997 (as amended) to the initial submitted plans during its processing?

No.