

Ref: AB1

ARGYLL AND BUTE COUNCIL

www.argyll-bute.gov.uk/**

OFFICIAL USE

Date Received

NOTICE OF REVIEW

Notice of Request for Review under Section 43(a)8 of the Town and Country Planning (Scotland) Act 1997 and the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013

Important – Please read the notes on how to complete this form and use Block Capitals.
Further information is available on the Council's website.

You should, if you wish, seek advice from a Professional Advisor on how to complete this form.

(1) APPLICANT FOR REVIEW

(2) AGENT (if any)

Name

Name

Address

Address

Post Code

Post Code

Tel. No.

Tel. No.

Email

Email

(3) Do you wish correspondence to be sent to you ☒ Me or your Agent ☐

(4) (a) Reference Number of Planning Application

(b) Date of Submission

(c) Date of Decision Notice (if applicable)

(5) Address of Appeal Property

(6) Description of Proposal

Erection of dwelling house and installation of sewage treatment plant

(7) Please set out detailed reasons for requesting the review:-

The design of the proposal is very much a matter of opinion, to the best of my knowledge there are no guidelines as to design, this is a matter for discussion. The house has been designed specifically to incorporate the two protected trees, the roots of which do not extend onto the site, they are in an elevated position and project under the North Campbell Road, they are an integral part of the design and are intended to fuse with the house, blending with the timber clad elevations. A green roof has been under consideration but, unfortunately, there was no opportunity to discuss these options with planning as no consultation was offered.

There are no windows which impose upon visible elevations, they are of similar proportions to the directly adjacent buildings rear windows, the only difference are mullions, positioning of these can be discussed.

The building does not have a flat roof, but even if it did, there is no consistent roof pitch in the area.

The planning department appear to accept the turning and parking facilities are sufficient and is therefore no objection.

Site occupancy extends to approximately 30% of total leaving ample space for other uses, the planning officer has also ignored the accessible roof space.

The construction of the house and it's finishes are of sustainable build and the use of the sewage treatment plant are considered an essential part of sustainable build.

The planners only have to look to the opposite end of North Campbell Road for an example of their idea of unacceptable "rounding off" that build bears no relationship with any other property in the area in terms of colouring, the extent of roof, windows, has limited visibility on exit, and has limited amenity as it is built on a dramatic slope, to the extent it is constructed on stilts.

The access to the site already exists and, regardless of the outcome of this review, will continue to be in use, the ability to turn within the site will doubtless improve the situation. This access has existed for many years, as has the problem of the turn linking Wyndham Road/ Pier Road, North Campbell Road, this problem is easily resolved with little cost/inconvenience by changing Pier Road into one way in the direction of North Campbell Road with no left turn at top. There is no additional traffic, the access already exists and is in use.

With regard to viability plays, who has control over their neighbors land, the planners granted permission for the development of the land to which they refer, surely it has the same problem regarding control of this site.

The local development plan is irrelevant relating to existing access.

Private sewage treatment plants are encouraged by other local authorities, they have much less impact on the sewage system but if the local authority prefer sewage to be connected to the municipal system it is not a problem.

I am very much of the view the application has not been assessed/considered with any diligence, site visits did not take place, an assessment of the protected trees was not carried out and the existence of the access was not addressed. I had a conversation with Mr Brian Close in approximately 2016 when we discussed this proposal, he informed me at the time his superior was not in favour of modern architecture and that would present a problem! I believe this application was immediately dismissed as no discussion was offered, only one email was sent and Mr Close's superior does not like the design, if we were to judge all applications were to be considered based on one mans personal view, we would see little progress!

If insufficient space please continue on a separate page. Is this attached?

Please tick to confirm

☐

(8) If the Local Review Body determines that it requires further information on “specified matters” please indicate which of the following procedure you would prefer to provide such information:-

- (a) Dealt with by written submission ☐
- (b) Dealt with by Local Hearing ☐
- (c) Dealt with by written submission and site inspection ☐
- (d) Dealt with by local hearing and site inspection ☐ YES

NB it is a matter solely for the Local Review Body to determine if further information is required and, if so, how it should be obtained.

(9) Please list in the schedule all documentation submitted as part of the application for review ensuring that each document corresponds to the numbering in the sections below:-

Schedule of documents submitted with Notice of Review **(Note if posting your paperwork 3 paper copies of each of the documents referred to in the schedule below must be attached):**

No	Detail
1	Photograph 1
2	Photograph 2
3	Photograph 3
4	Photograph 4
5	Photograph 5
6	
7	
8	
9	
10	
If insufficient space please continue on a separate page. Is this attached? Please tick to confirm	

Submitted by
(Please sign)

Stewart Hutchison

Dated

03/03/2020

Important Notes for Guidance

- (1) All matters which the applicant intends to raise in the review must be set out in or accompany this Notice of Review
- (2) All documents, materials and evidence which the applicant intends to rely on in the Review must accompany the Notice of Review **UNLESS** further information is required under Regulation 15 or by authority of the Hearing Session Rules.
- (3) Guidance on the procedures can be found on the Council's website -:
<http://www.argyll-bute.gov.uk/planning-and-environment/local-review-body>
- (4) In in doubt how to proceed please contact 01546 604392/604269 or email:
localreviewprocess@argyll-bute.gov.uk
- (5) Once completed this form can be either emailed to
localreviewprocess@argyll-bute.gov.uk or returned by post to *Committee Services, (Local Review Body), Kilmory, Lochgilphead, Argyll, PA31 8RT*
- (6) You will receive an acknowledgement of this form, usually by electronic mail (if applicable), within 14 days of the receipt of your form and supporting documentation.

If you have any queries relating to the completion of this form please contact Committee Services on 01546 604392/604269 or email: localreviewprocess@argyll-bute.gov.uk

For official use only

Date form issued

Issued by (please sign)