

18th October 2022

Argyll & Bute Council
Central Valuation Team
Planning and Regulatory Services
1a Manse Brae
Lochgilphead
Argyll
PA31 3RD

Our Ref.: PH

Dear Sirs

Eilean Loch Oscair

Houghton Planning is instructed by Mr A MacGillivray to apply for Planning Permission for new short-term let holiday accommodation, and a new pontoon, on Eilean Loch Oscair, off Lismore.

The proposal has been the subject of a Pre Application Advice Report (5th March 2020) (ref: 20/00318/PREAPP), although that was for a dwelling whereas the decision has been taken to apply for holiday accommodation instead, so that people can enjoy staying in a bespoke, isolated, beautifully designed property that will blend seamlessly with the landscape.

The planning application is accompanied by the following documents and information: -

- (this) Covering Letter.
- Design Statement.
- Flood Risk Assessment.
- Planning Application Form.
- Relevant Certificate.
- Location Plan;
- Site Plan.
- Elevations;
- Floor Plans;
- Sections; and
- Planning & Advertisement Fee, if necessary, which will be sent under separate cover.

The application site is located on Eilean Loch Oscair island, which lies just off the north western coast of Lismore.

The site is located within Very Sensitive Countryside, and a designated National Scenic Area, which is why so much care has been taken to design a building that will sit into the landscape, will appear part of it, and will have limited visual and landscape impact. The design process is explained in the Design Statement, which describes the design process in detail from conception, to design, and also how the build can be delivered.

Before starting the design process, a Flood Risk Assessment (FRA) was prepared to ensure that the proposed building would sit above the flood level on the island, which is calculated as being ≥ 5.78 mAOD. The building has been sited well above that level.

As the proposal is for tourist accommodation, the most relevant policy is SG LDP TOUR 1 'Tourist Facilities and Accommodation, Including Static and Touring Caravans', which provide additional detail in support of policy LDP 5 'Supporting the Sustainable Growth of our Economy'.

Policy SG LDP TOUR 1 states that *"There is a presumption in favour of new or improved tourist facilities and accommodation"* provided it meets a number of criteria, which relate to the design of the proposal; ensuring that there is no adverse impact on landscape character and amenity; it is reasonable accessible; and there is a locational requirement for the tourist accommodation to be sited where it is proposed.

Dealing with each of these in turn, then the design is considered in detail in the Design Statement. The building is a simple, bespoke and a beautifully proportioned structure that respects, and sits into, its landscape setting, and will be potentially award winning. There will be minimal landscape impact. The building is remote, deliberately so, but will be accessible by boat from the proposed new pontoon. As for a locational requirement, then the landscape itself provides that, with the proposal offering the opportunity for people to stay on the island in absolute isolation in a sustainable, off-grid, building that suits its context, and will give people a unique experience of the expansive landscape of which the island forms part.

I trust that the above provides sufficient justification for the proposals to be validated. However, if you do require any further information, then please contact me at paul@houghtonplanning.co.uk or call me on 07780 117708.

I look forward to receiving confirmation in due course that the planning application has been validated.

Yours faithfully

Paul Houghton
Director on behalf of Houghton Planning Ltd