

**FURTHER INFORMATION FOR  
ARGYLL AND BUTE COUNCIL LOCAL REVIEW BODY**

**20/0005/LRB**

**REFUSAL OF PLANNING PERMISSION  
19/01801/PP**

**REMOVAL OF EXISTING ROOF, ERECTION OF FIRST FLOOR EXTENSION  
ONTO EXISTING BOTHY TO PROVIDE ACCOMMODATION FOR STAFF  
MEMBERS**

**HARBOUR VIEW, 1 ARGYLL TERRACE, TOBERMORY, ISLE OF MULL,  
ARGYLL AND BUTE, PA75 6PB**

**09/06/20**

Further to the request for additional information following the 'first calling' of Local Review Body case 20/0005/LRB, I hereby submit the following information:

1. The proposed increase in the ridge height of the building the subject of the LRB is approximately 1.3 metres. Officers would, however, respectfully point out that the overall visual impact of the proposed development is substantially greater than an increase to the height of the ridge. The applicant's 'Proposed Elevations' drawing (drawing number 19.135 300) clearly demonstrates a substantial increase to the wall-head height of the building plus the inclusion of dormer windows and a new doorway projection at the proposed first floor level. The impact of this is further demonstrated by the applicant's submitted 'Proposed Section A-A' drawing.
2. Suggested planning conditions in the event that the LRB panel decide to overturn officer's recommendation. The Panel are, respectfully, advised that there are no appropriate planning conditions that may satisfactorily overcome the road safety objections to the development.
3. Copies of the various plans and drawings submitted with the application. The Panel are asked to note that the self-catering holiday accommodation labelled 'Rose Cottage' on the applicant's 'Existing Plan, Sections, Elevations' drawing (drawing number 19.135 200 Rev A) is unlawful. No planning permission has been granted for this additional unit of holiday accommodation. Should the Panel decide to grant planning permission for the development the subject of this Review, they will also be granting planning permission to 'regularise' this unlawful development which is currently the subject of a separate planning enforcement investigation. Whilst the Panel are, of course, free to do this officers would respectfully request that the impact of granting the totality of this development is properly and fully considered, particularly against road safety issues as encompassed within the tabled refusal reason 2.