

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 2013 relative to applications for Planning Permission or Planning Permission in Principle

Reference No: 19/01584/PP

Planning Hierarchy: Local

Applicant: George Hanson (Building Contractors) Ltd

Proposal: Erection of Six Flats

Site Address: Land at Former St Brendan's Church Tower, Mountstuart Road, Rothesay, Isle of Bute

SUPPLEMENTARY REPORT NO. 1

(A) INTRODUCTION

The attention of Members is drawn to the report dated 4th November 2019 that is currently before them for consideration at this meeting of the Planning, Protective Services and Licensing Committee.

Since the composition of this report, further representations have been received.

(B) FURTHER REPRESENTATIONS:

E-mails dated 18th November and 19th November 2019 have been received from the following source:

Mr Gordon T Robertson, owner of Upper St Brendans, 16 Crichton Road, Rothesay

In the e-mail dated 18th November, the following queries were raised:

1. Clarification as to the reason for the roof of the proposed property being at such a high pitch above the adjacent properties.
2. If a lower ridge level of the roof cannot be achieved through the design of the building, clarification on whether the building ground level can be lowered as there seems to be a raised level with steps to access the building.

These questions were forwarded onto the agent for the application, Mr Douglas Fotheringham, who made the following response (e-mail dated 18th November 2019):

"The pitch of the roof is not steep. It is 27 degrees which is comparable with the roof of the neighbouring property to the east."

The proposed ground floor level of 8.850 is marginally above (140 mm) the ground floor level of the neighbouring property to the east which is 8.710. Lowering the ground would undermine the boundary walls.

The proposed two storey design, slate roof covering and roof pitch are appropriate to the Conservation Area.”

In the e-mail dated 19th November 2019, Mr Robertson explained that his first query more accurately related to the height/depth of the roof of the proposed building and he made the following observations:

“The depths/heights of the following buildings are:

16 Crichton Road: 22,610mm less 20,420mm = 2,190mm

33 Mountstuart Road: 17,560mm less 15,310mm = 2,250mm

Bogany House, 32 Mountstuart Road: 17,640mm less 15,250mm = 2,390mm

Proposed flats: 18,600mm less 14,250mm = 4,350mm

As you will note, there is a considerable difference in the heights and the point I want to make - is this height absolutely necessary when the roof space is more than likely empty?”

Due to time constraints, it has not been possible to elicit the comments of the agent, Mr Fotheringham, on this revised point.

Mr Robertson has also drawn attention to Point (xx) on Page 7 of the original Report of Handling - *“the agent has indicated that further supplementary drawings will be submitted prior to consideration by Members”*.

He does not recall seeing additional supplementary drawings attached to the Argyll and Bute Council website under reference 19/01584/PP and has sought confirmation that these drawings have been submitted and *“have been made available to the Members to ensure they have had time to give them due consideration prior to the meeting of the Planning Committee”*.

(C) ASSESSMENT:

Whilst acknowledging the comments that Mr Robertson has submitted in terms of the pitch, height and depth of the roof of the proposed building, the Department has carried out an assessment of the scale, massing and design of the proposed building in Section (B) of Appendix A contained in the original Report of Handling. This concludes that the proposal would not have an unacceptably adverse effect upon the Rothesay Conservation Area or on the neighbouring Listed Building.

In respect of the supplementary drawings, these were associated with comparing the height and position of the proposed building relative to Upper St Brendans (dwellinghouse to the rear of the site). Drawing No. 5825 – 15 was attached to the Council’s Public Access System on 8th November and has been publicly available for viewing since that date. It was also contained in the link that was sent directly to Mr Robertson in an e-mail of the same day.

Nothing that has been submitted by Mr Robertson or Mr Fotheringham alter the previously-stated view of this Department that the proposal would be acceptable.

(D) RECOMMENDATION

That Members note the above information and endorse the recommendation that Planning Permission be granted subject to the conditions, reasons and informative notes contained in the original Report of Handling dated 4th November 2019.

Author of Report: Steven Gove

Date: 19th November 2019

Reviewing Officer: Howard Young

Date: 19th November 2019

Fergus Murray
Head of Development and Economic Growth