

Dunvegan  
30 Macleod Drive  
Helensburgh  
G84 9QS

29 January 2018

Head of Governance and Law  
Argyll and Bute Council  
Kilmory  
Lochgilphead  
PA31 8RT

Dear Sir/Madam

**Proposed Additional Dwelling House at 32 Macleod Drive, Helensburgh, G84 9QU  
Planning Application 16/01835/PP (Amended Plans)  
Review Reference No 17/0008/LRB**

Following the meeting of the Local Review Body on 19 December 2017, I acknowledge receipt of the emails from Howard Young dated 17 January 2018 and Cameron Planning dated 15 January 2018 and I respond as follows.

1. As stated in previous correspondence, my objections over the entire period of this application have been in relation to the siting of the proposed dwelling in such close proximity to the heel of the existing footpath. This location would set the proposed dwelling house well beyond a clearly established street building line. Please refer to attached Plan A.
2. I note that Cameron Consultants presents an ordnance survey map with the areas of all adjoining plots noted and the area of the proposed site. However, in my opinion, the area of the site in this instance is of no relevance. **I would draw the attention of the Local Review Body to the fact that it is the depth of the plot from the existing footpath on Macleod Drive which creates the problem for the applicant.** There is the requirement, recognised by both the planning officials and the applicant, that the distance between the existing and proposed buildings must be a minimum of 18 metres. **The result of this requirement is that (exclusive of the necessary access steps) the new dwelling would be a mere 2.1 metres from the heel of the public footpath, making it totally out of character within the location.**
3. Approval of this application would set a dangerous precedent which the planning officials would have great difficulty defending in the future in as much that residents in Macleod Drive would have the opportunity, if they so wished, to extend beyond the established street building line.
4. This objection is not based on any emotive issues but a strong defence of the planning and character of the established streetscape. This was the opinion of the planners when they recommended refusal of this application. On this matter the planners and myself are at one in relation to the resultant unsatisfactory positioning of the proposed new dwelling.
5. **In summary, there is insufficient depth to the plot to accommodate the proposal.**

Yours sincerely