

PROJECT: ALTERATIONS & CHANGE OF USE AT 37-39 STEVENSON STREET, OBAN, PA34 5NA

CLIENT: HAMISH HOEY & SON

SUBJECT: APPELLANTS RESPONSE TO PLANNING DEPARTMENTS STATEMENT OF CASE

DATE: 15 JULY 2022

1.0 PURPOSE

- 1.1 This statement represents the Appellants response to the Statement of Case dated 30 June 2022 prepared by the Planning Department responding to the Appellants original submission and Local Review Request under reference 22/0004/LRB

2.0 RESPONSE TO POINTS

- 2.1 It is noted that the Planning Authority have not presented new information beyond their justification for refusal produced as part of the formal Planning Decision and reproduced as Appendix A in their statement. However, the Appellant wishes to clarify other points contained in the Planning Departments Statement of Case as detailed below.

3.0 PUBLIC INTEREST

- 3.1 The Appellant agrees with the general statement by the Planning Authority to the effect that there was no particular public interest noted in the formal application process by way of statements of support, representation or objection.
- 3.2 However, the Local Press gave publicity to the Refusal Decision through social media on the Facebook platform. The Oban Times gave a fair summary of the Refusal Decision, citing the Appellants initial proposals and the reasons for refusal on grounds of perceived flood risk. This brought considerable adverse reaction from members of the public on the same social media platform, citing apparent lack of common sense in the refusal decision against a background of perceived housing need, particularly in Oban town centre.
- 3.3 It is appreciated that publicity and reaction through social media does not form part of the formal Planning process. However, it is inaccurate to state that there has been no public interest in the application or the Refusal Decision.

4.0 IMPACT OF OVERTURNING THE DECISION

- 4.1 Notwithstanding the National Planning Guidance to recommend refusal on the basis of the SEPA objection, the Planning Department have noted in their statement that their overturning of the Refusal Decision would constitute only a minor departure from the Councils own Local Development Plan.
- 4.2 In view of these considerations and the other points stated as part of this Review Request, the Appellants opinion is emphasised on the basis that upholding the Refusal Decision will have more serious implications for this Listed Building and potential town centre housing than the implications of reversing the Refusal Decision to allow the proposed development
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