

**FURTHER INFORMATION**

**FOR**

**ARGYLL AND BUTE COUNCIL  
LOCAL REVIEW BODY**

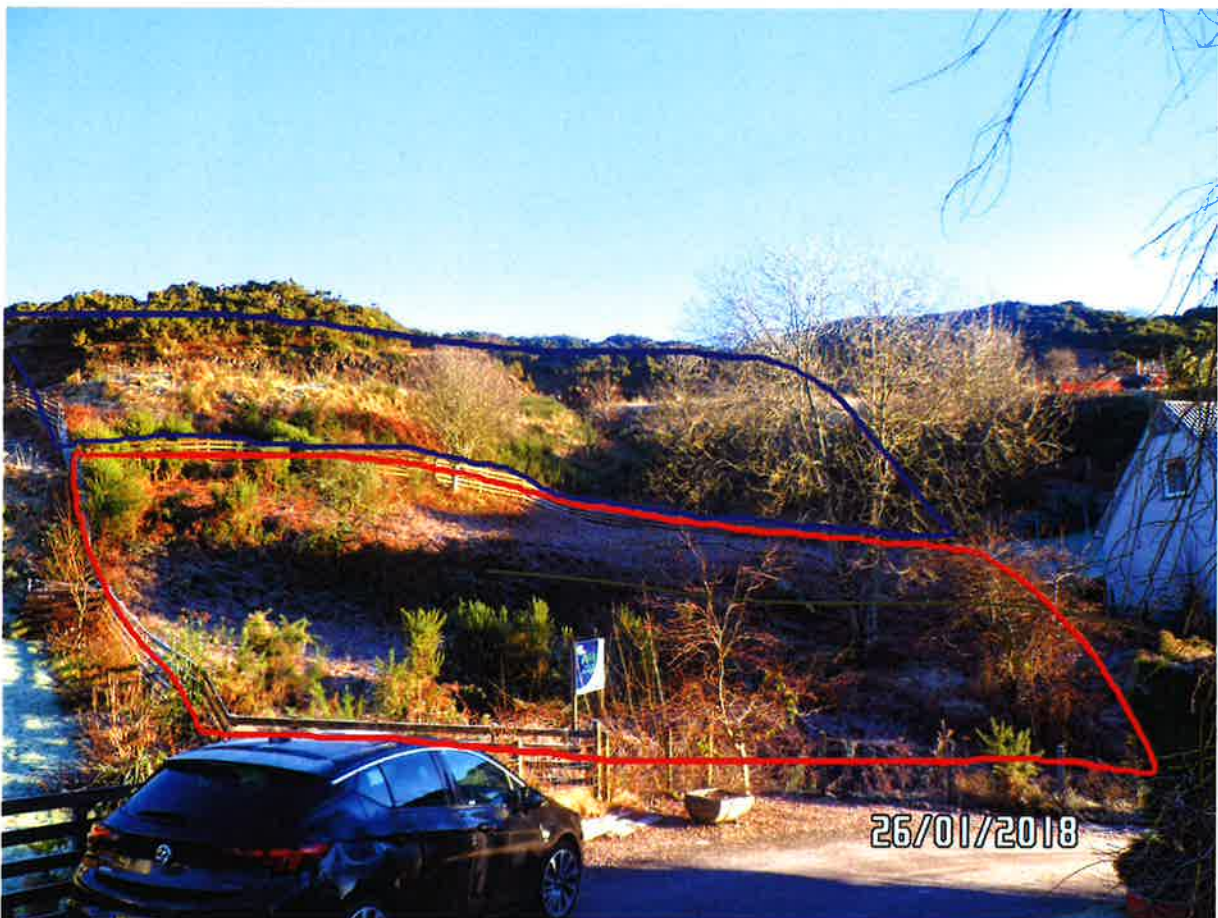
**REFUSAL OF PLANNING PERMISSION 17/03128/PP  
ERECTION OF DWELLINGHOUSE – LAND  
NORTHWEST OF ASHLEA, CROFT DRIVE, OBAN**

**30 AUGUST 2018**

The LRB has requested further information on the reason that the Planning Service considers the proposal on the site to be overdevelopment, having regard to the submissions from the applicant on the relative plot size of neighbouring properties.

As outlined in the Report of Handling previously submitted to the LRB, the Planning Service is of the opinion that the development of both the upper and lower plots together would represent overdevelopment of the overall plot given their proximity to each other. This is clearly evident from the picture below\* which gives an approximate boundary to the site subject of the LRB in red and the recently approved site in blue.

This was highlighted to the appellant during pre-application discussions when it was made clear that the Planning Service would only support one dwellinghouse either on the upper site or the lower site but not both.



With regards to the neighbouring site to the west which benefits from a live planning permission in principle, when this site is viewed in context of the dwellinghouse constructed on its upper level, which is set back significantly, it has a different relationship from the site under consideration by the LRB given the separation distance which allowed the Planning Service to offer support to a modest dwellinghouse on the site without resulting in overdevelopment. This is evident from the picture below\* which shows the dwellinghouse constructed at the upper level in blue and the site at the lower level benefiting from a live permission in principle in red.



Should the site subject of this LRB be granted planning permission and a dwellinghouse built on the site, this together with the site at the upper level and the site to the west being developed, in the considered opinion of the Planning Service, would represent overdevelopment of a relatively restricted area.

I trust this further information satisfies the requirements of the LRB.

*\* the red and blue lines on the photographs are indicative and not precise.*