

Notice of Review - **Statement of reasons for seeking review**

Reference Number: 18/01283/PP

Mr David Robb; Land North East of Cnoc An Raer, Rothesay, Isle of Bute – 1374

Responding to the Notes in the Refusal in turn:

1. We note that the officer has substantially miscalculated the cubic volume of the existing building on the site. This project is a redevelopment on a brownfield site, as defined in the LDP as a new building not exceeding three times the cubic volume of existing building/infrastructure.

The officer describes the existing building (water tank and steel tower) as being of approximately 8 cubic metres. It appears he has calculated this using the dimensions of the steel tower, at 2 x 2 x 2m.

He has omitted the Tank – which is by far the more substantial part of the infrastructure and is indicated on the drawings. The Tank area is 74 cubic meters. (4.3 x 4.3 x 4).

The area of the Tank plus the addition of the Tower equals a total of 82 cubic metres; trebling this gives a house of approximately 246 cubic metres, which roughly equates to the volume of the house design.

Should the council wish the house volume to be reduced by 8 cubic metres, this could be easily achieved by adjusting the pitch of the roof. However, we note that there are also on site three substantial manhole/inspection chambers, at 3 cubic metres each. Adding these volumes to that of the existing infrastructure gives a total of 91 cubic metres, which tripled gives 273 cubic metres, well exceeding the volume of the proposed new house – approximately 254 cubic metres.

This shows the proposed design as a redevelopment of this site comfortably sits within the parameters as defined by the LDP.

2. It is important to state that this site is currently occupied by an ungainly and unco-ordinated collection of disused industrial buildings and structures. Removing this current collection of structures and replacing with a small dwelling, thoughtfully designed with the local vernacular and appropriate finishes in mind will provide a far more attractive view than that of the current unsightly and certainly inappropriate one.

Thus it would undoubtedly improve and enhance the current development. Small dwellings of this type are common locally, being scattered throughout the local area. Small farm houses and ancillary buildings are evident throughout the island, on the hillside and surrounding fields, and form a long standing pattern of settlement. A prominent and industrial jumble of large bund, tank and tower is not a traditional form of local architecture and certainly doesn't enhance the Panoramic Quality of the area.

In light of the above, we request that the Local Review Body uphold the appeal.