

38 East Clyde Street Helensburgh G84 7PG

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(SCOTLAND) REGULATIONS 2013**

REFUSUAL OF PLANNING PERMISSION

REFERENCE NUMBER: 18/01382/PP

**Rainheath Limited
MH Planning Associates
140 West Princes Street
Helensburgh
Scotland
G84 8BH**

I refer to your application dated 15th June 2018 for planning permission in respect of the following development:

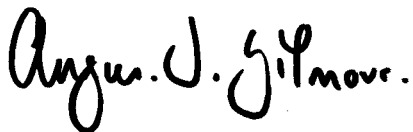
Erection of 2 dwellinghouses

AT:

Land East Of Camis Eskan Farmhouse Helensburgh Argyll And Bute

Argyll and Bute Council in exercise of their powers under the above mentioned Act and Regulations hereby refuse planning permission for the above development for the **reasons(s) contained in the attached appendix.**

Dated: 16 August 2018



Angus J. Gilmour
Head of Planning, Housing and Regulatory Services



REASONS FOR REFUSAL RELATIVE TO APPLICATION NUMBER: 18/01382/PP

1. Policy LDP DM1 (G) seeks to ensure that new development in the greenbelt is acceptable only where they relate to, and fulfil, an essential or important function associated with operational characteristics of the green belt to help sustain and enhance the use of greenbelt. In order to manage the pressure for development new residential developments must meet one of the exemption criteria set out in policy LDP DM1(G). Private housing which does not meet a greenbelt need or meet a policy exception does not contribute positively to the function or operation of the greenbelt and its objectives. The current proposals are considered to represent the provision of sporadic new housing development in an unsustainable location which fails to positively contribute to the objectives of the greenbelt. The two dwelling houses do not comply with any of the permissible forms of development set out at LDP DM1 (G) and therefore it is considered that the proposed residential development should be refused. The introduction of an inappropriate and unjustified form of new development into the greenbelt will be visually intrusive, visually discordant, result in sporadic development in the countryside and will therefore have a detrimental impact upon the character and appearance of the area. As such the proposal is contrary Policy LDP DM1 (G) of the adopted Argyll and Bute Local Development Plan 2015.
2. The design of the proposed dwelling houses are not appropriate for this location. Their design character, comprising essentially two new build conjoined houses fails to reflect the historic relationship of the previous barn on this site. The previous building comprised a single storey and continuous linear feature of stone rubble construction. The design and detailing of the proposed new dwellings does not fit appropriately into the site having regard to the details of the previously approved conversion of the barn and the contribution this made to the appearance and historic integrity of the locality. The proposal is therefore also considered to be contrary to Policy LDP 9 of the adopted Argyll and Bute Local Development Plan as the setting, layout and design of the new housing is not reflective of historic and linear form of the original stone building on the site and therefore would undermine the character and appearance of the locality.

NOTES TO APPLICANT (1) RELATIVE TO APPLICATION NUMBER 18/01382/PP

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under Section 43A of the Town and Country Planning (Scotland) Act 1997 (as amended) within three months from the date of this notice. A Notice of Review request must be submitted on an official form which can be obtained by contacting The Local Review Body, Committee Services, Argyll and Bute Council, Kilmory, Lochgilphead, PA31 8RT or by email to localreviewprocess@argyll-bute.gov.uk
2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state, and it cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the landowner's interest in the land, in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997 (as amended).

