

Local Review Body Reference 17/0005/LRB

Planning Reference 17/00493/PPP

Site for the Erection of Croft House, Land North of 1 Kilvaree, Connel, By Oban, PA37 1RN.

This area has been the subject of several planning applications over the last few years. There are now approximately 13 dwellings or live planning permissions serviced by the private access off the UC19 Barran – Connel Road. This figure includes the two new 2017 applications.

The private access is unsurfaced. It has now come to the stage that there should be no new developments served by this private access until the access road has been brought up to adoptable standard. The alternative is to allow further development, but insist on commensurate improvements. As a first stage, the applicant has been asked to surface to the proposed dwelling access point.

It should be noted that the applicant for this site is the landowner who is responsible for most of the development in this area. This is the first time that Roads have requested commensurate improvements. The estimated cost of the improvements should therefore be assessed against all the planning permissions granted over the last few years.

Roads will request further commensurate improvements in the future, should any further planning applications be made for dwellings accessed off this private access.