

Local Review Body Reference 17/0004/LRB

Planning Application Reference 17/00079/PPP

Erection of Croft House: Croft 1, Lettershuna, Appin, PA38 4BN

History

There was a previous application (16/01718/PPP) for a croft house on this site. Roads comments included a road to adoptable standard to Railway Cottages, to ensure that there were less than five dwellings served by an unsurfaced, unadopted road. This application was withdrawn and a further application made in 2017 (17/00079/PPP).

Application 17/00079/PPP

Roads are of the opinion that a road to adoptable standard is preferable for over five dwellings, however we accept that this is an onerous requirement for a single croft house.

As a result, Roads comments on 17/00079/PPP were amended to accept commensurate improvements, rather than a road to adoptable standard.

When considering commensurate improvements a number of factors are taken into account:

- Scale and nature of proposed development
- Current condition of the access
- Capacity for improvement on the current road
- Potential future development which may access this road

This is a single croft house accessed from a private, unsurfaced road which requires upgrading. It is about 140m from the A828 to the proposed development. There is a Potential Development Area site PDA 5/151 adjacent to the access road which may require access from this road in the future.

The commensurate improvements are therefore:

- to surface from the A828 to just past the Railway Cottages access, approx. 80m, and;
- to provide a turning head at the end of the surfaced section of road.

Resurfacing should be 100mm total depth of tar laid in 2 layers (base coat and wearing coat), turning head to the same construction. Argyll and Bute technical officers estimate this will cost £10-12K.