

# DESIGN STATEMENT

## PLOT 5, BALISCATE, TOBERMORY

### INTRODUCTION

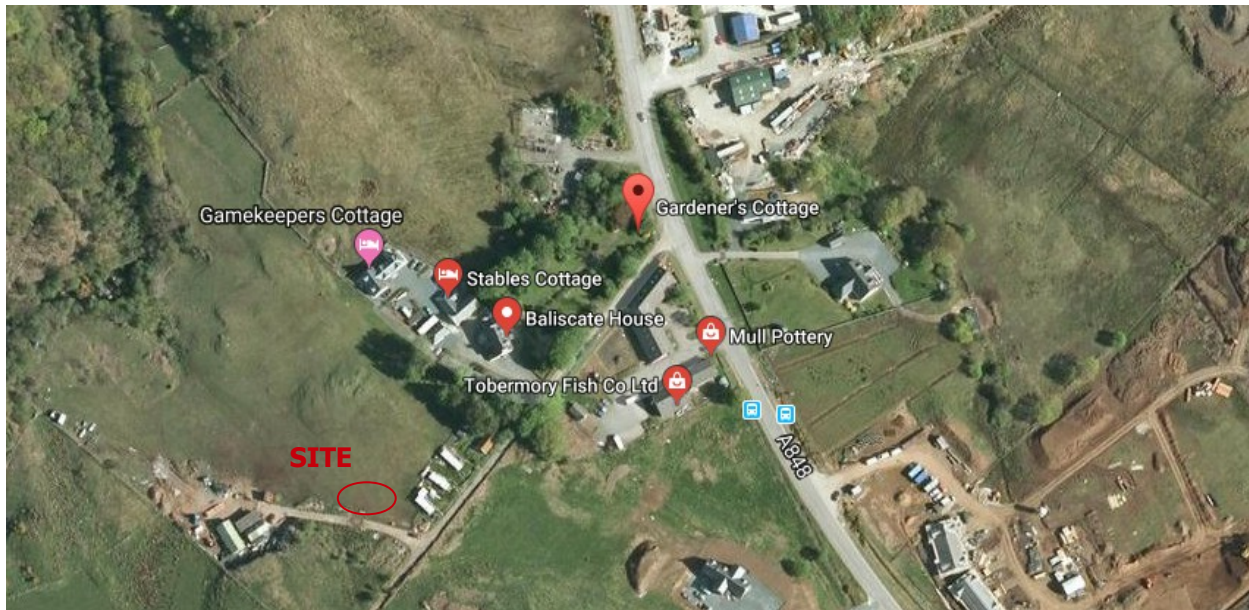
This design statement accompanies the planning in principle application for Plot 5, Baliscate, Tobermory, PA75 6QA. The application is for two dwelling houses of the same scale and design as the four adjacent houses, as well as connection to the main water supply and the associated sewerage arrangements in the form of a private septic tank to service the two new houses. This will provide an opportunity to provide affordable accommodation for employees and crew members of the applicants fishing boats.

### SITE DESCRIPTION

The proposed site is located at Baliscate, Tobermory, PA75 6QA, along a private track off the main A848 Tobermory-Salen road, beyond Baliscate House and Baliscate Industrial Park. The land is just south of Tobermory and the site is approximately 754,364 northing and 150,117 Easting, on land designated as in the countryside zone. Plot 5 is 2,100m<sup>2</sup> and lends itself well to rounding-off an existing development in the form of two dwelling houses, on what is otherwise vacant and level open grazing land. Public water supply, electricity and telephone connections are all easily accessed.



Map of Tobermory showing Baliscate



Location Map (Google Maps) - Shows view before 4 current houses were built

The site is currently unused.

The SEPA flood risk maps do not identify any flood risk on the plot, or on the surrounding or adjacent land.

There are 4 dwelling houses on the land immediately opposite plot 5 -

Plot 2 - Ben Hiant (Under ownership of Allan MacLean)

Plot 3 - Cala Sona (Under ownership of external party)

Plot 4 - Traigh Bhi (Under ownership of Malcolm MacLean)

Plot 4 - Gleann Fia (under ownership of Malcolm MacLean/ Joanne MacLean)

Plot 6 - Industrial Sheds (under ownership of Malcolm MacLean)



View of all 4 houses from the shared access road (including industrial sheds)



Photograph showing shared access road and proposed site (Plot 5)



*Plot 5, with views of the Sound of Mull*

## **PLANNING HISTORY**

Planning permission was granted for 3 dwelling houses in 2011; one dwelling on each of plots 2 (Allan MacLean), 3 (Alasdair MacLean) and 4 (Malcolm MacLean). This application was made by Beaton & McMurchy (planning application reference no. 10/01024/ERD). Planning permission was then granted to Malcolm MacLean for a second dwelling on plot 4 in 2014 under 12/01921/PP. The industrial buildings on plot 6 (also under the ownership of Malcolm MacLean) were already historically existing and we are unable to locate any planning details in relation to these buildings. At that time, no objections were received from consultations with the Area Roads Manager or with Scottish Water.



## PLANNING POLICY

This site exists within an area categorised as in the Countryside Zone, and the applicant understands that this 'small' scale development may be subject to an ACE assessment, although countryside zones are able to provide modest additions on the basis of infill, rounding-off, re-development and change of use, which this is believed to be. The following policies have been considered in the preparation of this application:

### *Policy LDP Strat 1 -*

The proposed housing is a strategic fit with sustainable development, in that it utilises existing services and existing access road, without causing any adverse effects on the environment or the natural/heritage resources of the surrounding area. The proposed dwellings are in keeping with the houses on the plots across the road, and will provide at least one house as affordable local housing.

- a. Maximise the opportunity for local benefit - there are very few plots available for sale locally and at a reasonable rate for local residents. It also provides the opportunity to make the houses available for employees or crew members of the applicants business.
- b. Make efficient use of vacant or derelict land - this land is available and otherwise redundant, and the proposed application is in keeping with the existing housing.
- c. Maximise the use of existing infrastructure & services - this site lends itself perfectly to housing of this kind, with existing access road and access to services being utilised.

### *Policy LDP 8 -*

The Council will support new sustainable development proposals that seek to strengthen the communities of Argyll and Bute, making them better places to live, work and visit.

The Council will maintain a five years' effective housing land supply at all times. This site provides ample opportunity for affordable housing meeting all of those demands.

*Policy LDP 9 -*

Development Setting (A) Development shall be sited and positioned so as to pay regard to the context within which it is located. Development Layout and Density (B) Development layout and density shall effectively integrate with the urban, suburban or countryside setting of the development. Development of two dwellinghouses on this site will reflect and complement the design and scale of the four houses adjacent. As the site lies even lower than that on which the other four houses are sited, there is no visual impact on approach to Tobermory.

*Policy LDP 10 -*

Maximising our Resources and Reducing Our Consumption to support all development proposals that seek to maximise our resources and reduce consumption and where these accord with the following: • The settlement strategy; • Sustainable design principles; • Minimising the impact on the water environment both in terms of pollution and abstraction; • Avoiding areas subject to flood risk or erosion; • Minimising the impact on biodiversity and the natural environment; • Avoiding the disturbance of carbon rich soils;

*Policy LDP HOU1 -*

In favour of small scale housing proposals within the Countryside Zone on the basis of infill, rounding-off, redevelopment and/or change of use. This application proposes a small scale residential development with adequate services and access arrangements in place and on the basis of rounding-off an existing development as well as providing affordable housing for local people.

Argyll and Bute Local Development Plan SUPPLEMENTARY GUIDANCE has been considered in respect of this application.

Isle of Mull NSA Landscape Capacity for Housing Final Report (May 2006) has also been reviewed and considered.

## **DESIGN**

It is proposed to erect 2 no new one and a half-storey three-bedroom dwellings of the same design as the dwellings opposite on plots 2,3 and 4.

The Small Scale Housing Development guidance has been considered in the preparation of this proposal.

The walls are to be finished in a white render and the roof in high quality grey concrete tiles.

The construction is modern throughout with design by Scotframe, complimenting the existing neighbouring dwellings and in keeping with its surroundings.

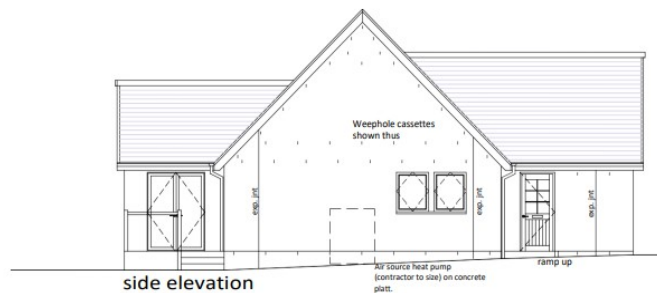
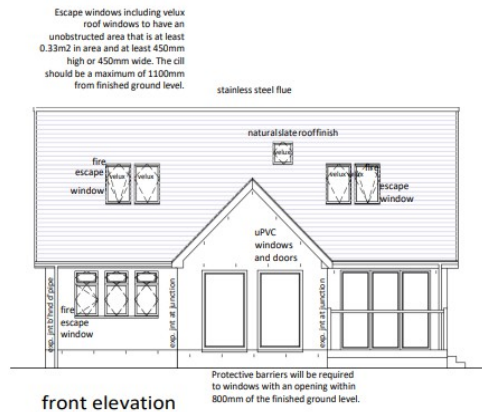
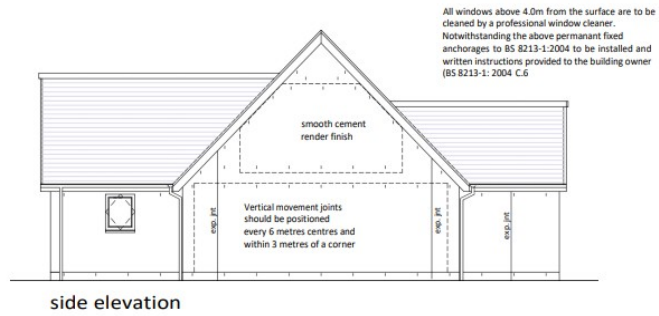
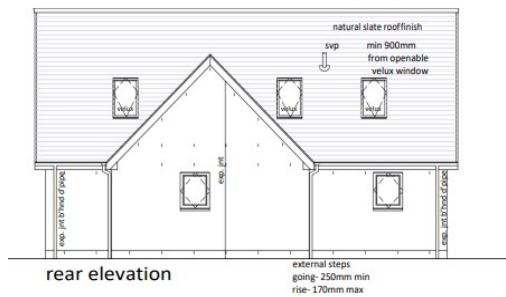
The existing access road allows direct access to the site, and it is proposed to provide suitable car parking and turning area.

It is proposed to connect the mains water supply, to the south of the site.

Drainage arrangements will be made by way of installation of a new septic tank.

There is a nearby electricity supply to the South of the site.

The Scottish Government's drive for Low and Zero Carbon (LZC) buildings is reflected through current building regulations and this will be a key consideration of the detailed design.



House design to compliment neighbouring housing

## CONCLUSIONS

This small scale proposal has been designed to try to minimise visual impact as much as possible and to be sympathetic to its rural context within sensitive countryside.

The application should be supported for the following reasons:

- Whilst the development is within the Countryside Zone, there has previously been planning permission granted for 4 houses opposite, and there is no loss of better quality agricultural land or access to such land.
- The site already has a suitable access road and access to existing services.
- The proposed development is in accordance with LDP 9, SG LDP Sustainable.
- The site has good natural light and solar gain, with minimal overlooking or loss of amenity to the neighbouring residential sites as it is situated at a lower level.
- There is a lack of suitable and affordable housing and development sites available in Tobermory and this site lends itself to the criteria.
- Planning permission will ensure an excellent opportunity to provide housing for employees and crew members of the applicants business.
- Plot 5 is the same size as Plot 4, which was granted planning permission for a second dwelling in recent years (2014) and now has a live application for a third house of a much larger scale.

Argyll & Bute Council Planning Department are asked to support this proposal as an opportunity to meet local demand for housing in line with local and national policies on a site with service arrangements and access in place and with no adverse environmental impacts.