Response to LRB Statement 01267 - 18/0008/LRB

Reference No: 18/01267/PPP

Architeco – on behalf of Mr McNeil

Dwelling house South of 91 Bullwood Road, Dunoon

8th November 2018

We would like to respond to the Statement to reiterate:

1. The proposed development would constitute rounding off of an existing development. The building would form part of the existing settlement pattern. The access road already exists and services are nearby –the map used by the council shows the grey access road terminating at this site. This site is a brownfield site – evidenced by an existing concrete area that would have been part of a previous building that is described as a 'waterlogged' area, as noted in the LRB statement. Historical maps, from 1900, show quite clearly a building on the site. (This would predate the local plan mentioned).

2. We note the added information about the neighbouring historic site – however this is not part of the proposed site.

3. The environmental impact would depend entirely on the design of any proposed development. There is potential for a well-designed, low-impact, energy efficient dwelling to enhance the local area. This would be in line with the local plan's aim to create quality housing.

4. As stated clearly, and shown on the map, the site is a cleared site. Due to the owner working away, he has been unable recently to clear saplings so there are various recently self seeded saplings on the site. None of these constitute 'semi-mature' trees (defined as: 'minimum girth of the main stem 20cm measured 1m above the ground (diameter about 6cm) and height 5.0m'.* The owner intends to clear the scrub and saplings from the site shortly. We do not see a way that this site could be described as 'semi-mature woodland'.

We would like to note also that there was previously a successful planning application, in 1974, as noted in the history of the site, although this was never implemented.

*(definition is abridged from A – Z of tree terms: A companion to British arboriculture.).