

Yvonne Thomas
Balmory Hall
Ascog
Isle of Bute
PA20 9LL
19/6/20

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

I stand by my previous objection, copied below but would like to add that:

1. I consider the application has been rightly refused according to the local plan, which has been developed to safeguard the integrity of the area.
2. It would seem to be a waste of time in considering and developing such a plan if it can be overturned.
3. Comments in the review application regarding damaged and diseased trees to be removed for the building site also apply to uphold the argument that trees will not provide screening in the long term between Balmory Hall and any new developments.
4. I do not see how a new building would complement the existing properties in the lane, it would form more of a spreading and encroaching development than a "rounding off" and if granted could lead to a further application to build another adjoining property on the remaining land in front of Balmory Hall.
5. Comments about Mount Stuart owning all rural spaces on the island is not a valid argument as there definitely are other beautiful designated building plots on the island, indeed we know that one in Ascog has just been purchased for the building of a unique modern property.

Yours sincerely

Mrs Yvonne Thomas

**Objection to the erection of a dwelling house on land at Huf Haus, Balmory Road,
Ascog
Ref: 19/02157/PPP**

I feel disappointed that I have been put into a very difficult position with this application because over the last 9 years we have become friendly with the applicants Tony and Beryl Harrison and I really do not wish to upset them.

However, I am strongly objecting to the above application because:

The proposed new dwelling will be directly in front of our home, a grade A listed Italianate Mansion House, Balmory Hall and as such will have a significant adverse impact on this historic environment. It will damage the amenity and setting of the property.

According to the Argyll and Bute LDP STRAT1 "Sustainable Development" it does not:

- h) "Conserve and enhance the natural and built environment and avoid significant adverse impact onand built heritage resources"
- i) "Respect the landscape character of an area and the setting and character of settlements"

It is not an appropriate site on which to build a new dwelling, it is not designated building land. Indeed there is a designated building plot for sale just a few yards away down the hill from this proposal and out of view of Balmory Hall which would be more suitable.

It is overdevelopment in this quiet lane and adjacent land which before Huf Haus was built belonged to Balmory Hall

It changes the nature of the environment giving it the feel of a mini housing estate.

It will bring more traffic to the unmade lane, more noise of family life and more light pollution in this very quiet, dark natural environment.

If this application is passed it will increase the risk of another property being built on the remainder of the land.

Mr and Mrs Harrison sold Balmory Hall and 6 of its acres to us 10 years ago. They withheld 4 acres and built the Huf Haus which we were told would be tucked away in a corner out of view. However it was very visible from this house which forced us to plant hundreds of evergreen trees and bushes to screen the Huf Haus and its extended curtilage including a garage and work - shop. This screening does not however remove the light from the property that now emanates from that side of the garden or the noises that go with family life.

As a grade A listed building Balmory Hall is an historic site and I beg that the policy in the LDP 6.4 DC3 is strictly enforced as stated: "Heritage assets are a finite and irreplaceable resource and can be vulnerable to a wide range of human activities. Listed buildings, ancient monuments and their surroundings, historic gardens and designed landscapes and conservation areas are all subject to special protection measure to ensure that inappropriate or unsympathetic development does not damage the property or its setting. Developmental proposals need to be consistent with Policy LDP which will not permit development in locations where they would have an unacceptable adverse impact on the historic environment."

This is an inappropriate development regardless of the type of building.

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