

**Argyll and Bute Council**  
Comhairle Earra Ghaidheal agus Bhoid

*Customer Services*  
*Executive Director: Douglas Hendry*



*Kilmory, Lochgilphead, PA31 8RT*  
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16 January 2013

**ARGYLL AND BUTE LOCAL REVIEW BODY – RECONVENED MEETING  
WEDNESDAY 23 JANUARY 2013 AT 9.45AM IN THE COUNCIL CHAMBER,  
KILMORY, LOCHGILPHEAD**

I enclose herewith further written submissions that were requested by the Argyll and Bute Local Review Body at their meeting on 17 October 2012 and comments made by the applicant on these written submissions.

Douglas Hendry  
Executive Director - Customer Services

**BUSINESS**

- 1. APOLOGIES FOR ABSENCE**
- 2. DECLARATIONS OF INTEREST**
- 3. CONSIDER NOTICE OF REVIEW REQUEST: 29 STUCKLECKIE ROAD, HELENSBURGH**
  - (a) Further Written Submissions by Planning Authority (Pages 1 - 4)**
  - (b) Further Written Submissions by Roads Authority (Pages 5 - 6)**
  - (c) Comments by Applicant on Further Written Submissions (Pages 7 - 18)**

**ARGYLL AND BUTE LOCAL REVIEW BODY**

Councillor Mary Jean Devon (Chair)  
Councillor Alex McNaughton

Councillor Rory Colville

Contact: Hazel MacInnes Tel: 01546 604269

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**ADDITIONAL INFORMATION REQUIRED  
FOR  
LOCAL REVIEW BODY**

**REFUSAL OF PLANNING PERMISSION FOR THE  
ERECTION OF EXTENSION TO DWELLINGHOUSE  
AT 29 STUCKLECKIE ROAD, HELENSBURGH**

**PLANNING APPLICATION**

**REFERENCE NUMBER: 12/01405/PP**

**PLANNING APPEAL REFERENCE: 12/0014/LRB**

**1 November 2012**

**Local Review Body – Additional Information**

- A.** Appendix A of the adopted Local Plan has a specific section on Open Space/Density. It states, inter alia, that all development should have some private open space. Terraced properties should only occupy a maximum of 45% of their site. The shed is ancillary to the use of the house but is a built form. It cannot be classed as amenity space or count as part of the open space requirement.
- B.** The house effectively has a mansard roof and includes flat roofed dormers at the rear. It would be for Members to decide whether the proposed extension compliments the mansard and dormers and whether putting a pitch on the roof of the extension would detrimentally impact on the upstairs bedroom windows.

**C. MODEL CONDITIONS AND REASONS RELATIVE TO APPLICATION REF. NO.  
12/01405/PP**

1. The development shall be implemented in accordance with the details specified on the application form dated 20 June 2012 and the approved drawings reference numbers 1/7, 2/7, 3/7, 4/7, 5/7, 6/7 and 7/7, unless the prior written approval of the planning authority is obtained for other materials/finishes/for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997.

Reason: For the purpose of clarity, to ensure that the development is implemented in accordance with the approved details.

2. Prior to works starting on site, details of two off-street car parking spaces shall be submitted to and agreed in writing by the Council as Planning Authority. Thereafter, the two off-street car parking spaces agreed should be constructed and available for use prior to the extension hereby approved being occupied or brought into use.

Reason: In the interests of road safety.

**NOTES TO APPLICANT**

1. **The length of the permission:** This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period. [See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended)].
2. In order to comply with Section 27A(1) of the Town and Country Planning (Scotland) Act 1997, prior to works commencing on site it is the responsibility of the developer to



complete and submit the attached 'Notice of Initiation of Development' to the Planning Authority specifying the date on which the development will start.

3. In order to comply with Section 27B(1) of the Town and Country Planning (Scotland) Act 1997 it is the responsibility of the developer to submit the attached 'Notice of Completion' to the Planning Authority specifying the date upon which the development was completed.

- D.** Area Roads Manager was consulted regarding the additional information required and has advised the following:

This location was the subject of an earlier planning application (Reference No 12/00914/PP). My response dated 25<sup>th</sup> May 2013 to the planning officer noted that the current parking provision was one off street space. The number of bedrooms within the existing house layout is no more than three therefore in accordance with the current Local Plan Policy LP TRAN 6 would require two parking spaces. The proposals submitted would increase the number of bedrooms to more than three bedrooms therefore the number of parking spaces required should be three off street spaces. However, I made an assessment that the existing situation had a deficit of one parking space therefore because of the restricted area available along the house frontage (max 2 spaces) I requested that the applicant increase the off street parking provision to accommodate for two spaces therefore the status quo would remain. i.e. one space short.

In the current Planning Application (Ref No 12/01405) the applicant increased the parking proposal to accommodate for two spaces in line with my previous recommendation. Again I was accepting the one space below that required within the local plan as the existing parking provision was one less. In effect an instant shortfall in parking provision but no change to that of the existing situation. However, the proposed plans submitted illustrated the width for the two parking bays to be 4.60 metres. Normally car parking bays should be 2.5 metres wide; two spaces would equal 5.00 metres with road design guidance recommending the absolute minimum width of 2.4 metres therefore the two spaces would equal 4.80metres. This information regarding car park space widths had been intimated to the applicant's agent through the process from the previous application. As the applicant submitted a proposal showing only 4.60 metres I recommended refusal to the planning officer as this was insufficient width to accommodate two spaces.

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Argyll and Bute Council  
Comhairle Earra Ghàidheal agus Bhòid

# Memo



**Development & Infrastructure**

**Date:** 25<sup>th</sup> October 2012

**To:** Howard Young, Area Team Leader

**Your Ref:** 12/00014/LRB

**From:** Campbell Divertie, Technical Officer

**Our Ref:** RPL 1G

**Telephone:** X 8866

**LOCAL REVIEW BODY REFERENCE: 12/0014/LRB**  
**PLANNING APPLICATION REFERENCE: 12/01405/PP**  
**LOCATION: 29 STUCKLECKIE ROAD, HELENSBURGH.**

I refer to the above application and wish to add the following comments.

This location was the subject of an earlier planning application (Reference No 12/00914/PP). My response dated 25<sup>th</sup> May 2013 to the planning officer noted that the current parking provision was one off street space. The number of bedrooms within the existing house layout is no more than three therefore in accordance with the current Local Plan Policy LP TRAN 6 would require two parking spaces. The proposals submitted would increase the number of bedrooms to more than three bedrooms therefore the number of parking spaces required should be three off street spaces. However, I made an assessment that the existing situation had a deficit of one parking space therefore because of the restricted area available along the house frontage (max 2 spaces) I requested that the applicant increase the off street parking provision to accommodate for two spaces therefore the status quo would remain. i.e. one space short

In the current Planning Application (Ref No 12/01405) the applicant increased the parking proposal to accommodate for two spaces in line with my previous recommendation. Again I was accepting the one space below that required within the local plan as the existing parking provision was one less. In effect an instant shortfall in parking provision but no change to that of the existing situation. However, the proposed plans submitted illustrated the width for the two parking bays to be 4.60 metres. Normally car parking bays should be 2.5 metres wide, two spaces would equal 5.00 metres with road design guidance recommending the absolute minimum width of 2.4 metres therefore the two spaces would equal 4.80metres. This information regarding car park space widths had been intimated to the applicant's agent through the process from the previous application. As the applicant submitted a proposal showing only 4.60 metres I recommended refusal to the planning officer as this was insufficient width to accommodate two spaces.

I trust this is of assistance, please do not hesitate to contact myself should you require any further information.

Network & Environmental Manager



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**Mr. Charles Livingston and Ms. Catherine McCallum, Planning Applicants.**  
**Erection of extension to dwelling house at 29 Stuckleckie Rd., Helensburgh G84 7NN.**

**Date: 30<sup>th</sup> October 2012.**

**STATEMENT ON BEHALF OF APPLICANTS RELATIVE TO REFUSED  
PLANNING APPLICATION REFERENCE, 12/01405/PP.**

**To: Howard Young, Area Team Leader, Development & Infrastructure,  
Argyll & Bute Council. Copy to Campbell Divertie, Technical Officer.**

**LOCAL REVIEW BODY REFERENCE 12/00014/LRB.**

**Roads Department ref: RPL 1G date: 25<sup>th</sup> October 2012).**

**Off street car parking:**

Currently the existing house number 29 has two parking spaces, not a single parking space as stated in planning Reasons for Refusal.

Look at As Existing Site Layout/Ground Floor Plan, drawing number 03A which shows an existing, 4.6 metre square, concreted car parking area off Stuckleckie Road along the house frontage capable of taking two motor vehicles. (A Jaguar car is 1800 mm wide and Mr. Campbell Divertie, Technical Officer, maintains the absolute minimum width for two cars is 4.8 metres).

Accordingly, the client had requested the council to allow increase of the existing parking bays for the two cars by only 200 mm (8 inches) i.e. from 4.6 to 4.8 metres i.e. in accordance with Mr. Diverie's recommendation. This small increase in width would provide a single further car space as well as physical protection to the existing lighting column. If the principle is agreeable to the Council Development & Infrastructure, details could be worked out.

Please respond by confirming that the Council will react positively to this suggestion.

At the moment, cars fill the streets so that visitors parking in the area is very difficult, if not impossible. Current Local Plan Policy LP TRAN 6 effectively means that insistence on the required parking numbers makes all house extensions in principle in Kirkmichael impossible without changes to the existing parking bays in the grass verges fronting the houses, which is Council property. This is very unfair to disadvantaged families and has a general negative economic effect.

**John Wagner Architect**  
51 Colquhoun Street  
Helensburgh G84 9JR  
Tel: 01436 670 422

JOHN WAGNER

CHARTERED ARCHITECT

The Local Review Body  
Customer Services,  
Argyll and Bute Council,  
Kilmory  
Lochgilphead  
PA31 8RT

Friday 2<sup>nd</sup> November 2012

Dear Sirs

**Mr. Charles Livingston and Ms. Catherine McCallum, Applicants.**  
**Erection of extension to dwelling house at 29 Stuckleckie Rd., Helensburgh G84 7NN.**

**Comments, by client also agent, regarding representations received Friday 21<sup>st</sup>  
September 2012 from Argyll and Bute Council.**

**Planning Application Number 12/01405/PP**  
**Planning Appeal Reference Number 12/0014/LRB**

Please find enclosed three pages with statements by my client (2 page) also by myself (1 page)  
making comment regarding the Statement of Case for Argyll and Bute Council.

Please do not hesitate to contact me should you require any further information.

Yours faithfully



John Wagner

CUSTOMER SERVICES  
- 6 NOV 2012  
RECEIVED

JOHN WAGNER DIP ARCH RIBA ARIAS  
51 COLQUHOUN STREET, HELENSBURGH G84 9JR  
PHONE 01436 67 0422 FAX 01436 67 0422 MOBILE 07985 610638

E-MAIL [john.wagner@2tax.co.uk](mailto:john.wagner@2tax.co.uk)

ARCHITECTURE

DESIGN

INTERIORS



## Parking Spaces

Some of neighbours have 4 bedroom houses with parking spaces for 1 car. one recently in the last year got permission for Attic conversion to bring her house up to 4 bedrooms parking space outside house 1 2 cars belong to house other 1 gets parked in street.

I have space right outside house for 2 cars parked side by side plus I could park directly in front of cars giving me 3 places only 1 car in my household also if the issue of parking is if visitors come to visit surely they just park in street as anyone else does if there coming to see all my neighbours can widen bay (parking) if need be

garden shed can be considered as amenity ground as it is in my garden with a path up both sides and round back which you can walk all way round with a fence at back splitting my garden and neighbours (boundary)

roof of house has pitched Roof (rosemary tiles)  
flat roofs on 2 dormers out back

4 grown up adults in house 4 Children in house aged 16, girl 11, 6, 4. Boys, 1 baby due in February 2013 which will be another addition to house as well bringing in Total 9 all together all adults in full time employment. just looking for addition of 2 bedrooms to give us all ~~the~~ room to sleep.

1 child suffers asthma.

Still plenty Room left in garden for kids to play in or for sitting in as well.

Have good Sized Front garden as well for sitting in kids playing in

P. Livingston

29 Stockleckle RD

Helensburgh

G84 7NN.

01436 671728



**Mr. Charles Livingston and Ms. Catherine McCallum, Planning Applicants.**  
**Erection of extension to dwelling house at 29 Stuckleckie Rd., Helensburgh G84 7NN.**

**Date: 2nd November 2012.**

**CLIENT'S, STATEMENT RELATIVE TO REFUSED PLANNING APPLICATION**  
**REFERENCE, 12/01405/PP.**  
**(Handwritten original note attached).**

**To: Howard Young, Area Team Leader, Development & Infrastructure,**  
**Argyll & Bute Council. Copy to Campbell Divertie, Technical Officer.**

**LOCAL REVIEW BODY REFERENCE 12/00014/LRB.**

**Roads Department ref: RPL 1G date: 25<sup>th</sup> October 2012).**

**Parking:**

Some of my neighbours have four bedroom houses with parking space for only one car.

In the past year, a person at a local address got Planning Permission for a house attic conversion that brought her accommodation up to four bedrooms. Parking space, allocated to the house, provides for two cars. Her one other car is parked in the street.

Right outside my house, I have a finished space for two cars parked side by side. Street parking directly in front of these is possible to give me three places in total. (Though in fact there is only one car in my household).

Regarding the issue of visitor parking, surely they can park in the street, just like everyone else coming to see all my neighbours.

If need be, I can widen the existing parking bay in the ground adjoining the street that is allocated to my house.

**Back garden shed:**

The existing garden shed can be considered amenity ground as it is within my property.

A path up both sides and round the back allows walking all the way round the shed.

A boundary fence at the back separates my garden from that of my neighbours.

Plenty of room is left in the back garden for kids play and for sitting.

**House existing roof:**

The house has a pitched roof (Rosemary tiles). Two dormers with flat roofs are at the back.

**Occupants of number 29:**

Four grown adults are in my house. All adults are in full employment.

There are four children, a boy of sixteen, a girl of eleven, and boys aged six and four. One child suffers from asthma.

A baby due in February 2013 will bring the total inhabitants to nine.

We are just looking for the addition of two bedrooms to provide decent sleeping accommodation.

**Front garden**

As in the case of the back garden, the front garden is of a good size, allowing play and sitting.

Charles Livingston  
"Chivingston"  
29 Stuckleckie Road.,  
Helensburgh  
G84 7NN.

Telephone: 01436 67 1728

**John Wagner Architect**  
51 Colquhoun Street  
Helensburgh G84 9JR  
Tel: 01436 670 422

JOHN WAGNER

CHARTERED ARCHITECT

The Local Review Body  
Customer Services,  
Argyll and Bute Council,  
Kilmory  
Lochgilphead  
PA31 8RT

Tuesday 6th November 2012

Dear Sirs

**Mr. Charles Livingston and Ms. Catherine McCallum, Applicants.**  
**Erection of extension to dwelling house at 29 Stuckleckie Rd., Helensburgh G84 7NN.**

**Comments, by client also agent, regarding representations received Friday 21<sup>st</sup>  
September 2012 from Argyll and Bute Council.**

**Planning Application Number 12/01405/PP**  
**Planning Appeal Reference Number 12/0014/LRB**

Please find enclosed a page with a statements by my client (1 page) with his additional  
comment regarding a lighting standard which is pertinent to the Statement of Case for Argyll  
and Bute Council.

Please do not hesitate to contact me should you require any further information.

Yours faithfully



John Wagner

JOHN WAGNER DIP ARCH RIBA ARIAS  
51 COLQUHOUN STREET, HELENSBURGH G84 9JR

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E-MAIL [john.wagner@2tax.co.uk](mailto:john.wagner@2tax.co.uk)

ARCHITECTURE

DESIGN

INTERIORS

Dear Sir/Madam

Page 14

TUE 06 NOV 2012.

Hi im looking to Move Street lampost  
at 29 Stuckleckie RD Helensburgh

Have applied for planning permission for 2 bedroom  
extension and need to have parking space outside  
for 3 cars My original drive is 8" too short  
to accommodate 2 cars so looking to move  
lampost to gain extra space

Thanks

Charles Livingston  
29 Stuckleckie RD  
Helensburgh  
G84 7NN



**Mr. Charles Livingston and Ms. Catherine McCallum, Planning Applicants.  
Erection of extension to dwelling house at 29 Stuckleckie Rd., Helensburgh G84 7NN.**

**Date: 6th November 2012.**

**CLIENT'S, STATEMENT RELATIVE TO REFUSED PLANNING APPLICATION  
REFERENCE, 12/01405/PP.**

**(Handwritten original note attached, dated Tuesday 6<sup>th</sup> November 2012).**

**To: Howard Young, Area Team Leader, Development & Infrastructure,  
Argyll & Bute Council. Copy to Campbell Divertie, Technical Officer.**

**LOCAL REVIEW BODY REFERENCE 12/00014/LRB.**

**Roads Department ref: RPL 1G date: 25<sup>th</sup> October 2012).**

**Car Parking:**

I am looking to move the existing lamppost situated outside my home at 29 Stuckleckie Road,, Helensburgh.

I have applied for Planning Permission for a two bedroom extension and require outside parking space for three cars.

As my existing drive is 200 mm (8 inches) too small to accommodate to accommodate two cars, I propose moving the existing lamp post so as to provide the space needed.

Charles Livingston  
"Chivingston"  
29 Stuckleckie Road.,  
Helensburgh  
G84 7NN.

Telephone: 01436 67 1728

JOHN WAGNER

CHARTERED ARCHITECT

The Local Review Body  
Customer Services,  
Argyll and Bute Council,  
Kilmory  
Lochgilphead  
PA31 8RT

CUSTOMER SERVICES

14 NOV 2012

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Monday 12th November 2012

Dear Sirs

**Mr. Charles Livingston and Ms. Catherine McCallum, Applicants.**  
**Erection of extension to dwelling house at 29 Stuckleckie Rd., Helensburgh G84 7NN.**

**Comments, by client also agent, regarding representations received Friday 21<sup>st</sup>  
September 2012 from Argyll and Bute Council.**

**Planning Application Number 12/01405/PP**  
**Planning Appeal Reference Number 12/0014/LRB**

In case you had not already received it, please find enclosed two pages dated 02.11.2012 with additional statements by my client pertinent to the Statement of Case for Argyll and Bute Council.

My client also wishes to confirm his willingness to pay the cost of relocating the light standard adjoining the two car off-street parking bays allocated to his house number 29, which matter the Council Roads Department had brought up.

Please do not hesitate to contact me should you require any further information.

Yours faithfully



John Wagner

JOHN WAGNER DIP ARCH RIBA ARIAS  
51 COLQUHOUN STREET, HELENSBURGH G84 9JR

PHONE 01436 67 0422 FAX 01436 67 0422 MOBILE 07985 610638

E-MAIL [john.wagner@2tax.co.uk](mailto:john.wagner@2tax.co.uk)

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**Mr. Charles Livingston and Ms. Catherine McCallum, Planning Applicants.**  
**Erection of extension to dwelling house at 29 Stuckleckie Rd., Helensburgh G84 7NN.**

**Date: 2nd November 2012.**

**CLIENT'S, STATEMENT RELATIVE TO REFUSED PLANNING APPLICATION  
REFERENCE, 12/01405/PP.**

**(Handwritten original note attached).**

**To: Howard Young, Area Team Leader, Development & Infrastructure,  
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