



OBSERVATIONS ON PLANNING APPLICATION

Grid Reference: Dated:01/03/21 Received:

Applicant: Mrs G Black

Proposed Development: Erection of dwelling house

Location: Land South West Of Letrault Farm Rhu Helensburgh Argyll and Bute G84 8NL

Type of Consent: Detailed

Ref. No.(s) of Dwg.(s) submitted:

RECOMMENDATION	No Objections/No Objections subject to Conditions/Refuse/Defer Decision/SOID to Advise
----------------	---

Proposals Acceptable Y or N

1. General

(a) General Impact of Development	Y
(b) Safety Audit Required	N
(c) Transportation Analysis Required	N
(d) Drainage Impact / Flooding Assessment Required	N

2. Existing Roads

(a) Type of Connection(Road Junction/Footway Crossing)	Y
(b) Location(s) of Connection(s)	Y
(c) Sightlines	N
(d) Pedestrian Provision	Y

Proposals Acceptable Y or N

3. New Roads

(a) Widths	Y
(b) Pedestrian Provision	N/A
(c) Layout (Horizontal/ Vertical Alignment)	N/A
(d) Turning Facilities (Circles/Hammerheads)	N/A
(e) Junction Details (Locations/radii/sightlines)	N/A
(f) Provision for P.U. Services	N/A

Proposals Acceptable Y or N

4. Servicing & Car Parking

(a) Drainage	N/A
(b) Car Parking Provision	Y
(c) Layout of Parking Bays/ Garages	Y
(d) Servicing Arrangements/ Driveways	N/A

5. Signing

(a) Location	N/A
(b) Illumination	N/A

Item Ref.	COMMENTS
	<p>I confirm I recommend refusal :</p> <p>Due to the existing private road (Letrault Farm Road) already exceeding the maximum of 5 dwelling houses gaining access from a private road, the existing private road does not having the capacity for the development of any additional dwelling house without improvement works being required to be carried out, to bring the existing private road (Letrault Farm Road) to adoptable standard. Unfortunately these improvement works are unachievable due to geographical constraints.</p>

Item Ref.	CONDITIONS/REASONS FOR REFUSAL/DEFERMENT
	<p>I confirm I recommend refusal :</p> <p>Due to the existing private road (Letrault Farm Road) already exceeding the maximum of 5 dwelling houses gaining access from a private road, the existing private road does not having the capacity for the development of any additional dwelling house without improvement works being required to be carried out, to bring the existing private road (Letrault Farm Road) to adoptable standard. Unfortunately these improvement works are unachievable due to geographical constraints.</p>

Notes for Intimation to Applicant

(i) Construction Consent (S21)*	Not Required/Required
(ii) Road Bond (S17)*	Not Required/Required
(iii) Road Opening Permit (S56)* Required for verge crossing/Footway crossing	Not Required/Required

* Relevant Section of The Roads (Scotland) Act 1984

Signed: Donna Lawson

Date :01/03/21

Copies to :- Planning. ✓ Network. ✓ SOID. File. ✓