

Ref:
AB3(a)
Regulation
10(5)

ARGYLL AND BUTE COUNCIL

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INTIMATION TO APPLICANT/AGENT OF REPRESENTATIONS RECEIVED

1. APPLICANT FOR REVIEW		2. AGENT (if any)	
Name	David Sloss	Name	Iain MacDonald
Address	Wyndham	Address	Inveresregan
	Drummore Road		Archattan
	Oban		Argyll
Postcode	PA34 4PG	Postcode	PA37 1RG
Tel No.		Tel No.	07766394079
Email		Email	Inveresregan8@gmail.com

3. Review Reference Number	20/0004/LRB
4. Reference Number Of Planning Application	19/00749/PP
5. Address Of Review Property	Wyndham Drummore Road Oban Argyll PA34 4PG

6. A representation has been received from:

Planning
Interested Parties x 3

RESPONSE TO REPRESENTATION FOR 20/0004/LRB AND 19/00749/PP

REPRESENTATIONS RECEIVED

1. MR AND MRS AITKEN

Dear Sir/Madam

In regard to the above we would like to lodge our objection.

The garage structure in question, has not been built to the plans originally submitted. The roof pitch is not conducive to the area, is nearly the height of our building which is a two storey across the road.

The plans show ten double electrical socket outlets which makes us wonder to what purpose the structure would be used. Our further concerns are that this structure may be used as a commercial premises, (in a residential area), or changed for use as accommodation, (such as Air B&B).

The area as mentioned is all private residential houses with a raised footfall from the Council and private housing scheme of Soroba and Morven Hill. If the structure were to be used as commercial or accommodation, this could put further pressure on parking, access for emergency services, (difficult even now), safety of pedestrians, and environmental issues such as wildlife habitat.

Yours faithfully

Mr Hugh & Mrs Edwina Aitken

Hi Lynsey,

If possible we would like to include in our objection another point as follows:

The said structure, (Garage), has a detrimental visual impact to this area and is intrusive to our home as an overbearing building with some overshadowing. We are also concerned of potential increase in traffic to the area.

Regards

Hugh and Edwina Aitken

2. MR A MACDONALD

Objection from A Macdonald

> Sent: 02 March 2020 12:43

> To: Innis, Lynsey

> Subject: Local review body reference: 20/0004/LRB

>

> Further to my original objection letter this letter supplements my objection on the grounds that the building does not follow the original plans for which I had no objection. This building is out of perspective with the height absolutely not necessary to garage one or two cars.

> On 2 Mar 2020, at 14:23, Innis, Lynsey wrote:

>

> Classification: OFFICIAL

>

> Good afternoon Mr Macdonald,

>

> Thank you for your email, of today's date. I would advise that as the Local Review Body consider the merits of the request for review "de novo", from the beginning, I would advise that your previous objection/comments will not be taken into consideration. Should you wish the objection/comments to be considered by the Local Review Body, you will require to resubmit them prior to the last date for comments which is Monday, 9th March 2020. You can do this by sending them directly to me at the address provided below or alternatively email at this address or at localreviewprocess@argyll-bute.gov.uk.

>

> I look forward to hearing back from you in this regard.

>

> Many Thanks

>

> Lynsey

3. MR A MACDONALD

I would like to re-iterate my strong objection to the proposed planning application 19/00749/PP.

I would also like to add a few more observations. The applicant response draws attention to the fact that no objection was received from the property directly opposite.

Please note that this property has been vacant for over 3 years and the owner has little or no interest in this area but standing in front of said property looking south it is clear that the garage roof, as it stands, has an overbearing visual impact and clearly reduces the light.

The garage roof pitch and orientation are extremely detrimental to the visual line of properties on the south side of Drummore Road. The garage itself is overly large for a garage, so one might wonder at the need for such a large structure so near the road and it would seem not to be conducive to the uses outlined in the applicant response.

I would urge that the review is turned down and the garage roof restored to the original planning application approval with regard to pitch and orientation.

Alex Carmichael

8 Drummore Road

Oban

PA34 4JL

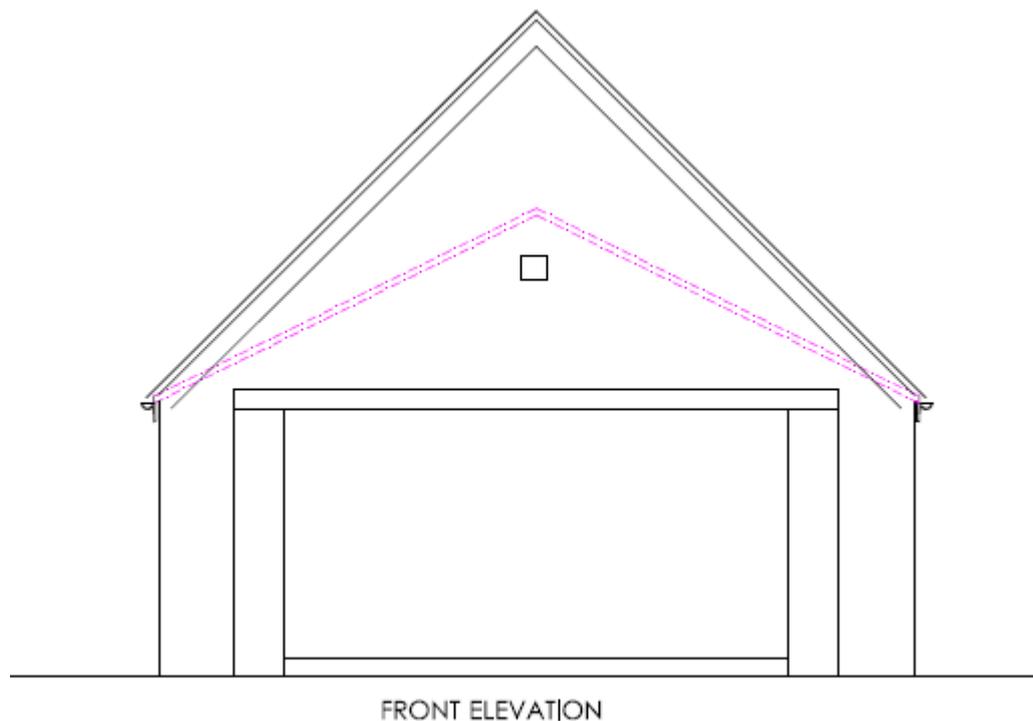
My Client has responded to some of the non material planning comments referred to above, in the attached document below, [Appendix 1] in terms of history use, occupancy and as is so often the case in these situations it is difficult not to see some of those objections as a symptom of orchestrated and sustained interference brought about during the extended construction process and concomitant servicing issues.

Obviously complaining about the number of electrical sockets is something I have ignored, as I have about reference to use as B+B.

The main thrust of my argument as the Client's designer is that the garage in its current form is consistent with Argyll and Bute Council's own sustainable design guide geometrically and

aesthetically, conforming to the golden ration (or golden circle) of ancient Greek architecture which, as a stand alone element is undeniably better looking with a 45 degree roof rather than the dumpy visually unsettling 26 degree roof, as approved.

There is no argument about that. What is being disputed is the location of the garage with a higher roof than that approved.



The garden ground the garage is located in, is an urban setting where road facing garages are the norm, from Victorian Meuse cottages to houses with garages built later to accommodate the huge increase of private car use in the seventies.

I have attached a sample of images taken around Oban which demonstrate this below. [Appendix 2]

I have addressed the comments regarding daylighting and overshadowing on a seasonal basis, showing how the shadows fall from March, June and September at 08.00hrs – 12.00 – 16.00hrs. [Appendix 3]

I trust this is helpful.

With kind regards,

Iain A MacDonald.

Iain A MacDonald
BUILDING DESIGN STUDIO
Inveresregan House
Ardchattan
Argyll
PA37 1RG
07766394079
[view web album](#)

[cafeatlantis](#)

APPENDIX 1.

Response from applicant

Further response to LRB concerns noted from 2 of the 9 notified neighbours.

I would like to reiterate the fact that our garage would not be used as a Bed and Breakfast as that is not, nor ever would be our intention. We both work full time with children and have no desire nor time for such an enterprise. Not to mention, it would not be part of the housing application.

We already lease a commercial premises from Argyll and Bute Council so would have no requirement and of course, a commercial premises would not be permitted within a residential area.

After doing a light-impact assessment, it is found not to encroach in any way, whatsoever, on the residencies of number 2 or 4 as was noted as a concern.

The property owner directly across from our home visits regularly to collect mail etc, but perhaps the complainant who raised this (not a notified neighbour) does not know this as he cannot see the house from his. Again, a light-impact assessment was carried out so does not affect light, as stated.

I would like to reiterate that there are three homes with similar garages, all facing Soroba Road , as does ours, with a garage at the back of their home that actually exceeds the size of our garage, not to mention the other homes with similar garages peppered around the town in other residential areas.

It is also worth noting that none of the aforementioned neighbours ever mentioned anything nor complained until we put in an amended application form after the structure had been up for nearly three years. The numerous neighbours who did not reply to the original application, do not have an issue.

The protection sheet being bright green is eye-catching but had it been tiled, would not be so at first glance.

Moreover, the entrance to the house and garage is extremely open at the moment as we are not able to landscape it until the garage issues are resolved. Before any works took place on either the house or garage, you could not even see into the garden as there were large trees and shrubs surrounding the border, which gave us huge privacy and we would be putting these privacy measures back in place. The trees alone, along the border of the road in line with the wall, would be at full garage height again quickly. Unfortunately, we have not been able to secure our privacy for some time now due to this on-going situation. Had these trees and shrubs been in place, I am doubtful that there would have been a complaint as you wouldn't have noticed the structure.

At the end of the day, we are a very hard-working family with three children who are only trying to provide a better quality of home and lifestyle for our family. At no point was it our intention to upset any neighbour (who could have easily spoken to us and never did), to set up a B and B nor to open a commercial business of any description. Our intention was a garage, similar to others in the residential areas within the town, with for room for one car with a little space above (as there isn't space for anything else anyway) and for somewhere that my children could go to, to play games and relax or a quiet room in years to come when the children are older.

In a time with a declining population within Argyll and Bute and the 'grow your own' mind-set, it is disheartening when we are classic examples of the type of family who are only trying to do our best

to continue living in Argyll as both employees, lease holders and contributors to the local economy and keen community supporters to the lifestyles and businesses here.

Thank you for taking the time to read my response.

L. Stewart

APPENDIX 2.

SAMPLES OF GARAGE DESIGN AROUND OBAN INCLUDING AT WYNDHAM.























DRUMMORE ROAD

IS THIS REALLY SO INCONGRUOUS?



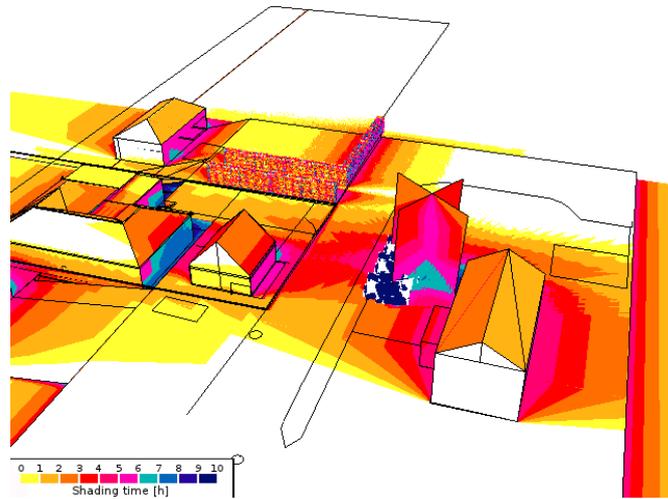




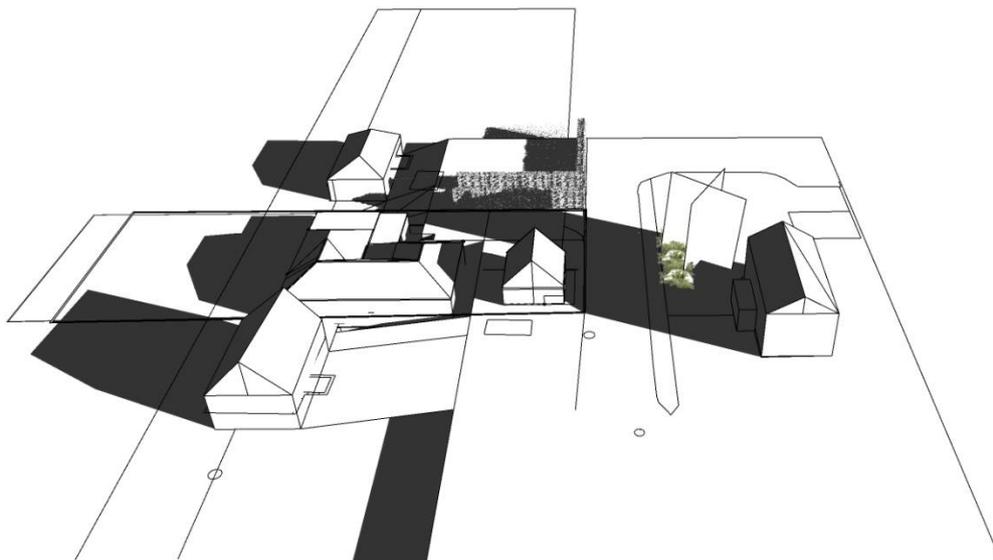


APPENDIX 3.

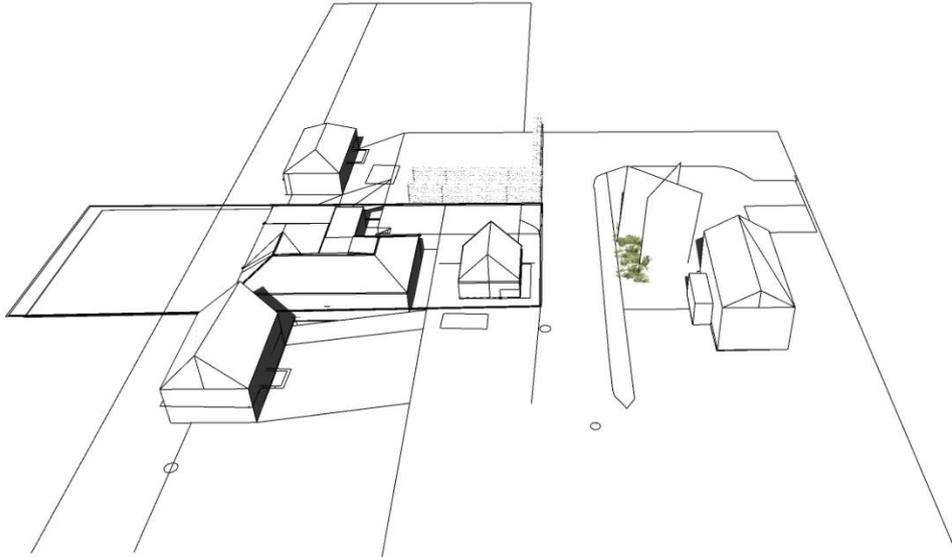
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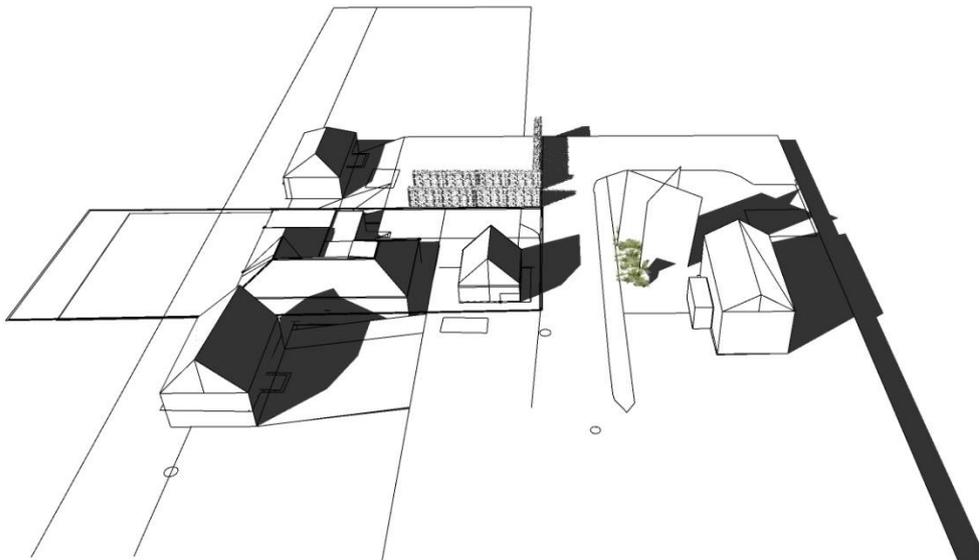
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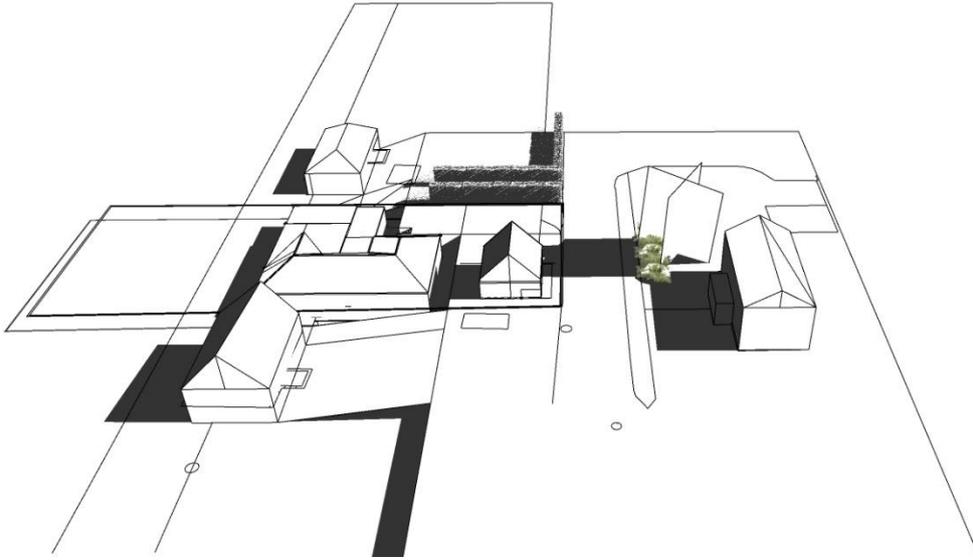
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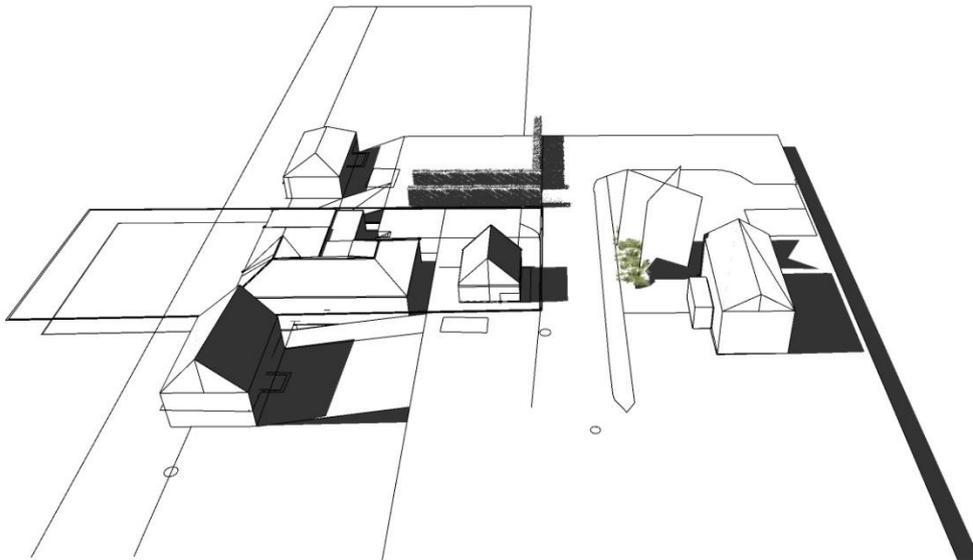
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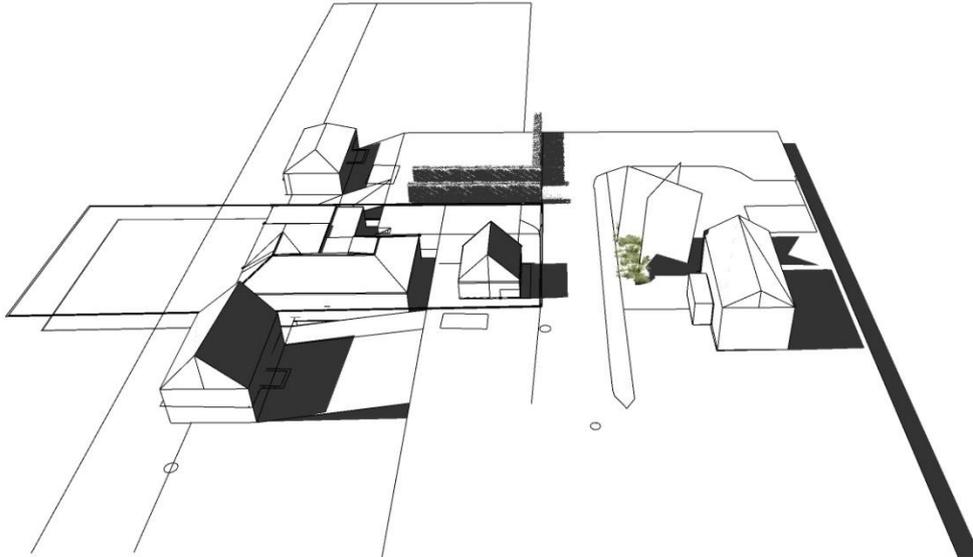
JUNE 0800HRS



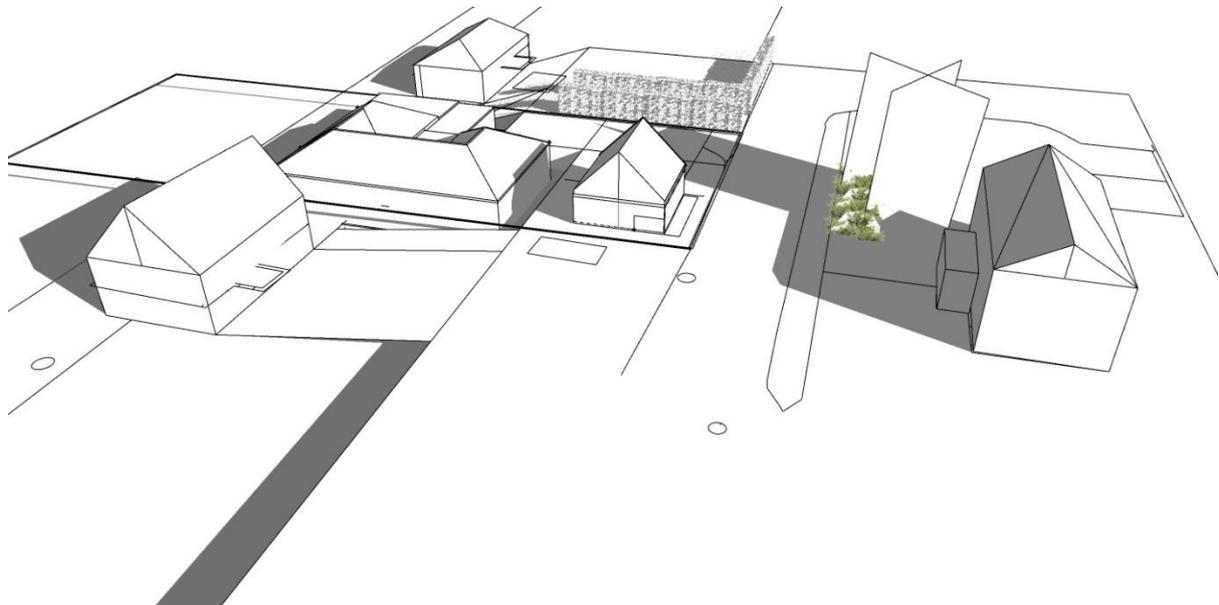
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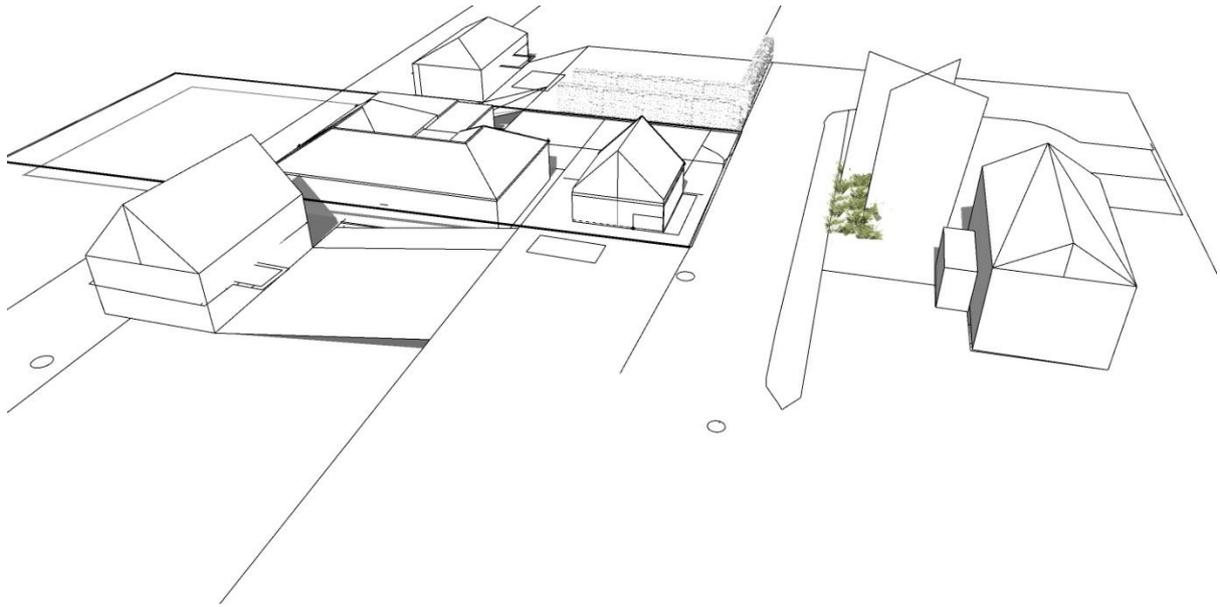
JUNE 16.00HRS



SEPTEMBER 0800HRS



SEPTEMBER 12.00HRS



SEPTEMBER 15.00HRS

