

AGF/19-118-019

28 March 2022

Argyll & Bute Council  
Planning, Housing & Regulatory Services  
The Helensburgh and Lomond Civic Centre  
38 East Clyde Street  
Helensburgh  
G84 7PG

FAO Lynsey Innes

Dear Madam,

**PROPOSED DWELLING HOUSE, ARTARMAN ROAD, RHU  
LOCAL REVIEW REF: 22/0001/LRB**

Thank you for your e-mail of 18 March & today's subsequent e-mail from A&B Roads Department regarding the above. Having reviewed this submission please find enclosed our response from Michael Summers, Director of ECS Transport Planning Ltd which clearly demonstrates the application of the visibility splay measurement in accordance with Scottish Government Policy and current National Roads Guidance.

In addition to the attached response we would like to also highlight the following:

1. The precedent of a similar access has already been approved in the adjacent Torwood Hill Road (20/01190/PP). The application of roads & Planning guidance should be consistent and therefore we see no valid reason that the principles applied at Torwood Hill Road are not applied on this application also.
2. Despite numerous requests neither Planning nor Roads Department can explain the variance of their design guidance between a single house driveway and a new estate house driveway. This is a concerning item given the fact that their reason for refusal is based on 'safety' when it is clear that this proposal which allows entry & exit in a forward gear onto a street with 3 houses beyond is far 'safer' than the new consented estate developments where you reverse out of your drive onto the main access road with numerous traffic movements.

Please let me know if you require any additional information.

Yours sincerely,

Alan G Findlay  
AGF Architecture & Design

CC. Ms P Dunlop & Mr A Murray