

FURTHER INFORMATION

FOR

**ARGYLL AND BUTE COUNCIL
LOCAL REVIEW BODY**

20/0011/LRB

**REFUSAL OF PLANNING PERMISSION IN PRINCIPLE 20/00668/PPP
SITE FOR ERECTION OF GARAGE**

LAND EAST OF FASGADH, LONGSDALE ROAD, OBAN

30/09/20

Further Information Relative to 20/00011/LRB

- a) The Planning Authority can confirm that, if the proposed garage was to be used for business purposes rather than for domestic purposes, Policy SG LDP BUS 1 would require to be considered.
- b) Should the LRB be minded to grant permission for the proposed garage, the following conditions should be imposed.

It should be noted that this is on the basis that the garage is for domestic purposes only as confirmed in the e-mail dated 26/09/20 from the Agent to the LRB.

Suggested Conditions and Reasons

GENERAL

1. Plans and particulars of the matters specified in Conditions 3 and 4 below shall be submitted by way of application(s) for Approval of Matters Specified in Conditions in accordance with the timescales and other limitations in Section 59 of the Town and Country Planning (Scotland) Act 1997 as amended. Thereafter the development shall be completed wholly in accordance with the approved details.

Reason: In accordance with Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended).

- This consent constitutes a Planning Permission in Principle under Section 59 of the Town and Country Planning (Scotland) Act 1997 as amended and as such does not authorise the commencement of development until matters requiring the further consent of the Planning Authority have been satisfied.
- Application(s) for Approval of Matters Specified in Conditions must be made in accordance with the provisions of Regulation 12 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 within the time limits specified in Section 59 of the Act.
- Having regard to Regulation 12, application(s) for the Approval of Matters Specified in Conditions must be submitted within 3 years from the date of which Planning Permission in Principle was granted. The exception being where an earlier submission for the Approval of Matters Specified in Conditions was refused or dismissed on appeal, in which case only one further application in respect of all outstanding matters requiring further approval of the Planning Authority may be submitted within a period of 6 months from determination of the earlier application. Any elements of the Planning Permission in Principle for which further approval of the Planning Authority has not been sought within the time periods summarised above will no longer be capable of being implemented within the terms of this permission.
- The development to which this planning permission in principle relates must commence no later than 2 years from the date of the requisite

approval of any matters specified in conditions (or, in the case of approval of different matters on different dates, from the date of the requisite approval for the last such matter being obtained), whichever is the later. If the development has not commenced within this period, then this planning permission in principle shall lapse.

2. The development shall be implemented in accordance with the details specified on the application form for planning permission in principle reference 20/00668/PPP dated 04/04/20 and the approved drawing reference numbers listed in the table below.

Plan Title.	Plan Ref. No.	Version	Date Received
Location Plan	(PPP)01		09/04/20
Site Plan	(PPP)02		09/04/20

Reason: To accord with Regulation 28 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008.

VEHICULAR ACCESS

3. Pursuant to Condition 1 – no development shall commence until plans and particulars of the means of vehicular access to serve the development have been submitted to and approved by the Planning Authority.

Such details shall comprise construction of the access to serve the development site in accordance with the Council's Roads Standard Detail Drawing SD 08/004a with visibility splays measuring 2.4 metres to point X by 25 metres to point Y from the centre line of the junction;

Prior to work starting on site, the approved scheme of works in respect of junction layout shall be formed to at least base course standard and the visibility splays shall be cleared of all obstructions such that nothing shall disrupt visibility from a point 1.05 metres above the junction at point X to a point 0.6 metres above the public road carriageway at point Y. The final wearing surface on the access shall be completed prior to the development first being brought into use and the visibility splays shall be maintained clear of all obstructions thereafter.

Reason: In the interests of road safety and to ensure the development is served by a safe means of vehicular access.

Note to Applicant:

- A Road Opening Permit under the Roads (Scotland) Act 1984 must be obtained from the Council's Roads Engineers prior to the formation/alteration of a junction with the public road.
- The access shall be constructed and drained to ensure that no surface water is discharged onto the public road.

DESIGN AND FINISHES

4. Pursuant to Condition 1 – no development shall commence until plans and particulars of the site layout, design and external finishes of the garage has

been submitted to and approved by the Planning Authority. These details shall incorporate:

- i) A statement addressing the Action Checklist for developing design contained within the Argyll and Bute Sustainable Design Guide 2006;
- ii) Single storey in height;
- iii) Finished in white wet dash render, white smooth render, natural stone, timber or a mixture of these finishes;
- iv) Have a roof pitch between 37 and 42 degrees finished in natural slate or good quality artificial slate.

Reason: To accord with Section 59 of the Town and Country Planning (Scotland) Act 1997 as amended, and in order to integrate the proposed dwellinghouse with its surroundings.

USE OF PROPOSED GARAGE

5. The proposed garage hereby approved shall be used for domestic residential purposes only and shall not be used for any business or commercial purposes.

Reason: In order to protect the amenity of the locale.

SUSTAINABLE URBAN DRAINAGE SYSTEM

6. Notwithstanding the provisions of Condition 2, the development shall incorporate a surface water drainage system which is consistent with the principles of Sustainable urban Drainage Systems (SuDS) compliant with the guidance set out in CIRIA's SuDS Manual C753. The requisite surface water drainage shall be operational prior to the development being brought into use and shall be maintained as such thereafter.

Reason: To ensure the provision of an adequate surface water drainage system and to prevent flooding.

Note to Applicant:

Further advice on SuDS can be found in SEPA's Standing Advice for Small Scale Development – www.sepa.org.uk.

LANDSCAPING

7. Pursuant to Condition 1 – no development shall commence until a scheme of boundary treatment, surface treatment and landscaping has been submitted to and approved by the Planning Authority. The scheme shall include details of:
 - i) Location, design and materials of proposed walls, fences and gates;
 - ii) Surface treatment of proposed means of access and hardstanding areas;
 - iii) Any proposed re-contouring of the site by means of existing and proposed ground levels.
 - iv) Proposed hard and soft landscape works.

The development shall not be occupied until such time as the boundary treatment, surface treatment and any re-contouring works have been completed

in accordance with the duly approved scheme.

All of the hard and soft landscaping works shall be carried out in accordance with the approved scheme during the first planting season following the commencement of the development, unless otherwise agreed in writing by the Planning Authority.

Reason: To assist with the integration of the proposal with its surroundings in the interest of amenity.