

Comments as follows:

1. The applicant's plan is incorrect as the plan shows the existing car parking adjacent to the public road. There are currently two existing end for end car parking spaces, please see attached photograph taken from Google Street View. If this development went ahead, one car parking space would be lost. There is insufficient land for car parking at the bottom of the existing access. Any car parking bays must be set back 2.00 metres from edge of public road. Car parking bays should be no smaller than 5.00 metres x 2.50 metres.
2. The current Local Plan clearly states that two car parking spaces are required for dwellings with up to three bedrooms and three car parking spaces for dwellings with four or more bedrooms. This property currently has three bedrooms.
3. Roads & Infrastructure Services have received complaints in the past about vehicles being parked in the passing place making it difficult for road users. A passing place sign was erected to help discourage people from parking. Roads & Infrastructure Services would not normally erect a passing place sign in a location such as this unless it was necessary.
4. The property appears on Google Maps as a property that does Bed and Breakfast, please see attached extract from Google Maps, for info. A Bed & Breakfast will generate more traffic and will require more parking. There is a fairly large public car park at the end of the public road. Visitors are more than likely to park in the passing place in front of the property than park in a remote unlit public car park.
5. I do not have access to the original planning application for this dwelling so I am unable to check the conditions relating to the existing vehicular access. I am fairly certain that the standard condition for the surfacing of the access will have been applied. The access is currently unsurfaced.

Roads & Infrastructure Services are objecting to this development as it would result in the property having insufficient parking.

Regards

James

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COTTAGE



PASSING
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