

Balmory Hall  
Ascog  
Isle of Bute  
PA20 9LL  
June 19<sup>th</sup> 2020

LOCAL REVIEW BODY REFERENCE: 20/0010/LRB  
PLANNING APPLICATION REFERENCE: 19/02157/PPP  
LAND AT HUF HAUS, BALMORY ROAD, ASCOG, ISLE OF BUTE

I live at Balmory Hall, a Category A listed Italianate, Victorian hall, dating from 1861 and located directly opposite the proposed development.

The site in question sits next to an unadopted lane which is the continuation of Balmory Road. There is, at present, access to four properties from this lane. Three of the properties, dating from 1861, and one from 2011, The Huf Haus, location of this application.

I consider myself to be extremely fortunate to live on such a wonderful island, in such an outstanding, and beautiful home. My wife and I are, of course, only custodians of this outstanding building and its surrounding environment and continue in our dedication to maintain, enhance and protect the whole for the benefit of our island, and its future generations.

In every way this is an entirely unsympathetic and unviable proposition with regard to existing development and planning regulations and potential damage to a beautiful green and outstanding architectural environment.

I fully support the wholly rational and legal refusal of this application with particular regard to:

- (1) 'The site now lies within the 'countryside' zone of the Argyll and Bute Local Development Plan 2015 within which Policy LDP DM 1 only supports applications for infill, redevelopment, rounding off and change of use of existing buildings. An application that fails to meet these criteria will be refused unless it can demonstrate an exceptional case and then progress to a successful landscape assessment known as an Area Capacity Evaluation (ACE).'
- (2) 'This is not considered an exceptional case as there are appropriate sites within the settlement zones and Rural Opportunity Areas across the island that are suitable for development and would allow the applicant to remain in the area. With this in mind, the applicant has failed to demonstrate an exceptional case to warrant the support of Policy LDP DM 1 and, as a consequence, there is no need for the Planning Authority to carry out an Area Capacity Evaluation. Considering the above, the proposal does not meet the necessary criteria to be supported through Policy LDP DM 1.'
- (3) 'On the basis the erection of a dwellinghouse on the subject site would represent an unacceptable degree of intrusion resulting in an undermining of the structure and character of the landscape to the south of Ascog. As such, in addition to Policy LDP DM 1, the proposal would also be contrary to Policies LDP 3 and LDP 9 and Supplementary Guidance policies SG LDP ENV 6, SG LDP ENV 13, SG LDP HOU 1 and SG LDP Sustainable Siting and Design Principles of the Argyll and Bute Local Development Plan 2015.'

In addition, with regard to supporting arguments :

Structure and character of the landscape. The notion that the proposed plot has little value with regard to tree species, age and number fails to recognise that established, untended natural woodlands and landscapes derive their beauty and uniqueness because of those random qualities. Subsequent Development Plans in 2009 and 2015 have placed greater restrictions on this area for development recognising the landscape value and its contribution to the Isle of Bute Area of Panoramic Quality (APQ).

Infill and rounding off. Would seem to propose the final phase of a partially completed settlement, which this clearly isn't. At present there are four properties on the unmade section of the road, three of which have been here for nearly 160 years and one for nine years.

Whilst becoming older and therefore planning a more manageable future may be completely understandable, it certainly does not justify an 'exceptional case'

Alternative plots. There are plots available elsewhere on the island, including one 200 metres away, that has an existing planning approval and one a half a mile away. The comment regarding the notion of available suitable plots remains wholly subjective in this regard.

In conclusion I humbly request that this appeal is resolutely refused in order to fully ensure the protection of an unspoilt and highly individual, unique and beautiful part of our wonderful island.

Yours sincerely,

Mr J. Thomas