

COMMENTS ON THE STATEMENT OF CASE BY ARGYLL & BUTE COUNCIL ON THE REFUSAL OF PLANNING PERMISSION 17/03128/PP FOR THE ERECTION OF A DWELLING HOUSE ON LAND NORTH WEST OF ASHLEA, CROFT DRIVE, OBAN, PA34 5JN

The Council concedes that the site the subject of the Review has the ability to accommodate the proposed dwelling house. The Planning application was lodged on 6 December 2017 before the permission in Principle for the site had expired reference 14/02799/PPP. (Document No.2 was submitted).

The Council states that the development of the two sites would constitute over development. The house to plot ratios was submitted to show that the development of the two sites is clearly not overdevelopment. The two sites would have garden areas of 2136 sq m which is clearly not overdevelopment. A site inspection has been requested and the members of the Review Panel, if they attend, will see the two sites and the neighbouring plots e.g. Ashlea which is much smaller.

The bottom site is in an elevated position with a covering of gorse and scrub and as it can easily accommodate a dwelling house the area would undoubtedly benefit from being landscaped with a house and garden in this residential area.

The access is owned by the appellant and reasonable improvements for the addition of one dwelling house can be implemented. The Road Engineer has not specified what improvements are necessary. Croft Drive which leads off Croft Road already has a bituminous surface. The junction is no worse than others in the surrounding area as it is located in a 20mph zone.

The Report of Handling states that the site under Review was deemed to represent a suitable opportunity for development with a single dwelling house without any detrimental impact on the wider area.

The appellant therefore requests the Review Panel to grant Planning Permission as the application is not contrary to the Local Development Plan. There are no reasons why planning permission should be refused.

26 July 2018