

Bowman Stewart Reference: 2635 **Date:** 20 November 2020

Project: Erection of extension and renovation to Tigh nan
Torran, Lochgair, Argyll

Planning Application Ref: 20/00898/PP

Comments on Report of Handling

Background

The existing property is a 1.5 detached dwellinghouse along the existing single-track road Shore Road, which is accessed from the A83. It is positioned along this road with a Westerly aspect. The existing dwelling is sited approximately 25m from the public road and faces the Loch beyond.

The applicant proposals wish to develop this existing dwelling to allow more comfortable accommodation to both the ground floor and first floor by having a more open plan style as well as taking advantage of the Loch side views available to this property. Externally our intention is to alter the dwelling to a more traditional Argyll style and allow a more modern approach to the extension to the front via the use of a higher quality of materials.

Proposals

The proposals include altering the existing property materials to a white wet dash render, slate roof, PVCu windows in a white colour and PVCu rainwater goods in a white colour.

The double garage is to have a sliding field door finished in an untreated Scottish Larch finish.

Demolition of the existing single storey rear extension, which was in a poor state of repair and replacement with a 1.5 storey rear extension allowing for a new utility room and WC. This would be finished externally in the same finish as the main dwelling.

Erection of a 1.5 storey extension to the front of the property to be finished in a Scottish Larch cladding to match the garage doors and to give a more modern contrast to the existing dwelling. This extension will therefore be sympathetic to the existing garage giving balance and with consistency of building materials and compliant with SG LDP on Sustainable Siting and Design Principles 8.2. It is the design intention to have as much glazing as possible to the front extension to firstly take advantage of the views across the Loch but also to make the

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extension appear as lightweight as possible while also creating a useful, usable space internally.

The neighbouring property (Taobh an Loch) has an existing timber clad extension, therefore there is a precedent of using timber clad extensions in the area, as well as the approved proposals for Gallanach Cottage that specified Cedral cladding, which is a timber composite cladding. We therefore felt that using this precedent and using high quality sustainable Scottish Larch would be encouraged.

This front extension has pitched roof with the ridge meeting the ridge of the existing dwelling. We did consider a lower ridge height for this front extension however we did feel that there was capacity for this to meet the existing ridge in this case. The ridge height for this extension would not be higher than the existing house and the roof pitch of the existing property is reflected in this front extension. Also, this dwelling house is one of the smaller properties along this road and therefore it is felt that this extension would not be overbearing or dominant, as can be seen from the clients report and images of the neighbouring properties.

The planner noted an objection to the step in eaves line that we are proposing, however the existing property has an existing step in the eaves line of 6.34m long, looking at the front façade, whereas by creating this front extension, our step in eaves line would only be a width of 4.56m, therefore reducing this break in eaves line from what is currently in place.

We therefore feel that our current proposals meet the SG LDP on Sustainable Siting and Design Principles and LDP 9 as we feel that the building has been designed to increase the desirability of the existing dwelling and therefore the surrounding area and elements of this design also reflect components of the existing dwellings in the surrounding neighbouring properties and therefore is in keeping character with this area. We are also encouraging sustainability and energy efficiency in the development by our material choice and solar thermal panels and allowing for South facing windows, to allow as much solar gain as possible into the property to increase energy efficiency.

Access

We understand there is a concern from the road department regarding the parking provision, but as can be seen from James Ross's comments to the Local Review appeal alongside his objection, the site plan and the photographs there is ample space for parking and turning of three vehicles.

We have therefore been in discussion with the James Ross, from the roads department and they have agreed an alternative layout, as can be seen from the attached drawing 19-2653-P-03B. I have also shown the email received from the road department confirming that this meets their standards below:

RE: 2653 - Tigh an Torran parking layout (PP Ref: 20/00898/PP) [NOT PROTECTIVELY MARKED]



Ross, James <James.Ross@argyll-bute.gov.uk>
To: Kathryn Macdonald

You replied to this message on 15/11/2020 16:36.

Reply Reply All Forward ...
Sat 14/11/2020 17:05

Classification: NOT PROTECTIVELY MARKED

Hi Kathryn,

I can confirm that the layout appears to work as you have sufficient space for turning.

Are you going to submit this layout to go along with the review info ?

Regards

James

James Ross
Traffic & Development Officer MAKI
Argyll & Bute Council
Roads & Infrastructure Services
1A Manse Brae
Lochgilphead
Argyll
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Tel. 01546 604655
e mail. james.ross@argyll-bute.gov.uk

From: Kathryn Macdonald <kathryn@bowmanstewart.co.uk>
Sent: 13 November 2020 15:11
To: Ross, James <James.Ross@argyll-bute.gov.uk>
Subject: 2653 - Tigh an Torran parking layout (PP Ref: 20/00898/PP)

Hi James,

It was good to speak with you a few days ago. I hope you are still well.

I have taken another look at the parking layout for Tigh an Torran and I wonder if you could cast your eyes over this amended plan and see if this would be a parking layout that may be acceptable at all?

I look forward to hearing from you in due course.

Kind Regards,
Kathryn

Mrs Kathryn Macdonald BSc PgDip PGDE RIAS
Director and Chartered Architect

Approved Certifier of Design (Energy)

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