

Delegated 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: 22/00231/PP
Planning Hierarchy: Local Development
Applicant: Kilbowie Development Company Ltd
Proposal: Alterations to Increase Roof Pitch of Dwellinghouses
Site Address: 1-7 Kilbowie Shore, Gallanach Road, Oban

DECISION ROUTE

Local Government Scotland Act 1973

SUPPLEMENTARY REPORT NO. 1

(A) INTRODUCTION

The purpose of this Supplementary Report (SR) is to bring Member's attention to two late representations received regarding the proposed development which is addressed in Section B below.

(B) FURTHER REPRESENTATION

Two, further, late representations have been received from Kenneth and Catherine Campbell, 2 Dungallan Terrace, Gallanach Road, Oban.

Summary of issues raised:

- Submitting comments on the details of the report submitted in support of the application from Base Metal as follows:

'The report states that the FTMRG guide for good practice is "a minimum of 3 degrees pitch and between 3 and 5 degrees". Therefore, why has a roof pitch of 15 degrees being sought, this is at the very least 3 times what is needed.

It is noted that the internal gutters are to be replaced to external gutters with the report stating that "internal gutters are always risky". I would like to repeat my past comments that this is the alleged problem and not the pitch of the roof.

It is also with great interest that report states that "wind and rain has increased by 30% in the previous 30 years". I am sure this would make no difference to the pitch of a totally waterproof roof with a proper guttering system.

Issue is taken with the comment that “the pleasing aesthetic appearance of the zinc roof will be more visible from the ground level”. Is this part of the reason why the higher pitch is being applied for, to give the building a more “pleasing aesthetic feel”. It can only be assumed that the company has never visited the site and has been promised the work if this planning application is passed.

Officer Comment: *The comments regarding the report are noted, however, the Planning Authority has to consider the proposal subject of the current planning application, including the supporting roof report as submitted, it is not for the Planning Authority to critique the report of a specialist.*

- Noting that, despite rain during a very wet summer, some extremely heavy at times, there has been no attempt to carry out intermediate work on the roofs at Kilbowie Shore. If the water ingress is actually happening, or is as severe as been advised, surely some attempt would have been made to lessen the damage.

Officer Comment: *Whilst this comment is noted, it does not represent a material planning matter in the consideration of this application.*

- Raising concerns that the proposed rooflights, which are angled towards Dungallan Terrace, will cause light pollution as some residents of Kilbowie Shore leave their lights on all night.

Officer Comment: *The existing roofs contain rooflights and it is not considered that having them at a slightly different angle will result in any significant light pollution.*

- The current buildings are not sitting low in the site, they are obtrusive, unsympathetic and any further overdevelopment of a steep pitched roof will be in direct conflict with the original planning approval. While also at the detriment in the long term of the visual amenity of the wider natural landscape.
- It is noted that the visualisations previously submitted in support of the application have been withdrawn and it is unclear as to whether the photographs submitted by residents of Dungallan Terrace will still be considered as they clearly demonstrated the difference between the proposed original plan and the reality of what was built.

Officer Comment: *As set out in the main Report of Handling before Members, whilst the overall height of the dwellinghouses will increase as a result of the new hipped roof, the increase in height, approximately 1.57 metres, is not considered to be so significant that the overall appearance of the dwellinghouses, or their setting within the site and wider landscape will be adversely affected.*

Again, as set out in the main Report of Handling before Members, the dwellinghouses have been built as approved in the previous planning application and associated non-material amendment for a slight increase in height.

The above represents a summary of the issues raised in this late representation. Full details of the representation is available on the Council's Public Access System by clicking on the following link [Argyll and Bute - Planning Documents \(argyll-bute.gov.uk\)](http://Argyll%20and%20Bute%20-%20Planning%20Documents%20(argyll-bute.gov.uk))

(C) RECOMMENDATION

That Members note the contents of the late representations and endorse the recommendation of the Planning Authority that planning permission be granted subject to the conditions and reasons appended to this Supplementary Report and the main Report of Handling.

Author of Report: Fiona Scott **Date:** 16/08/22

Reviewing Officer: Tim Williams **Date:** 16/08/22

Fergus Murray
Head of Development and Economic Growth

CONDITIONS AND REASONS RELATIVE TO APPLICATION REF. NO. 22/00231/PP

1. The development shall be implemented in accordance with the details specified on the application form dated 03/02/22, 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/Site Plan	100	A	31/03/22
Proposed Roof Plans	101	A	31/03/22
Existing Roof Plans	102	**	04/02/22
Proposed West Elevations	103	**	04/02/22
Terrace 1 – South East & North Elevations	104	**	04/02/22
Terrace 2 – South, East and North Elevations	105	A	31/03/22
Terrace 1 – Section AA	106	**	04/02/22
Terrace 2 – Section AA	107	**	04/02/22
Terrace 2 – Section BB	108	**	04/02/22
Terrace 2 – Section CC	109	**	
Existing West Elevations Terraces 1&2	110	**	31/03/22
Roof Report – 3 PAGES			
Report on Design Alterations			07/07/22

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

Note to Applicant:

- 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 Sections 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.

Both the Notification of Initiation and Notification of Completion forms referred to above are available via the following link on the Council's website:

<https://www.argyll-bute.gov.uk/planning-and-environment/make-planning-application>