

**Bowman Stewart Reference:** 2639

**Date:** 12 May 2020

**Project:** Alterations and erection of 2 storey extension to Anchor Cottage, Crinan Harbour, Crinan, Lochgilphead.

**Planning Application Ref:** 19/02312/PP

## Request for Review

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

### Background

The existing property is a two-storey detached dwellinghouse in the centre of a street of residential properties on one side and Crinan Harbour and Loch Crinan on the other side.

The site is located within the Knapdale National Scenic Area and within the Crinan Harbour settlement zone as designated in the Argyll and Bute Council local development plan.

This property is currently used as a self-catering holiday home and therefore bringing tourists and money into the local area and encouraging growth in the local economy.

The applicant wishes to build a boat house and study to allow them to work from home when using the property.

### Reasons for requesting the review:

1. There were no objections to the proposed development either from adjacent proprietors or consultees.
2. In argument against the first reason of refusal:

---

1 Victoria Buildings, 34 Union Street, Lochgilphead, Argyll, PA31 8JS  
01546 606 067 info@bowmanstewart.co.uk www.bowmanstewart.co.uk

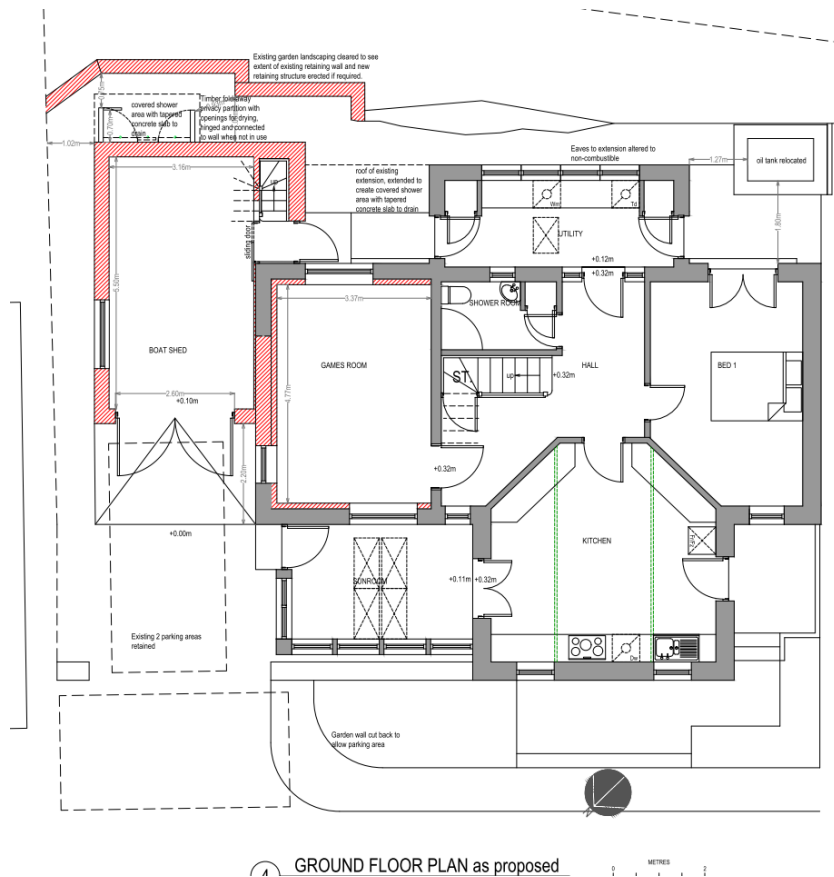
**Directors:** Ewan Stewart, BSc PGDip MRICS C.Build E MCABE Martin Stewart, BSc MSc CEng MICE **Associate:** Kathryn Macdonald, BSc PGDip PGDE RIAS  
Martin C Stewart Ltd. Registered in Scotland. 233629 Registered Office: Lochawe House, Barmore Road, Tarbert, PA29 6TW

Regulated by RICS

RIAS Chartered Practice

- House is readily capable of use as (at least) a four bedroom property, for which the adopted car parking standards requires a minimum of 3 number on-site spaces.

- a. The first reason for refusal by the planning department is not felt correct as the property will not be increasing the number of bedrooms. Therefore, in accordance with the current car parking guidelines, only 2 parking spaces need be provided at the site. During the planning negotiation process we suggested including this in an appropriate manner, similar to the neighbouring properties, of one space in the driveway and another space perpendicular to this. An extract of this plan is shown below and the scale drawing is attached within the Supporting Documents.



*Extract from Bowman Stewart drawing 19-2639-P-02 Rev B showing Ground floor Plan (not to scale)*

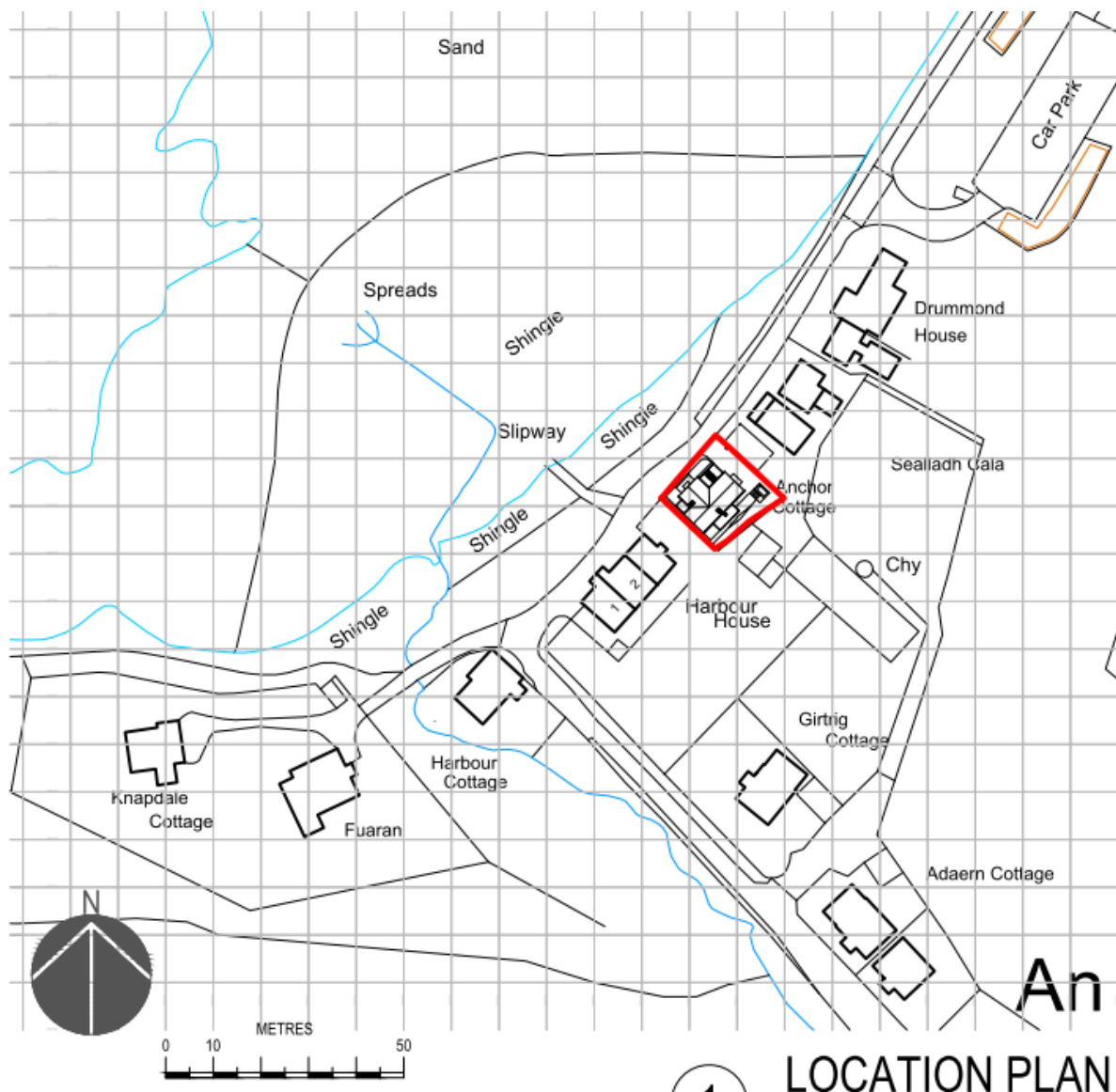
This was not deemed as appropriate by the Roads department due to the perpendicular parking space but many of the other neighbouring properties have a similar parking provision, as can be seen from the below image, taken from Google StreetView, where at least two other properties park in this perpendicular fashion. Therefore, not allowing this in this case would not show consistent parking provision within this area.



*Image taken from Google StreetView dated 12/05/2020*

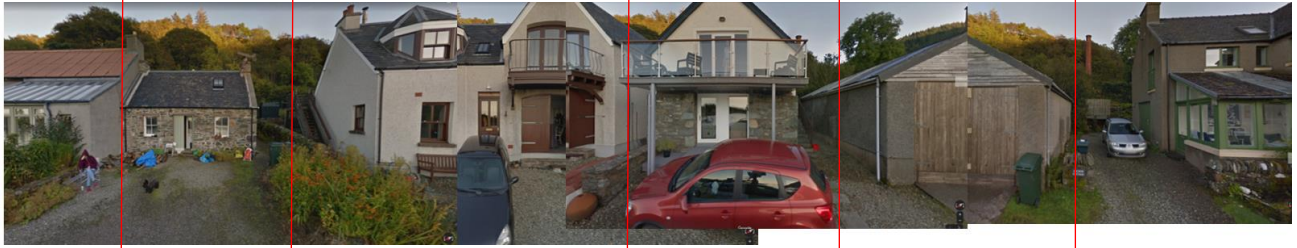
- b. As a precedent, there was an application for an extension in this area, Ref: 17/01819/PP, for Harbour Island and they increased their accommodation from 3 to 4 bedrooms and they did not require an additional parking space. This application was approved in 2017. Therefore, our current refused application and the planners' first reason for rejection is inconsistent with previously approved projects.
- c. Within the above-mentioned precedent, the property uses the existing Car park at the end of the harbour for their current car parking provision. We suggested that we could use this as well if an overspill parking space was ever required, as is the common practice for inhabitants of the harbour.

3. In argument against the second reason of refusal:
- Extension occupies a large proportion of the site and this does not tie in with the surrounding settlement pattern and character of the area.
    - a. I believe that this extension does in fact tie in with the surrounding pattern of buildings in this area, as the buildings to the North of this property are massed to the full width of their sites, from Anchor Cottage to Drummond House, as can be seen from the location plan extract below, the scale drawing is attached within the Supporting Documents:



*Extract from Bowman Stewart drawing 19-2639-P-01 Rev B showing Location Plan(not to scale)*

Each house and boat shed are separately owned leaving small gaps or no gaps between each property. Therefore, our scheme is quite in-keeping with the local settlement pattern. I have also shown a photomontage showing the buildings in a line, showing the small gaps between each property.



Photomontage created by *Bowman Stewart* drawing using Images taken from Google StreetView dated 12/05/2020 – Red lines indicate boundaries

- b. Also, this extension would be set back from the road quite a bit and therefore would be less intrusive than the neighbouring Harbour House's extension. It would also be more in keeping with the character of the area.
4. In argument against the third reason of refusal:
  - The development would obscure the view of the scheduled monument from the public road to the detriment of its setting.
    - a. We were never given a chance to respond to the planners' third reason for refusal. Please see the timeline below to show we were only given one day to see this new reason for refusal before the planner said it would be determined. This gives the impression that this reason was added on at the end to try and make the refusal more substantial.

#### Timeline of reasons for refusal

12 Dec 19 – Notification of Roads departments objection, noted in email application would be determined by 17<sup>th</sup> Jan deadline.

12 Dec 19 - Agent submitted response to Planner and Roads department with alternative parking proposals to overcome parking reason for refusal.

09 Jan 20 – Parking and Massing reasons for refusal submitted to agent, noted in email application would be determined by 16<sup>th</sup> Jan deadline.

13 Jan 20 – Agent submitted response to Planner with arguments again reasons for refusal.

12 Feb 20 – Planner notified agent of further reason for refusal being the development would block the view of the ancient scheduled monument (not previously mentioned) with no allowance in the email for us to respond to this new reason for refusal as noted in email *"The determination is likely to be made before the end of working hours tomorrow unless a written request withdrawing the application is received prior to determination"*. Therefore, we were unable to respond to this.



- b. We were not given a chance to respond to this but it could be that due to the design of the extension having a pitched roof, and being set back, it may not interfere with the view from the public road and therefore this objection may not be relevant. I have shown an outtake of Google Streetview against the proposed elevation below for your information to see these side by side. Looking at these I believe one could very well still be able to see the scheduled monument from the Public Road.



*Extract from Bowman Stewart drawing 19-2639-P-02 Rev B showing North Elevation. (not to scale)*



*Image taken from Google StreetView dated 12/05/2020*

- c. Also the applicant could erect a tree in their rear garden, which may block the visibility of this Scheduled Monument from the public road without requiring Planning Permission, therefore I am not sure if this reason for rejection can be a legitimate reason for refusal.
- d. It is also worth noting that the erection of this extension would not block the view of this scheduled monument any more than any of the other developments along the stretch of road currently do.

In conclusion, this application should be approved because:

- 1. The site can accommodate 2 parking spaces as required.
- 2. The development has a similar settlement pattern and character as the existing neighbouring buildings.
- 3. The development will most likely not cause a detrimental effect on the view of the scheduled monument from the public road.
- 4. The development will encourage tourism to the area as when the house is not used as holiday home, it is rented as holiday accommodation to tourists.

I trust that the Local Review Body will approve this application for planning permission.

Kathryn Macdonald,  
Bowman Stewart