

From: [Torrance, Jamie](#)
To: [Mr MacPherson](#)
Subject: RE: Complaints in regards to development at "The Moorings" Old Shore Road, Oban
Date: 12 June 2017 08:58:13
Attachments: [image001.jpg](#)
[image002.jpg](#)

Dear Mr MacPherson

I am writing to you to advise that I have now revisited the site and can confirm that planning permission is required for the deck. A large portion of the structure does actually comply but I did note upon revisiting the site a couple of sections which did not.

I understand an application is to be lodged within the next two weeks.

I believe such an application would be supported by the Council.

Please feel free to contact me if you have any questions.

Regards

Jamie

From: Mr MacPherson
Sent: 09 June 2017 22:33
To: Torrance, Jamie <Jamie.Torrance@argyll-bute.gov.uk>
Subject: Re: Complaints in regards to development at "The Moorings" Old Shore Road, Oban

Sent from my HTC Donald

----- Reply message -----

From: "Torrance, Jamie" <Jamie.Torrance@argyll-bute.gov.uk>
To: "Mr MacPherson"
Subject: Complaints in regards to development at "The Moorings" Old Shore Road, Oban
Date: Fri, Jun 2, 2017 09:14

God Morning Donald

Thank you for the additional photos. I will go and have another look at my earliest convenience next week.

Regards

Jamie

From: Mr MacPherson

Sent: 01 June 2017 18:10

To: Torrance, Jamie <Jamie.Torrance@argyll-bute.gov.uk>

Cc: Williams, Tim <Tim.Williams@argyll-bute.gov.uk>

Subject: Re: Complaints in regards to development at "The Moorings" Old Shore Road, Oban

Good Afternoon Jamie Torrance,

Thanks for your email response to telephone call. I note the letter from Building Control in respect of the window which was accepted in 2015.

Decking Area

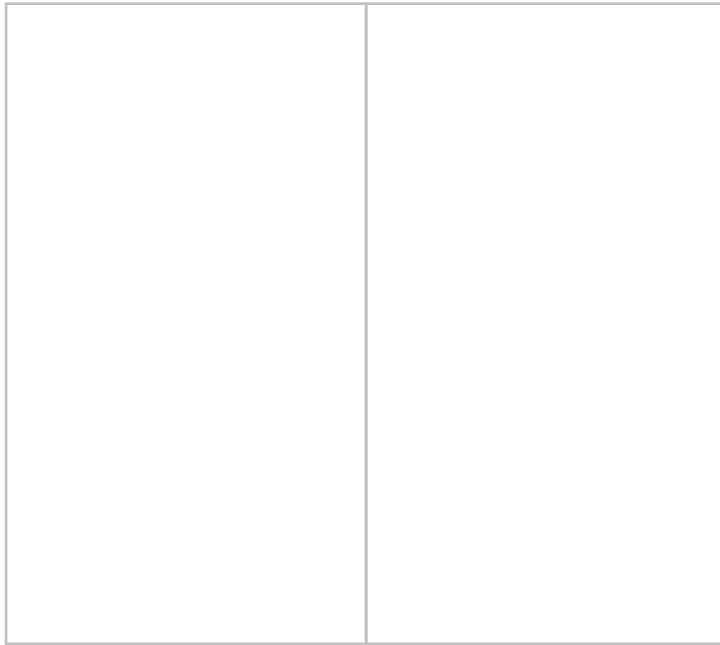
The Decking (Raised) referred to in my complaint of Tuesday 2nd May I comment on your conclusions as follows.

In the intervening period between my complaint and your visit to our neighbours site (The Moorings) there was in fact some degree of alteration. This included the under deck area being filled with roughly 2 cubic metres hard core and the ground level adjacent (to the west) being raised by the addition of some log roundels and hard core supported by shuttering.

The photographs included in your response dated 25th May do indeed show the stepped plan view of the decking, however the west profile (photo attached) clearly shows that an attempt to raise the natural ground level has been effected.

I also note that all visits to Old Shore Road have been made at the convenience of our neighbour Mrs J Carrs. The first visit in respect of my HOT TUB and Decking was made in conjunction with the complainant Mrs J Carrs, this no more than 4 days after the installation was completed, installation and construction having started 2 days earlier on the 16th April. Subsequent visits in respect of my complaint were also made at the convenience and in conjunction with Mrs J Carrs some 23 days after my initial notification to you by telephone, allowing ample time for modification.

The above seems to suggest that some degree of discretion has been exercised and that the natural ground in Old Shore Road is indeed "not level".



Regards
Donald MacPherson

On 31 May 2017, at 16:46, Torrance, Jamie <Jamie.Torrance@argyll-bute.gov.uk> wrote:

Good afternoon Mr MacPherson

I received your phone message yesterday and apologise for the delay getting back to you on the issues raised.

I respond as follows:

Decking Area

I attach relevant photos of the deck in question and a copy of the permitted development rights afforded to deck and raised platform areas within the curtilage of dwellings.

In this instance I do not believe any part of the structure exceeds 0.5 metres above natural ground level. The design of the deck area follows the natural ground level by being stepped to accommodate the ground level changes. I note that the ground level has been raised along the right hand edge of the deck. However, as you can see from the image this change is very small in respect of the location of the deck. I could not see any evidence of the ground level having been raised underneath the deck.

In respect of this development it would be my conclusion that planning permission is not required.

Window alteration to dwelling/accommodation unit

I attach a copy of the planning permission for this structure as well as a letter from

our building control team in respect of alterations to the structure. You will note that the original planning permission did not exclude future rights to install a window at this location. Such works are able to be carried out in accordance with permitted development rights as also set out in another attached document.

The installation of the window in this instance does not require the benefit of planning permission in my opinion.

I welcome any comments on this above matters raised. Please feel free to contact me to discuss accordingly.

Regards

Jamie

Jamie Torrance
Planning and Enforcement Officer (Oban,Lorn and the Isles)
Development Management
Planning and Regulatory Services
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content. <SAM_7753.jpg><SAM_7755.jpg><PD rights for decks and raised platforms.pdf><the moorings permit.pdf><letter from building control.pdf>
<PD rights for external alterations.pdf>

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