

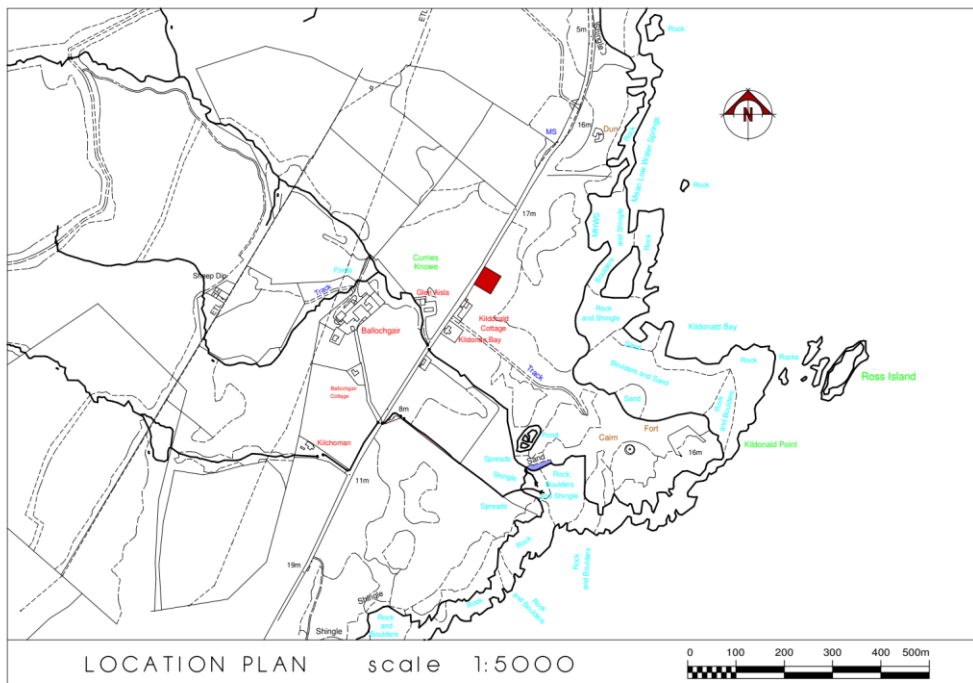
Request for Review – 20/01653/PP - Land NE of Kildonald Cottage, Campbeltown

Background

The reason I took the decision to progress this application was to provide a suitable dwelling for myself for the remainder of my life, the site of which is near my only close family in the area.

The design affords the facility for a carer, if this becomes necessary, to have a separate sitting area.

The property proposed is a detached one and a half storey building with integral garage. north east of Kildonald Cottage on the B842. It sits alongside two other residential properties, but also part of the group of houses known as Ballochgar, a neighbourhood, consisting of 7 dwellings and two commercial buildings



Reasons for requesting review

1. There were no objections to the proposed development
2. In argument against the reason for refusal:

a) The building is planned to sit alongside the two existing houses, as near as possible, to allow safe line of sight. Kildonald Cottage is situated directly onto the B842 road.



b) In the Reasons for Refusal notice it stated "That the application does not meet the criteria set out in policy LDP DM1 for Housing in the Countryside as the site is not infill or rounding off. There are no material considerations which warrant departure from these provisions " The Scottish Government's PAN 72 Housing in the Countryside mainly deals with the design of new houses in the countryside but also recognises the need for these houses. Under "Location" it states that " The provision of new development should be sustainable. One way of achieving this is whether it helps to maintain the population of the area ... ". This application does this. PAN 72 also states that the purpose of new planting is not to screen or hide any new development but to help integration with the surrounding landscape. We offered as part of the planning process to plant of a small coppice in NE of the proposed site which would enhance the existing landscape but also provide a more definite end of development. This could be classed as rounding off as suggested in LDP DM1.

c) The proposed house is designed to reflect the style of an adjacent dwelling, Kildonan Bay, which was built around 14 years ago.

d) This appeal could be considered under the Argyll and Bute Council Local Development Plan Written Statement 2.12 Windfall Development

3. In argument against the detrimental environment effect on the area:

a) I have managed the land since it was purchased 27 years ago, with rush cutting, ditch control, wildlife pond and general maintenance.

b) the small coppice development would, in a small way, reduce the carbon footprint in the area as well as providing an end feature. The suggested species are Willow 35%, Rowan 20%, Birch 20%, Hazel 10% Blackthorn 5%, Oak 5%. This would link in with existing network of tree and scrub growth and would offer environmental benefits.

c) I plan to install solar panels which would also reduce emissions. (I am currently researching Air Source heating, but have yet to reach a decision on this)

4. Willingness to enter into a legal agreement to ensure no further residential development on the land owned:

a) I would be willing to enter into a Section 75 agreement with Argyll and Bute Council that would prevent the use of this application being used as a precedent for any future development.

5. Commitment to the area:

a) Having lived at Ballochgair for 27 years I am very keen to remain in this area.

b) There are no properties currently available in the area to purchase or rent. Also you can see from the location plan the area of ground currently within my ownership. I want to build a smaller house but stay within the area as all my family live in close proximity to the proposed site. With already owning a large area of ground it makes sense to try and work along side the Planning Department to agree a suitable site within my ownership to build on.

c) I have been involved in the community over the years and am currently the Chair of the local development trust, along with active participation in other local charities

d) It is important to me to be near my family for mutual support.

a) – d) above are in my opinion material considerations which would warrant a departure from the divisions set out in the refusal notice.

Felicity Kelly
Applicant
March 2021