

The Local Review Body  
Customer Services  
Argyll & Bute Council  
Kilmory  
LOCHGILPHEAD  
Argyll  
PA31 8RT

17 January 2018

our ref: 1706/FM

your ref: 17/00011/LRB

For the attention of Ms Lynsey Innis – Senior Committee Assistant

Dear Sirs,

**Proposed Erection of Dwelling-house at Site North of North Craigruadh,  
Tayinloan, Tarbert, Argyll for Grant Developments Ltd  
Review ref: 17/00011/LRB**

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We refer to your e mail dated 8 January, 2018 in respect of the above application for Review and wish to respond to the further representations received as follows:

The Local Authority accepts that the proposal for the erection of a dwelling house on land North of North Craigruadh, Tayinloan, PA29 6XF constitutes “infill however the Planning Officer refused to grant Planning Permission because it would create an undesirable string of linear houses, I disagree with that statement as I believe that it conforms with the settlement pattern of this particular area.

Infill development is described in the Written Statement adopted March 2015 as being new development positioned largely between other substantial buildings and this new development being of a scale subordinate to the scale of the adjacent buildings. The proposed development conforms with that statement. The plot lies between North Craigruadh and Drumnamucklach Cottage and I believe the proposed development will not undermine the established pattern of the area.

The site lies within a Rural Opportunity area wherein there is a general capacity to absorb small scale development and the proposed single dwelling house is certainly small scale.

The proposed dwelling house is extremely similar to that of the recently constructed North Craigruadh which is the neighboring property to the South. It is single storey with attic accommodation and the Handling Report states that the siting of the proposed dwelling within the plot and its design would be consistent with the character of the area (Paragraph P).

The representation from Ms Fiona Gillies refers to houses and plots in the area being for sale, however each planning permission is decided on its own merits and some of those plots or houses may not be sold nor suitable.

I am enclosing two letters which demonstrate that if planning permission is granted there is a prospective purchaser for this site. The site will not be used as a second home but would be occupied by a local family who are from and work in the local area. The developer states that this site is to be used for affordable housing which is in short supply within Argyll and Bute and the Council is keen to provide houses and sites at affordable costs.

There are no objections from the statutory consultees including Transport Scotland and I hope the Review Panel will approve this application as I believe it is not contrary to Policy LDP DM1 of the Development Plan. If the Review Panel wish to have a site meeting I believe they will see that the site in my opinion conforms with the settlement pattern of the area.

Yours faithfully

*Fiona R MacPhee.*

Fiona R MacPhee  
Crawford MacPhee Architectural Services

Encs  
Letter from Grant Developments Ltd  
Letter from Ms Hazel Barr