

1A Manse Brae Lochgilphead PA31 8RD

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(SCOTLAND) REGULATIONS 2013**

REFUSAL OF PLANNING PERMISSION

REFERENCE NUMBER: 17/02333/PP

**Grant Developments Ltd
Crawford MacPhee Architectural Services
Ros-Muire
Mossfield Drive
Oban
Argyll
PA34 4EN**

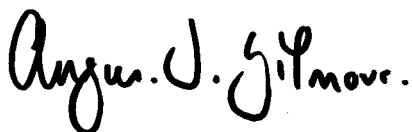
I refer to your application dated 31st August 2017 for planning permission in respect of the following development:

**Erection of dwellinghouse, installation of septic tank and formation of vehicular access
AT:**

Land North Of North Craigruadh Tayinloan Tarbert Argyll And Bute

Argyll and Bute Council in exercise of their powers under the above mentioned Act and Regulations hereby refuse planning permission for the above development for the **reasons(s) contained in the attached appendix.**

Dated: 10 November 2017



Angus J. Gilmour
Head of Planning, Housing and Regulatory Services

REASONS FOR REFUSAL RELATIVE TO APPLICATION NUMBER: 17/02333/PP

1. There are currently four dwellings either in situ or under construction within a short stretch of the trunk road around Craighuadh Farm, with a further two dwellings a short distance to the south. The gap which the application site occupies between Drumnamucklach Cottage and North Craighuadh is considered to be an important undeveloped space in this area, as it serves to maintain some separation between the dwellings in a manner which is consistent with the rural character of the area. The wider settlement pattern is characterised by isolated single and small groups of properties. If the application site were to be developed, as is proposed, it would create an undesirable linear string of houses (five in total) which would undermine the settlement pattern of the wider area and create a more 'suburban' row of properties. This would be directly contrary to the principles set out in policy SG LDP Sustainable of the Development Plan. This, in turn, means it is not considered that this is an 'appropriate site' for the erection of a single dwellinghouse and the proposal is therefore contrary to policy LDP DM 1 of the Development Plan.

With no relevant material considerations to weigh against the operation of the above policies, the application is considered to be inconsistent with the Development Plan and should be refused.

NOTES TO APPLICANT (1) RELATIVE TO APPLICATION NUMBER 17/02333/PP

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under Section 43A of the Town and Country Planning (Scotland) Act 1997 (as amended) within three months from the date of this notice. A Notice of Review request must be submitted on an official form which can be obtained by contacting The Local Review Body, Committee Services, Argyll and Bute Council, Kilmory, Lochgilphead, PA31 8RT or by email to localreviewprocess@argyll-bute.gov.uk
2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state, and it cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the landowner's interest in the land, in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997 (as amended).

APPENDIX TO DECISION REFUSAL NOTICE

Appendix relative to application **17/02333/PP**

A) Has the application been the subject of any “non-material” amendment in terms of Section 32A of the Town and Country Planning (Scotland) Act 1997 (as amended) to the initial submitted plans during its processing. **No**

B) The reason why planning permission has been refused:

There are currently four dwellings either *in situ* or under construction within a short stretch of the trunk road around Craiguadh Farm, with a further two dwellings a short distance to the south. The gap which the application site occupies between Drumnamucklach Cottage and North Craiguadh is considered to be an important undeveloped space in this area, as it serves to maintain some separation between the dwellings, in a manner which is consistent with the maintenance of the rural settlement pattern of the area, which is characterised by isolated single and small groups of properties. If the application site were to be developed as proposed, it would create an undesirable linear string of houses (five in total) which would undermine the established settlement pattern of the wider area by the introduction of a more ‘suburban’ row of properties. This would be directly contrary to the principles set out in Policy SG LDP Sustainable of the Development Plan. This, in turn, means it is not considered that this is an ‘appropriate site’ for the erection of a single dwellinghouse in terms of Policies LDP DM 1 and SG LDP HOU 1 of the Development Plan. There are no relevant material considerations to weigh against the operation of the above policies and the consequent determination of the application in accordance with the provisions of the adopted Development Plan.