

Delegated or Committee Planning Application Report and Report of handling as required by Schedule 2 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 relative to applications for Planning Permission or Planning Permission in Principle

Reference No: 19/01139/PPP

Planning Hierarchy: Local Application

Applicant: Peter Malthouse

Proposal: Site for the erection of 2 dwellinghouses

Site Address: Land North East Of Fairwater, Portincaple

SUPPLEMENTARY REPORT NO. 1

1.0 INTRODUCTION

The purpose of this report is to advise Members that two further letters of representation have been received in association with the above proposal, from Debbie Carr, Braeside Cottage, Portincaple (e-mail dated 7th November 2019) and Duncan MacPherson, Ferry House, Feuins Road, Portincaple (e-mail dated 14th November 2019). This application has been recommended for approval and is under consideration at this Committee

2.0 DETAIL OF REPRESENTATIONS

Debbie Carr, Braeside Cottage, Portincaple (e-mail dated 7th November 2019)

For years no homes have been built here unless on existing sites or on old holiday hut positions but even this was rare as often those sites were too small, or would impact hugely negatively on existing properties and were outwith the character & density of build in this area. In this instance it is staggering in the strongest terms of that word that you would look to approve building on a tiny piece of roadside land totally unsuitable in position, proximity to the roadside, the gradient of the hillside, existing properties & landscape & that there is no way further properties should be allowed to disgorge sewage waste into the very small stream as suggested.

Comment: The site is within the settlement boundary of Portincaple where there is a presumption in favour of development. The site is considered to be suitable for 2 dwellings. See the Assessment.

I would hope all objectors have a chance to examine this move to approve in full and being the owner of the garage this land adjoins I was not informed as a mandatory condition of application.

Comment: Objectors can attend the PPSL Committee where the determination process is heard. The Council do not hold details on who owns land. If there is not a house on the land, a Regulation 24 Vacant Land Advert is placed in the local paper. Procedure was followed and this advert was placed.

This application needs the severest scrutiny. This application would compare to building 2 houses next to Kidston Park in Helensburgh. As to what it will do to this landscape, it will obliterate all vestiges of confidence in the planning dept.

Comment: This application is under consideration at PPSL where the decision will be made by elected Members.

Duncan MacPherson, Ferry House, Feuins Road, Portincaple (e-mail dated 14th November 2019)

Portincaple is designated as an area of panoramic quality. Policy LP ENV10 requires careful consideration to be given to impact on scenic qualities and landscape setting. There is almost an 8 metre drop on Feuins road along the back of the houses. The southerly house will be 4 metres higher than the northerly house. Each house front facing the west will be 14 metres out from the road over what is at present a steep drop off. A large amount of infill will be needed. The front elevation of the houses from ground to roof top is 10 meters and will dominate the hillside position. All other houses in Portincaple are either built on flat sites or built into the hillside not out from it. This would set an undesirable precedent. New builds are supposed to complement the adjacent buildings, these are either bungalows or 1 1/2 story buildings. Not two story plus supporting wall slab fronted buildings.

Comment: Each application is judged on its merits. This is an application for planning permission in principle. As such the design is indicative only. However, it is considered that split level houses would be acceptable on this site. See also the assessment.

These two proposed buildings with their high built structures overlook 5 close established buildings and their gardens. Previous planning consent for this land was refused for similar reasons. It might be possible to build one House lower on the site where the land is flatter and many of the objections and planning contraventions would be void.

Comment. It is considered that although there may be some increase in overlook to these dwellings, it is within acceptable limits. See the assessment.

3.0 CONCLUSION

It is not considered that the content of this representation raises any new issues which are not covered in the report or that affect the original recommendation. There are no other procedural issues which would prevent the application from being determined.

3.0 RECOMMENDATION:

The contents of the representations listed do not change the recommendation set out in the Report of Handing. It is recommended that planning permission be granted subject to conditions.

Author of Report: Stephanie Spreng

Date: 18/11/2019

Reviewing Officer: Howard Young

Date: 18/11/2019

Fergus Murray
Head of Development and Economic Growth