

Ref: AB1

ARGYLL AND BUTE COUNCIL
www.argyll-bute.gov.uk/**

NOTICE OF REVIEW

OFFICIAL USE

F McCallum

*14 December
2017*

Date Received

Notice of Request for Review under Section 43(a)8 of the Town and Country Planning (Scotland) Act 1997 and the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013

Important – Please read the notes on how to complete this form and use Block Capitals. Further information is available on the Council's website.

You should, if you wish, seek advice from a Professional Advisor on how to complete this form.

(1) APPLICANT FOR REVIEW

(2) AGENT (if any)

Name

Name

Address

Address

Post Code

Post Code

Tel. No.

Tel. No.

Email

Email

(3) Do you wish correspondence to be sent to you

or your Agent

(4) (a) Reference Number of Planning Application

17/01269/PP

(b) Date of Submission

10th May 2017

(c) Date of Decision Notice (if applicable)

2nd October 2017

(5) Address of Appeal Property

Achnamara
Old Shore Road
Connel

OBAN PA37 1PT

(6) Description of Proposal

Installation of Hot Tub and associated decking (part retrospective)

(7) Please set out detailed reasons for requesting the review:-

The letters of Objection, 6 in total 2 duplicate from our neighbour and 2 solicited from holiday rents who have stayed at the Boathouse Chalet, pertain to the Hot Tub and not in fact to the raised decking.

Notwithstanding the many erroneous statements made in the objection letters undue credence seems to have been placed on these objections, which I believe was the cause of the delay in arriving at a decision for my application. The initial verbal advice that i received from the Planning Office in Lochgilphead was that planning consent was not required for a Hot Tub.

On review of the Report of Handling I note that indeed the Hot tub installation is a permitted development.

This area of the Garden and Summer house was in frequent use prior to the installation of the decking and hot tub and since we have not extended the area or encroached any closer to our boundary I do not believe we should be required to partition part of our Garden at the behest of my neighbours.

The requirement "condition" of my planning permission to install a 1.8m high close boarded or opaque barrier along the 3.4m of the "western side" of the decking is totally impractical if not down right dangerous. The decking is on the foreshore in front of a Summerhouse and on top of a pre existing (over 40 years) concrete plinth. This area is exposed to the full force of Westerly and Northerly gales which are not infrequent, with winds in excess of gale 8 and occasionally storm 10.

The option of a garden or tree or shrub screen is not available as the area is rocky foreshore normally inundated at high water particularly at equinoctial spring tides.

If insufficient space please continue on a separate page. Is this attached?

Please tick to confirm

(8) If the Local Review Body determines that it requires further information on “specified matters” please indicate which of the following procedure you would prefer to provide such information:-

- (a) Dealt with by written submission
- (b) Dealt with by Local Hearing
- (c) Dealt with by written submission and site inspection
- (d) Dealt with by local hearing and site inspection

NB it is a matter solely for the Local Review Body to determine if further information is required and, if so, how it should be obtained.

(9) Please list in the schedule all documentation submitted as part of the application for review ensuring that each document corresponds to the numbering in the sections below:-

Schedule of documents submitted with Notice of Review (**Note if posting your paperwork 3 paper copies of each of the documents referred to in the schedule below must be attached**):

No	Detail
1	Photo of area 1
2	Photo of Area 2
3	Oban Office Report of Handling
4	
5	
6	
7	

8	
9	
10	

If insufficient space please continue on a separate page. Is this attached?
Please tick to confirm

Submitted by
(Please sign)



Dated 14th December 2017

Important Notes for Guidance

- (1) All matters which the applicant intends to raise in the review must be set out in or accompany this Notice of Review

- (2) All documents, materials and evidence which the applicant intends to rely on in the Review must accompany the Notice of Review **UNLESS** further information is required under Regulation 15 or by authority of the Hearing Session Rules.

- (3) Guidance on the procedures can be found on the Council's website -: <http://www.argyll-bute.gov.uk/planning-and-environment/local-review-body>

- (4) In in doubt how to proceed please contact 01546 604392/604269 or email: localreviewprocess@argyll-bute.gov.uk

- (5) Once completed this form can be either emailed to localreviewprocess@argyll-bute.gov.uk or returned by post to **Committee Services, (Local Review Body), Kilmory, Lochgilphead, Argyll, PA31 8RT**

- (6) You will receive an acknowledgement of this form, usually by electronic mail (if applicable), within 14 days of the receipt of your form and supporting documentation.

If you have any queries relating to the completion of this form please contact
Committee Services on 01546 604392/604269 or email: [localreviewprocess@argyll-
bute.gov.uk](mailto:localreviewprocess@argyll-bute.gov.uk)

For official use only

Date form issued

Issued by (please sign)