

Committee Planning Application Report and Report of Handling as required by Schedule 2 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 relative to applications for Planning Permission or Planning Permission in Principle

Reference No: 21/02359/PP

Planning Hierarchy: Local Development

Applicant: Mr Callum MacDonald and Miss Cara Kemp Smith

Proposal: Erection of dwellinghouse

Site Address: Land South Of Caolside, Lady Ileene Road, Tarbert, Argyll and Bute

DECISION ROUTE

Local Government Scotland Act 1973

(A) THE APPLICATION

(i) Development Requiring Express Planning Permission

- Erection of dwellinghouse

(ii) Other specified operations

- None
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(B) RECOMMENDATION:

It is recommended that Planning Permission be granted for the proposal subject to conditions and reasons appended below.

(C) CONSULTATIONS:

Transport Scotland

No objection – 24/01/2022

Roads and Amenity Services

No objection subject to conditions appended below – 25/01/2022

Scottish Water

No objection. Available capacity for connection to the Tarbert waste water treatment works for foul drainage only but states that water supply capacity cannot currently be confirmed until a full appraisal is carried out following submission of an application directly to SW – 18/01/2022

Core Paths

No response to date.

(D) HISTORY:

11/01413/PP – Erection of dwelling-house and formation of new vehicular access – Withdrawn on 13/09/2011 following the advice of the Planning Authority that the proposed dwelling-house would adversely affect the character of this part of the Conservation Area because of its' design and materials.

12/00081/PP – Erection of dwelling-house, involving alteration of ground levels, formation of new vehicular access with parking and installation of oil tank. Approved – 21/11/2012

(E) PUBLICITY:

Regulation 20 Advert (expiry date: 22/02/2022)

Neighbour notification (expiry date: 07/02/2022)

(F) REPRESENTATIONS:

(i) Representations received from:

A representation was received from Mr Arthur McFarlane of Mount Pleasant, Lady lleene Road, Tarbert dated 7th February 2022.

(ii) Summary of issues raised:

Comments raised in the representation are noted below:

- I approve of the design and dimensions of the proposed house. I consider that a house of the proposed design and dimensions will sit well among the existing properties in this part of the Tarbert Conservation Area.
- *[Comment: This point raised in support of the application is noted]*
- I approve of the position of proposed house. I consider that the position of the proposed house is the most appropriate which can be achieved within the restrictions of the site.
- *[Comment: This point raised in support of the application is noted]*

- I approve of the First Floor Level (FFL) of the proposed house. I consider that the FFL which is shown in the application plans (28.000 M) places the proposed house at a level which demonstrates respect towards the neighbouring properties and the conservation area.
- *[Comment: This point raised in support of the application is noted]*
- I approve of the heating methods for proposed house which are described in the application. I consider that the use of low carbon forms of energy production is to be welcomed and encouraged for every new residential development.
- *[Comment: This point raised in support of the application is noted]*
- I approve of the new stone dykes which, it is proposed, will run along the front of the application site. I consider the proposed dykes will improve the appearance of the entrance, from the A83 trunk road, to Lady lleene Road.
- *[Comment: This point raised in support of the application is noted]*
- I do not approve of the 2 metre high wooden fence which, it is proposed, will run along the rear of the application site and border the access road shared by Mount Pleasant and Caolside. I consider that the proposed fence would present a conspicuous and unattractive feature within the immediate neighbourhood and the conservation area. I do not consider that it is necessary to erect a crash barrier between the above mentioned access road and the rock-face within the application site but would suggest that, for safety reasons, a sturdy stone dyke of appropriate height is erected.
- *[Comment: Though a decade ago, the previous application is deemed material to this application in that development had commenced on site. The proposed fence was previously assessed and conditioned to be established as part of the application for two main reasons. Firstly, to provided adequate privacy for the occupants of the dwelling and neighbours while the other related to screening a significant section of the dwelling when viewed from the rear of the property.]*

This view has no changed in this assessment. The fence still remains a necessary feature for the development in the interest of the occupants who are likely to be most impacted in that their western neighbouring properties are sited on slightly higher ground level with their private access directly running behind the plot]

(G) SUPPORTING INFORMATION

Has the application been the subject of:

(i) Environmental Statement: No

(ii) **An appropriate assessment under the Conservation (Natural Habitats) Regulations 1994:** No

(iii) **A design or design/access statement:** Yes

The proposal is for a new house in replacement to the previously approved house, ref planning consent 12/00081/PP, which has been initiated with the construction of the access roadway, car parking, retaining walls and foundation preparations.

The proposed new house is designed with a traditional feel which lends itself to the area of individual villas and houses. The finishes in the main are consistent with similar new houses approved on Lady lleene Road.

The proposed new house is to be highly insulated and will have heating and hot water provided by an air source heat pump and mixture of solar and PV roof panels.

(iv) **A report on the impact of the proposed development eg. Retail impact, transport impact, noise impact, flood risk, drainage impact etc:** No

General supporting statement with reference to the initiation of the approved proposal on the site and describes the current proposal and design evolution.

(H) PLANNING OBLIGATIONS

Is a Section 75 agreement required: No

(I) Has a Direction been issued by Scottish Ministers in terms of Regulation 30, 31 or 32: No

(J) Section 25 of the Act; Development Plan and any other material considerations over and above those listed above which have been taken into account in the assessment of the application

(i) List of all Development Plan Policy considerations taken into account in assessment of the application.

'Argyll and Bute Local Development Plan' Adopted March 2015

LDP STRAT 1 – Sustainable Development

LDP DM 1 – Development within the Development Management Zones
LDP 3 – Supporting the Protection Conservation and Enhancement of our Environment
LDP 8 – Supporting the Strength of our Communities
LDP 9 – Development Setting, Layout and Design
LDP 10 – Maximising our Resources and Reducing our Consumption
LDP 11 – Improving our Connectivity and Infrastructure

Local Development Plan Schedules

'Supplementary Guidance to the Argyll and Bute Local Plan 2015' (Adopted March 2016)

Landscape and Design

SG LDP ENV 14 – Landscape

Historic Environment and Archaeology

SG LDP ENV 17 – Development in Conservation Areas and Special Built Environment Areas (SBEAs)

General Housing Development

SG LDP HOU 1 – General Housing Development Including Affordable Housing Provision

Sustainable Siting and Design

SG LDP Sustainable – Sustainable Siting and Design Principles

Resources and Consumption

SG LDP SERV 2 – Incorporation of Natural Features / SuDS
SG LDP SERV 5(b) – Provision of Waste Storage & Collection Facilities within New Development

Transport (Including Core Paths)

SG LDP TRAN 4 – New & Existing, Public Roads & Private Access Regimes
SG LDP TRAN 6 – Vehicle Parking Provision

(ii) List of all other material planning considerations taken into account in the assessment of the application, having due regard to Annex A of Circular 3/2013.

- Planning History
- Consultee Responses
- Scottish Planning Policy
- SEPA Standing Advice for Planning Authorities and Developers on Development Management Consultations, November 2020

Argyll and Bute proposed Local Development Plan 2 (November 2019) – The unchallenged policies and proposals within pLDP2 may be afforded significant

material weighting in the determination of planning applications at this time as the settled and unopposed view of the Council. Elements of the pLDP2 which have been identified as being subject to unresolved objections still require to be subject of Examination by a Scottish Government appointed Reporter and cannot be afforded significant material weighting at this time. The provisions of pLDP2 that may be afforded significant weighting in the determination of this application are listed below:

- Policy 35 – Design of New and Existing, Public Roads and Private Access Regimes
- Policy 37 – Development Utilising an Existing Private Access or Existing Private Road
- Policy 39 – Construction Standards for Private Access

(K) Is the proposal a Schedule 2 Development not requiring an Environmental Impact Assessment: No

(L) Has the application been the subject of statutory pre-application consultation (PAC): No

(M) Has a sustainability check list been submitted: No

(N) Does the Council have an interest in the site: No

(O) Requirement for a hearing (PAN41 or other): No

(P) Assessment and summary of determining issues and material considerations

This is an application for the erection of a dwellinghouse on a site South of Caolside, Lady lleene road in Tarbert.

In terms of the adopted Argyll and Bute Local Development Plan (LDP) the application site is located within the a Conservation Area and Key Settlement where Policy LDP DM 1 gives encouragement to sustainable forms of up to large scale of development on appropriate sites subject to compliance with other relevant policies and supplementary guidance.

A detailed application for planning permission was initially submitted for the under reference 11/01413/PP for the erection of dwelling-house and formation of new vehicular access. This was however withdrawn by the applicant on 13/09/2011 following the advice of the Planning Authority that the proposed dwelling-house would adversely affect the character of this part of the Conservation Area because of its' design and materials.

A subsequent proposal 12/00081/PP for the erection of dwelling-house, involving alteration of ground levels, formation of new vehicular access with parking and

installation of oil tank was then submitted. This was granted permission subject to conditions. It is evident on site that work commenced but halted.

This application is for the construction of a 3 bedroom detached property to be constructed over two floor levels. The application site is the immediate vacant corner plot to the South of Caolside on Lady lleene Road in Tarbert. It measures 842 square metres on an elevated ground and bounded by Lady lleene road southward, A83 to the east with established residential dwellings to its north and west. The site is accessible via a laid private access directly off Lady lleene road.

The determining factors in the assessment of this application are whether this location is acceptable for the erection of a dwellinghouse having regard to its visual impact upon the landscape and Conservation Area, its visual relationship with neighbouring properties and its integration with the existing settlement pattern.

In this case, the principle of development on the site for the erection of a dwellinghouse have been established previously. The development will not have a materially detrimental adverse effect upon the character of the landscape nor setting of the Conservation Area. It would be in keeping with the established pattern of development where there are no concerns with respect to residential amenity or finishing materials.

This application would normally have been determined as a local application under the Council's agreed scheme of delegation. However, one of the applicants works in the Planning Department. Therefore, to meet the requirement of the scheme of delegation and the purposes of transparency within the decision making process, it is considered that the planning application for the proposed development should be determined by Members.

(Q) Is the proposal consistent with the Development Plan: Yes

(R) Reasons why Planning Permission or Planning Permission in Principle Should be Granted:

The nature of the proposal constitutes small scale infill development deemed acceptable and consistent with the requirement for a Key Settlement area. By virtue of its massing, orientation, design, materials, infrastructure and access, the development integrates well with the immediate surrounding. It does not raise any detrimental residential amenity concerns neither would it detract from the existing character of the conservation area or the wider environment where it will be established.

The proposal, subject to the appended conditions, is deemed compliant with the adopted Argyll and Bute Local Development Plan policies LDP STRAT1, LDP DM1, LDP 3, LDP 8, LDP 9, LDP 10, LDP 11 and Supplementary Guidance SG LDP ENV14, SG LDP ENV 17, SG LDP HOU 1, SG LDP SERV 2, SG LDP SERV 5(b), SG LDP TRAN 4, SG LDP TRAN 6 and SG LDP Sustainable. There are therefore no other planning material considerations which would justify refusal of this application for Planning Permission.

(S) Reasoned justification for a departure to the provisions of the Development Plan

Not applicable

(T) Need for notification to Scottish Ministers or Historic Scotland: No

Author of Report: Tiwaah Antwi **Date:** 02/03/2022

Reviewing Officer: Peter Bain **Date:** 10/03/2022

Fergus Murray
Head of Development & Economic Growth

CONDITIONS AND REASONS RELATIVE TO APPLICATION REF. NO. 21/02359/PP

1. The development shall be implemented in accordance with the details specified on the application form dated 29/12/2021, supporting information and, the approved drawings listed in the table below unless the prior written approval of the planning authority is obtained for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997.

Plan Title.	Plan Ref. No.	Version	Date Received
Location Plan	00.01		08/11/2021
Site Plan (1:200)	90.10.1		21/01/2022
Site Block Plan (1:500)	90.20		21/01/2022
Proposed Floor Plans and Sections	100.10.1		05/01/2022
Proposed Elevations	100.20.1		05/01/2022
Other: Fence and Wall Details	21.01		05/01/2022

Reason: For the purpose of clarity, to ensure that the development is implemented in accordance with the approved details.

2. Notwithstanding the provisions of Condition 1, the proposed access shall be formed in accordance with the Council's Standard Roads Drawing SD 08/002 Rev A and the approved Site Plan drawing ref. 90.10.1 with the junction located a minimum distance of 25 metres from the A83 Tarbert Kennacraig / UC 45 Lady lleene Road junction and shall have visibility splays of 25.0 metres by 2.4 metres from the centre line of the proposed access with the bellmouth area surfaced in dense bitumen macadam for a distance of 5.0 metres back from the existing carriageway edge. Prior to work starting on site the bellmouth shall be fully formed and the visibility splays shall be cleared of all obstructions over 1.0 metre in height above the level of the adjoining carriageway. The visibility splays shall be maintained clear of all obstructions over 1.0 metre in height thereafter.

Reason: In the interests of road safety.

3. The parking and turning area and refuse collection point shall be laid out and surfaced in accordance with the details shown on the approved plans prior to the development first being occupied and shall thereafter be maintained clear of obstruction for the parking and manoeuvring of vehicles and, refuse collection.

Reason: In the interest of road safety.

4. Prior to commencement of development a scheme of boundary treatment, surface treatment and landscaping shall be submitted to and approved in writing by the Planning Authority. The scheme shall comprise a planting plan and schedule which shall include details of:
 - i. A programme of measures for the protection of trees during construction works which shall include fencing at least one metre beyond the canopy spread of each tree in accordance with BS 5837:2005 "Trees in Relation to Construction".
 - ii. Existing and proposed ground levels in relation to an identified fixed datum;
 - iii. Existing landscaping features and vegetation to be retained;
 - iv. Location, design and materials of a safety barrier to be located between the new access/turning area and existing private access to safeguard users of the private access and the new dwellinghouse;
 - v. Proposed soft and hard landscaping works including the location, species and size of every tree/shrub to be planted. No hedges, fences or walls shall be permitted, built or grown within 2 metres of the public road;
 - vi. A programme for the timing, method of implementation, completion and subsequent on-going maintenance.

All of the hard and soft landscaping works shall be carried out in accordance with the approved scheme unless otherwise approved in writing by the Planning Authority.

The approved safety barrier shall be installed prior to any excavation works commencing within the site.

The approved means of boundary enclosure shall be fully implemented prior to the first occupation of the development.

Any trees/shrubs which within a period of five years from the completion of the approved landscaping scheme fail to become established, die, become seriously diseased, or are removed or damaged shall be replaced in the following planting season with equivalent numbers, sizes and species as those originally required to be planted unless otherwise approved in writing by the Planning Authority.

Reason: To assist with the integration of the proposal with its surroundings in the interest of amenity, road and public safety and the privacy of adjacent residential property.

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5. The dwellinghouse shall be constructed with a finished floor level height at the specified 28m AOD as shown on the approved site plan (drawing no. 90.10.1) and the ground levels of the driveway, turning and parking areas shall also be created to reflect their specified levels respectively as shown on that same drawing, relative to the surveyed fixed datum points off-site within the approved drawing unless minor amendments to these levels are otherwise submitted to and agreed in writing by the Planning Authority.

Reason: To ensure the development satisfactorily integrates into the neighbouring topography, landscape and built environment within this part of the Conservation Area.

6. Samples of the proposed materials to be used for the external walls (the colour/texture of the wet dash render, material and colour of the cill and door/window bands as shown) and the roof of the development (which shall be mock slate as specified on the amended approved drawing no. 100.20.1) hereby granted consent shall be submitted to and approved in writing by the Planning Authority prior to any work starting on site. The development shall be completed in accordance with the duly approved details.

Reason: In the interest of visual amenity and in order to integrate the proposal with its surroundings within this part of the Conservation Area.

7. No development shall commence until the surface water drainage system has been submitted to and approved in writing by the planning authority. This shall be consistent with the principles of Sustainable urban Drainage Systems (SuDS) and compliant with the guidance set out in CIRIA's SuDS Manual C697. 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

- **The length of the permission:** This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period [See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).]
- In order to comply with Section 27A(1) of the Town and Country Planning (Scotland) Act 1997, prior to works commencing on site it is the responsibility of the developer to complete and submit the attached 'Notice of Initiation of Development' to the Planning Authority specifying the date on which the development will start. Failure to comply with this requirement constitutes a breach of planning control under Section 123(1) of the Act.
- In order to comply with Section 27B(1) of the Town and Country Planning (Scotland) Act 1997 it is the responsibility of the developer to submit the attached 'Notice of Completion' to the Planning Authority specifying the date upon which the development was completed.
- The attention of the applicants is drawn to comment made by Scottish Water in their response dated 18th January, 2022 and comments regarding connection to public water supply and general advice.

This proposed development will be fed from Tarbert Water Treatment Works. Unfortunately, Scottish Water is unable to confirm capacity currently so to allow us to fully appraise the proposals we suggest that the applicant completes a Pre-Development Enquiry (PDE) Form and submits it directly to Scottish Water via our Customer Portal or contact Development Operations.

The applicant/developer is advised to contact Scottish Water directly concerning connection to public water supply and infrastructure issues. Planning and Development Services, The Bridge, Buchanan Gate Business Park, Cumbernauld Road, Stepps, Glasgow G33 6FB; Development Operations, Tel. 0800 3890379, or email DevelopmentOperations@scottishwater.co.uk quoting ref. DSCAS-0041573-PN9.

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into our combined sewer system.

- Private surface water drainage arrangements are also subject to separate regulation by Building Standards. Further advice on SuDS can be found in SEPA's Standing Advice for Small Scale Development – www.sepa.org.uk.

APPENDIX A – RELATIVE TO APPLICATION NUMBER: 21/02359/PP

PLANNING LAND USE AND POLICY ASSESSMENT

A. Settlement Strategy

This application seeks detailed planning permission for the erection of a dwellinghouse on Land South of Caolside, Lady lleene Road, Tarbert.

The site was previously granted planning permission under application reference 12/00081/PP for a similar development – Erection of dwelling-house, involving alteration of ground levels, formation of new vehicular access with parking and installation of oil tank.

In terms of the adopted Argyll and Bute Local Development Plan (LDP) the application site is located within a Key Settlement of Tarbert where Policy LDP DM1 gives encouragement to sustainable forms of up to and including large scale development on appropriate sites and subject to compliance with other relevant policies and supplementary guidance.

Policy LDP 3 aims to protect, conserve and where possible enhance the built, human and natural environment. SG LDP ENV 14 states that outwith National Scenic Areas and Areas of Panoramic Quality, the Council will consider landscape impact when assessing development proposals, and will resist development when its scale, location or design will have a significant adverse impact on the character of the landscape. The application site also falls with the Tarbert conservation area where policy SG LDP ENV 17 further expects development within a conservation area to be of high quality and to respect and enhance the conservation area.

Policy LDP 8 is set out to support new sustainable development proposals that seek to strengthen communities. SG LDP HOU 1 states that there is a general presumption in favour of housing development within settlements unless such development has an unacceptable environmental, servicing or access impact. SG LDP HOU 1 also states that such developments are subject to consistency with all other policies and associated supplementary guidance of the Local Development Plan.

Policy LDP 9 requires developers to produce and execute a high standard of appropriate design and to ensure that development is sited and positioned so as to pay regard to the context within which it is located. The SG LDP Sustainable provides further detail to this policy seeking development layouts to be compatible with, and consolidate the existing settlement taking into account the relationship with neighbouring properties to ensure no adverse impact on visual and/or residential amenities.

Detailed below is an assessment of the proposed development against the above referenced policies deemed relevant to the application.

B. Location, Nature and Design of Proposed Development

The subject of this application is a proposed 3 bedroom detached property to be constructed over one and three quarter storeys. The application site is the immediate vacant corner plot to the South of Caolside and north of Bonawe on Lady lleene Road

in Tarbert. The site measures 842 square metres on an elevated ground where it is bounded by Lady Ileene road southward, A83 to the east and established residential dwelling to its north and west. The site is accessible via a laid private access directly connected to Lady Ileene road.

The application site falls within the designated Key Settlement Area and the Tarbert Conservation Area. The principle for constructing a dwellinghouse on this plot as an infill opportunity was established and accepted a decade ago under the initial application 12/00081/PP with the description "Erection of dwelling-house, involving alteration of ground levels, formation of new vehicular access with parking and installation of oil tank". Planning permission was granted for this on 21 November 2012, having been assessed against the precursor LDP 2009. It is worth noting that there are signs of the development's initiation on site as highlighted on the application form. However, it is unclear whether this was carried out during the 3 year period of the decision date. GIS evidence sourced shows development on site around October 2015 at which time the planning permission would have lapsed. Based on the above coupled with the scale of development proposed on the site, it is considered compliant with Policy LDP STRAT 1 and LDP DM 1.

The proposed development is small scale, T-shaped east facing dwellinghouse with two elevated (upper floor level) balconies and a gross footprint of approx. 96.8 square metres. It will be positioned on the levelled ground of the site where it will be set back approx. 14 metres and 8 metres from the front and rear boundaries respectively and 2 metres from the northern boundary. At this location, it is understood that a further half a metre of rock/ground excavation is expected resultantly in approx. finished floor level of 28m relative to datum or 3.5 metres above trunk road level. The excavated materials will be used to finish off the sloping ground in front of the house which will then be landscaped; details of which will be addressed with a condition to ensure appropriateness and in keeping with the conservation area.

The proposed T-shaped house consists of two levels with the upper floor contained within the roof space. It is designed to have a cross-gabled pitched roof accommodating a number of solar panels and 4 roof lights. A similar pitched roof dormer window is proposed to the front (east) elevation and varied sized windows, doors as well as patio doors are proposed to serve the property. Proposed finishing materials include wet dash render, grey composite vertical cladding, grained upvc windows (double glazed) and doors, aluminium rainwater goods, mock slates and glass balustrades/handrails. Additionally, the proposal seeks to integrated solar panels on the south and west facing roof planes.

It is acknowledged that consideration has been given to the character of the site's immediate surrounding and the Conservation Area where the established residential area boasts of similar moderate house types and sizes (generally 1.5 and two storeys). It is therefore considered that the scale of the proposed dwelling would be in keeping with the immediate surroundings and would not have a domineering effect to the detriment of visual amenity. Additionally, taking into account the elevated position and the overall massing of the dwelling, it is not considered to hinder any key views from the site. However, the introduction of the stone walls and landscaping subject to condition, are deemed acceptable to create a welcoming visual effect which would enhance the Conservation Area.

Due to the development's orientation, there are no concerns associated with overlooking or overshadowing to the immediate neighbours to the detriment of residential amenity. It is worth noting that due to the elevated positioning of the western neighbouring properties and their private access directed behind the site, any potential

overlooking concerns would be to the applicants. It is therefore deemed necessary that the proposed 1.8 metre timber fence to the rear of the site is established to address this.

The proposed finishing materials are considered acceptable for the Conservation Area in that they reflect some of the existing materials in the area and would not detract from the character of the conservation area nor the wider environment. Consequently, the design, scale and massing of the proposal will not have an overbearing effect and is in keeping with its immediate surrounding.

The proposed development will have no materially adverse impact upon the historic environment including (but not necessarily limited to) the historic/architectural/cultural value and/or setting or other specified qualities of any listed building, any scheduled ancient monument, any garden and designed landscape, any conservation area or any special built environment area. Neither will the proposed development result in any material harm to the natural environment including (but not necessarily limited to) the special environmental/habitat/geological or other specified qualities of any site of special scientific interest, any special protection area, any 'Ramsar' site, any national or local nature reserve, any designated area of wild land, any marine consultation area, any area of semi-natural ancient woodland, any carbon and peatland area or any tree preservation order.

C. Built Environment

The proposed site though outwith both a National Scenic Area and Areas of Panoramic Quality designations would be assessed against Policy LDP 3 which aims to protect, conserve and where possible enhance the built, human and natural environment. SG LDP ENV 14 further states that landscape impact will be considered when assessing development proposals, and will resist development when its scale, location or design will have a significant adverse impact on the character of the landscape.

The application indicates some landscaping to be incorporated within the development. The site plans demonstrate their location, design, surface water treatment, hardstanding areas as well as highlighting the proposed contours of the site. Taking into account the nature of the proposal, its moderate scale, location and topography coupled with the sympathetic design and finishing materials, it is not considered that the proposed dwelling would adversely impact on its immediate surrounding, the conservation area or wider natural environment.

D. Road Network and Parking

With regards to access and parking, the development seeks to rely on the existing private access layout connecting the site to Lady Ileene road, therefore no additional access would be created for the development. Additionally, two car parking provisions have been indicated on the submitted plans to serve the dwelling.

Policy LDP 11 supports all development proposals that seek to maintain and improve internal and external connectivity by ensuring that suitable infrastructure is delivered to serve new developments. Supplementary Guidance SG LDP TRAN 4 and SG LDP TRAN 6 expands on this policy seeking to ensure developments are served by a safe means of access and have an appropriate parking provision and turning area within the site.

The Area Roads Engineer was consulted and has raised no objection to the application subject to appended condition. The development is considered to comply with Policy

LDP 11 and Supplementary Guidance SG LDP TRAN 4 and SG LDP TRAN 6 of the LDP. Furthermore, the development has been assessed against the relevant unopposed policies of the proposed LDP 2 including Policy 35, Policy 37 and Policy 39. These policies do not reflect much changes to their currently adopted policies, it is therefore considered that the development conforms to Policy 35, Policy 37 and Policy 39 of the proposed LDP 2.

E. Infrastructure

The application site is located in the Tarbert Drainage Operational Area (DOA002408). The proposal intends to connect to both public water supply and foul water drainage network with surface water drainage dealt with on site via the introduction of ditch along the site's northern boundary. Policy LDP 10 supports all development proposals that seek to maximise our resources and reduce consumption and where they accord with other relevant policy requirements. SG LDP SERV 2 states that in accordance with Government Advice the Council will encourage developers to incorporate Sustainable Drainage Systems (SuDs) within development schemes. This provides benefits in terms of flood avoidance, water quality, habitat creation and amenity.

In view of the above, consultation response from Scottish Water (SW) has raised no objection to this application but states they have advised that they cannot guarantee capacity with regard to water supply and the applicant should contact them directly. They note following a full appraisal and in the event there is adequate water capacity, the property will be fed from the Tarbert ARG Water Treatment Works. This has been appended as a 'note to applicant'.

SW has confirmed there is currently sufficient capacity for a foul only connection in the Tarbert Waste Water Treatment works to service the development but will not accept any surface water connections into the combined sewer system in the interest of sustainability and safeguarding against potential future sewer flooding.

The proposed development has incorporated a refuse collection point at the site entrance where it connects Lady lleene road. total of four wheelie bins' storage spaces to the immediate north east corner of the house and therefore complies with SG LDP SERV 5(b) which requires new developments to make effective provision for the storage, recycling, composting where appropriate, separation and collection of waste from within the development site or when appropriate, from an appropriate roadside or other specified collection point.

In conclusion, the proposed development has been assessed against all of the above potential constraints and designations and determined to raise no issues or concerns. It is consistent with relevant policies of the adopted LDP subject to the appended conditions.