

AGF/19-118-018

7 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 23 February regarding the above enclosing the Local Planning Authority comments date 16/2/22. We have discussed this with our client and they wish to comment/ highlight the following items:

1. We would appreciate if the LRB would please consider all of the information contained within the submission as well as understanding the site location. We would welcome the opportunity to discuss the proposals on site.
2. We note our concern at the confusion and the apparent variance of standards being applied by A&B Roads department.
3. We also note our concern at the dismissal of other relevant cited planning applications where a precedent has already been set by the granting of planning consent.
4. The Application is for a residential driveway not a major junction.
5. The fundamental concern that has been raised is with regards to safety – we are at a loss as to this comment given the location of the access and road traffic volume when compared to the majority of existing residential properties within Rhu and especially in relation to the recent granted new build developments where it appears to be safer to reverse 'blind' out of your drive across a public footpath onto a main access road rather than enter & exit in a forward gear as this proposal?

We have attached a photo sheet which highlights driveways on recently approved local developments.

Please let me know if you require any additional information and as noted we would appreciate & welcome the opportunity to meet with the Local Review Board members to discuss the proposals further.

Yours sincerely,

Alan G Findlay
AGF Architecture & Design

CC. Ms P Dunlop & Mr A Murray