

MacInnes, Hazel

From: Steven Cameron <steven@cameronplanning.com>
Sent: 31 January 2018 13:51
To: 'Liz Jamieson'; localreviewprocess; Bain, Peter (Planning); Young, Howard; roadsconshl; planningconsultations@scottishwater.co.uk; martin.henderson@networkrail.co.uk; Kathleen.ralph@virgin.net; 'Nigel Millar'; MacInnes, Hazel
Subject: RE: Proposed Additional Dwelling House at 32 Macleod Drive, Helensburgh, G84 9QU. Planning Application 16/01835/PP (amended plans). Review reference no 17/0008/LRB
Attachments: Jamieson 290118.pdf
Importance: High

I refer to Mrs Jamieson's email and enclosed letter relative to the above case. I am assuming that we are allowed to comment on the letter and would remind everyone that the Chair of the Board requested only two things, a plan showing relative plot sizes in the area and a list of proposed planning conditions should the Board be minded to approve the application. I would however respond to the points raised by Mrs Jamieson, using the numbering she has employed:

1. Building line and proximity to footpath – there is no specific Local Development Plan policy that establishes principles of building lines and whilst the proposed development does sit closer to the road than the objector's property there are numerous examples of other properties on McLeod Drive, Barclay Drive, Paterson Drive et., and throughout the estate, where dwellings are at a similar distance to the road as the proposed dwelling;
2. Mrs Jamieson states incorrectly that the Planners and the applicants recognise that there is an 18m minimum distance between properties 'rule' that the development doesn't comply with. This is incorrect. First of all there is no Local Development Plan policy that requires a minimum 18m distance between dwellings. There was historically a former Building Regulation (L10) which is no longer applicable under current Building Standards, which required that habitable rooms in different properties should be at a minimum 18m distance. The rule was in relation to habitable rooms only and the distance was calculated as a direct, square-on, level, window to window distance; the distance reduced depending level differences and off-set angles. The requirement was also waived where screening and the use of obscure glazing were employed. As regards the current application, there is no issue whatsoever as the only upper level window on the proposed dwelling is a bathroom window which will have obscure glazing; the proposed dwelling also sits lower than the existing dwelling and is off-set by a slight angle. **The key point here however is that there is no 18m distance rule and even if there was it applied to habitable rooms only, which in the case of the application is not relevant.**
3. Precedent – members will be sufficiently familiar with Planning practice to know that each planning application has to be considered on its merits; precedent is not a lawful Planning consideration;
4. Character – we remain by our previous statements in this regard.

Hopefully the Local Review Board now has sufficient information to allow the review to conclude.

Kind regards

Steven Cameron
Cameron Planning
29 East Argyle St.,
Helensburgh G84 7EJ

Tel:- 07747 053070

e-mail:- steven@cameronplanning.com
www.cameronplanning.com

-----Original Message-----

From: Liz Jamieson [mailto:lizjamieson@tiscali.co.uk]

Sent: 29 January 2018 18:52

To: localreviewprocess@argyll-bute.gov.uk; Steven Cameron <steven@cameronplanning.com>; peter.bain@argyll-bute.gov.uk; Howard Young <howard.young@argyll-bute.gov.uk>; roadsconshl@argyll-bute.gov.uk; planningconsultations@scottishwater.co.uk; martin.henderson@networkrail.co.uk; Kathleen.ralph@virgin.net; Nigel Millar <millarnc@btinternet.com>; Hazel MacInnes <hazel.macinnes@argyll-bute.gov.uk>

Subject: Proposed Additional Dwelling House at 32 Macleod Drive, Helensburgh, G84 9QU. Planning Application 16/01835/PP (amended plans). Review reference no 17/0008/LRB

I attach my comments for consideration by the LRB in relation to emails from Howard Young dated 17 January 2018 and Cameron Planning dated 15 January 2018.

Elizabeth A B Jamieson (Mrs)