

Ref:  
AB1

**ARGYLL AND BUTE COUNCIL**  
[WWW.ARGYLL-BUTE.GOV.UK/\\*\\*](http://WWW.ARGYLL-BUTE.GOV.UK/**)

**OFFICIAL USE**

14 February  
2017  
F McCallum  
Date Received

**NOTICE OF REVIEW**

Notice of Request for Review under Section 43(a)8  
of the Town and Country Planning (Scotland) Act 1997 and the Town and  
Country Planning (Schemes of Delegation and Local Review Procedure)  
(Scotland) Regulations 2013

**Important** – Please read the notes on how to complete this form and use  
Block Capitals. Further information is available on the Council's Website.  
You should, if you wish, seek advice from a Professional Advisor on how to  
complete this form.

(1) APPLICANT FOR REVIEW	
Name	Joseph MacIntyre
Address	15 Aray Gardens
	Oban
Postcode	PA34 4JX
Tel. No.	07831 618 288
Email	josephmacintyre@btinternet.com

(2) AGENT (if any)	
Name	
Address	
Postcode	
Tel. No.	
Email	

(3) Do you wish correspondence to be sent to you  or your agent

(4) (a) Reference Number of Planning Application   
(b) Date of Submission   
(c) Date of Decision Notice (if applicable)

(5) Address of Appeal Property

(6) Description of Proposal

Erection of dwelling house and formation of vehicular access

(7)

Please set out the detailed reasons for requesting the review:-

We are requesting the review of the decision as we feel that the refusal has been based on a matter of opinion.

The refusal states that another house "would result in unacceptable environmental impact" and would "extend the existing settlement in an inappropriate manner towards the public road".

The proposed house would be within the existing fenced area that has been in position since the first of the houses was built in 2012.

As you enter Oban from the south on the A816 there is a gap from the trees to the first house and the proposed dwelling would finish the site off as was originally intended.

The planning application for the new house does not involve removal of any trees or undergrowth and if required we would be willing to plant some more trees to the roadside of the fence to further screen the proposed dwelling from the road.

There would be no real impact on the green space of the area as the dwelling and works would be within the fence line and therefore would have no adverse impact on the built environment as seen from entering Oban from the south.

The real green space of the area is the fields at the rear of the proposed dwelling and none of this area will be affected.

Slightly further along the A816 we have 2 blocks of semi-detached houses that face directly onto the road and the gates to these gardens open directly onto the road. These houses were approved for planning some years ago and must have been met with the same constraints as our planning application.

The proposed dwelling and garden area is the same as the other plots on the road.

When the site was first started in 2012 we discussed the option of the 4<sup>th</sup> plot with Judith Stephens at the time and she informed us that the planning department would be agreeable to a 4<sup>th</sup> plot then. We can provide confirmation of this should it be required.



(8) If the Local Review Body determines that it requires further information on "specified matters" please indicate which of the following procedure you would prefer to provide such information :-

- (a) Dealt with by written submission
- (b) Dealt with by Local Hearing
- (c) Dealt with by written submission and site inspection
- (d) Dealt with by local hearing and site inspection

*NB It is a matter solely for the Local Review Body to determine if further information is required and, if so, how it should be obtained.*

(9) Please list in the schedule all documentation submitted as part of the application for review ensuring that each document corresponds to the numbering in the sections below:-

**Schedule of documents submitted with Notice of Review (Note: 3 paper copies of each of the documents referred to in the schedule below must be attached):**

No.	Detail
1	Letter of support from Mr and Mrs Grant. (Neighbours)
2	
3	
4	
5	
6	
7	
8	
9	
10	

If insufficient space please continue on a separate page. Is this is attached?  (Please tick to confirm)

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Submitted by  
(Please Sign)

J. MacIntyre

Dated

12/02/2017

### Important Notes for Guidance

1. All matters which the applicant intends to raise in the review must be set out in or accompany this Notice of Review
2. All documents, materials and evidence which the applicant intends to rely on in the Review must accompany the Notice of Review UNLESS further information is required under Regulation 15 or by authority of the Hearing Session Rules.
3. Guidance on the procedures can be found on the Council's website – [www.argyll-bute.gov.uk/](http://www.argyll-bute.gov.uk/)
4. If in doubt how to proceed please contact 01546 604392/604269 or email [localreviewprocess@argyll-bute.gov.uk](mailto:localreviewprocess@argyll-bute.gov.uk)
5. Once completed this form can be either emailed to [localreviewprocess@argyll-bute.gov.uk](mailto:localreviewprocess@argyll-bute.gov.uk) or returned by post to *Committee Services (Local Review Board), Kilmory, Lochgilphead, Argyll, PA31 8RT*
6. You will receive an acknowledgement of this form, usually by electronic mail (if applicable), within 14 days of the receipt of your form and supporting documentation.

If you have any queries relating to the completion of this form please contact Committee Services on 01546 604392/604269 or email [localreviewprocess@argyll-bute.gov.uk](mailto:localreviewprocess@argyll-bute.gov.uk)

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### For official use only

Date form issued

Issued by (please sign)

1

Mr and Mrs Grant  
11 Aray Gardens  
Oban  
PA34 4JX  
10/2/17

To whom it may concern

We are writing to you regarding a recent planning application reference number 16/02775/PP.

We are neighbours of the applicant for the planning permission and also know the couple that would like to purchase the site and build their own home should the application be successful.

We would like to offer our support to this application for the following reasons,

- i. The area of ground that the application is for is currently garden ground and is very similar in area to the size of our plot that we have built our house on.
- ii. We feel that we would be happier if the present owner was allowed to build and sell the proposed house to the people that would fit in with the other families on our street. The local family that would like to build the home have young children that are a similar age to our own and it would help to have other children for ours to play with without having to cross roads etc.
- iii. When we purchased the site for our house from the applicant we were always informed that there would be four dwellings in the road and that the road etc would be finished off on completion of the fourth dwelling. Allowing the application would allow the street to be finished off.
- iv. It would be good for the local economy to have another house built by a local family.

We feel that the local planning authority should have passed this application without the need for an appeal. For this application to be rejected when there are no objections does not make sense. There have been applications approved recently in our local area when there have been a number of objections.

Should you wish to discuss these points please feel free to contact us at the above address.

Regards

Mr D Grant

