

From: Paul Houghton <paul@houghtonplanning.co.uk>

Sent: 24 November 2017 13:51

To: McCallum, Fiona

Cc: localreviewprocess

Subject: RE: Request for Local Review - Reference 17/0010/LRB (Planning Ref: 17/01745/PP) Erection of Erection of Dwellinghouse and relocation of search and rescue shed: Land to South of 1 Lochandhu, Taynuilt, Argyll

Dear Ms. McCallum,

My comments on the case officer's submission is, as follows.

1. The Search and Rescue shed is now redundant, so does not require relocation.
2. The Statement of Case comments that A+B Roads have been consulted, but their comments are the same as submitted in relation to the application. I assume, therefore, that they have not read the Local Review Statement, or seen the further submissions?
3. I also note that the officer's proposed reasons for refusal are the same as the previous application ref: 14/00539/PP rather than specific to this proposal. For example, reason for refusal 1 refers to a detached garage, which is not part of this proposal. Might I suggest that whilst the Assessment text has changed, the reasons of refusal inadvertently have not.
4. In relation to the comment on overlooking, there are two ground floor windows, and three roof lights, proposed on the elevation facing 1-4 Lochandhu, a boundary that is fenced to a height of about 1.8m to 2m. There will be no overlooking from ground floor windows, and the roof lights can have high cills, have restricted opening, and/or be obscured glazed, if necessary, if that remote possibility is seen as an issue.
5. As for the house design, the case officer seems to like the design, but then says it is "relatively incongruous on this site particularly with regards to the impact on the A-listed Terrace at 1-4 Lochandhu to the north". As the proposed dwelling is of similar form and design to these, and uses traditional materials, then we would suggest that it is wholly in-keeping with existing development. Our case on design is set out in full in the Local Review Statement.

Regards

Paul Houghton MRTPI

Director

Houghton Planning