29 August 2006

Reference Number: 06/00841/DET
Applicants Name: Ms C McCalum
Application Type: Detailed Consent
Application Description: Erection of a Dwellinghouse
Location: Land South East of Claremont, Glencruitten, Oban

(A) THE APPLICATION

Development Requiring Express Planning Permission.

- Erection of a Dwellinghouse

(B) RECOMMENDATION

I recommend that planning permission be granted, subject to the attached conditions and reasons.

(C) DETERMINING ISSUES AND MATERIAL CONSIDERATIONS

This proposal seeks to erect a single dwellinghouse on land southeast of Claremont, Glencruitten Road, Oban. The dwelling would be connected to both the public water and sewer networks and as such there is no requirement for a septic tank and soakaway.

Applicable Policy

The application site lies within the Oban Catchment Area of the adopted Lorn Local Plan which is subject to policy HO25. Within this policy, there is a general capacity for development consisting of infill, rounding-off and redevelopment relating to the existing built form.

With regard to the finalised draft Argyll & Bute Local Plan, the site lies within a Settlement Zone within which there is a presumption in favour of residential development; with policy STRAT DC 1 of the adopted Structure Plan stating that such development should consist of appropriate infill, rounding off or redevelopment.

I consider that the application accords with both of these policies as it represents acceptable infill and rounding-off between the adjacent housing scheme, Glencruitten Rise, and the existing dwelling to the north, Claremont.

In terms of rounding-off relating to natural features, it can also be considered acceptable as the site lies on a suitably proportioned platform just prior to a change in topography as the glen start to narrow and rise towards ‘The Summit’.

Design Specifics

In terms of design, the proposal is acceptable and enjoys a number of vernacular elements; including a relatively traditional form, a natural slate roof, sash & case windows, dormers and a natural stone porch. While the gable detail is relatively wide and thus so too is the footprint, I consider that this can be adequately absorbed by the site and existing screen planting without compromising the visual amenity of the area.
Other Material Considerations

Two letters of objection were received. These related in principal to the proximity of the application site to the route of the Oban Development Road (DRA 5/3) and possible knock-on effects for the new dwelling and/or neighbouring properties given the restrictive nature of the route at this point.

In response to this concern, the Council’s Principal Engineer was consulted. In his response he intimated that given the fluidity of the proposed DRA 5/3’s route and the draft nature of the new local plan, it is not possible to determine where exactly the development road would be routed for at least 6-9 months.

However, it is important to note that regardless of this situation, the adopted indicative route as shown in the local plan does not pass through the application site - rather it enjoys approximately an 18m buffer zone from the application site (please see the attached plan for a scaled indicative layout).

Under these circumstances, and given that the indicative DRA 5/3 route does not pass through the application site, it is concluded that refusal could not justified on these grounds.

A concern was also raised over privacy issues. It was suggested that granting permission would adversely affect the privacy of Rowan Tree Cottage to the east. However, Rowan Tree Cottage lies approximately 100m from the application site and, although it does sit lower than the proposed dwelling, I consider this distance to be sufficient so as to negate any reasonable privacy concerns.

The final point of objection related to the suitability or otherwise of Glencruitten Road and the adjacent un-metalled lane (to the east of the site) for increased traffic.

Dealing with the latter point first, the lane plays no part in this application and will not be used to service the dwelling; thus I do not consider this to be a material consideration.

With regard to the road, the Area Roads Manager is not concerned about the capacity of Glencruitten Road, however has asked that the standard access/visibility splay conditions be attached to ensure the existing junction is upgraded.

(D ) CONCLUSION

In conclusion, I consider that the proposal accords with adopted and emerging Council policy and can be deemed acceptable in terms of design, infrastructure and privacy considerations.

Furthermore, given the draft nature/weighting of the development road’s route, and the fact that the indicative route passes approximately 9m away from the application site’s boundary, I consider there to be no real concern over loss of amenity or sterilisation of DRA 5/3.

Thus, I recommend that planning permission be granted subject to the attached conditions and reasons.

Angus J Gilmour
Head of Planning

Author: David Baldwin 01631 567977
Contact: Ian McIntyre 01631 567951
CONDITIONS AND REASONS RELATIVE TO APPLICATION  06/00841/DET

   
   **Reason:** Standard.

2. With the exception of the entrance porch on the front elevation, the type and colour of materials to be used in the development hereby approved shall be as specified on the approved plans/application form unless the prior written approval of the Planning Authority is obtained for other materials.
   
   **Reason:** To ensure that the development progresses in accordance with the design hereby approved and is thus sensitive to its surroundings and respects the visual amenity of the area.

3. Notwithstanding the approved plans and details submitted with the application, the entrance porch on the front elevation shall be finished entirely in natural stone.
   
   **Reason:** In order to integrate the development into its surroundings and in the interests of visual amenity. To ensure that the finish is entirely natural stone and not a mix of render/stone.

4. Prior to the commencement of development, samples of the natural stone proposed to be used shall be submitted to and approved in writing by the Planning Authority. Development shall thereafter be carried out using the approved materials or such alternatives as may be agreed in writing, with the Planning Authority.
   
   **Reason:** To ensure that the materials to be used on the external surfaces of the building suitable and reflect the building traditions of the locality.

5. Prior to work starting on site full details of 3 parking spaces to be provided within the curtilage of the dwellinghouse(s) shall be submitted to and approved in writing by the Planning Authority. Thereafter the required car parking spaces shall be fully implemented prior to the occupation of the dwellinghouse(s).
   
   **Reason:** In the interests of road safety.

6. The proposed access shall be formed in accordance with the Council’s Highway Drawing No. NA/32/05/2a with the first 5 metres finished in tarmac and shall have visibility splays of 60m x 2.4m to the southwest and 50m x 2.4m to the northwest formed from the centre line of the proposed access. Prior to work starting on site these visibility splays shall be cleared of all obstructions over one metre in height above the level of the adjoining carriageway and thereafter shall be maintained clear of all obstructions over one metre in height to the satisfaction of the Planning Authority.
   
   **Reason:** In the interests of road safety.
APPENDIX RELATIVE TO 06/00841/DET

A. POLICY OVERVIEW

In terms of Section 25 of the Act the following Development Plan Policies are applicable:

Argyll and Bute Structure Plan

<table>
<thead>
<tr>
<th>STRAT DC 1</th>
<th>Development within the Settlements</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Encouragement shall be given, subject to capacity, to development in the settlements as follows:</td>
</tr>
<tr>
<td></td>
<td>A) Within the Main Towns to development serving a wide community of interest, including large scale development, on appropriate infill, rounding off and redevelopment sites.</td>
</tr>
<tr>
<td></td>
<td>B) Within the Small Towns and Villages to development serving a local community of interest, up to and including medium scale development, on appropriate infill, rounding-off and redevelopment sites; in exceptional cases large scale development may be supported.</td>
</tr>
<tr>
<td></td>
<td>C) Within the Minor Settlements to small scale development which is compatible with an essentially rural settlement location on appropriate infill, rounding-off or redevelopment sites; in exceptional circumstances medium or large scale development may be supported.</td>
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<tr>
<td></td>
<td>D) Developments which do not accord with this policy are those outwith A), B) and C) above and urban bad neighbour developments which are essentially incompatible with the close configuration of land uses found in settlements e.g. mineral extraction or development which results in excessively high development densities, settlement cramming or inappropriate rounding-off on the edge of settlements.</td>
</tr>
<tr>
<td></td>
<td>E) Development in settlements are also subject to consistency with the other policies of this Structure Plan and in the Local Plan.</td>
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Lorn Local Plan

<table>
<thead>
<tr>
<th>HO 25</th>
<th>All proposals within the Oban Catchment Area will be assessed using the following criteria:</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>(a) Environmental Impact</td>
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<td></td>
<td>(b) Locational/operational need</td>
</tr>
<tr>
<td></td>
<td>(c) Economic benefit</td>
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<tr>
<td></td>
<td>(d) Infrastructure and servicing implications</td>
</tr>
<tr>
<td></td>
<td>(e) Sterilisation of natural resources</td>
</tr>
<tr>
<td></td>
<td>(f) Archaeological implications</td>
</tr>
<tr>
<td></td>
<td>(g) Alternative policies and proposals contained in the local plan</td>
</tr>
</tbody>
</table>

Within the Catchment Area there will be a presumption against housing development except when it is infill, rounding off and redevelopment related to the existing built form. Proposals which encourage ribbon development will normally be resisted. Regard will be had to the principles set out in the Government’s Planning Advice Note 72.

(B) OTHER MATERIAL CONSIDERATIONS

(a) Site History

03/02319/OUT Erection of Two Dwellinghouses Withdrawn (02.03.04)
(ii) Consultations

<table>
<thead>
<tr>
<th>Area Roads Engineer</th>
<th>Response Date</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Scottish Water</td>
<td>16.05.06</td>
<td>No objections</td>
</tr>
<tr>
<td>Civil Aviation Authority</td>
<td>04.05.06</td>
<td>No objections</td>
</tr>
<tr>
<td>Rights of Way</td>
<td>12.05.06</td>
<td>No objections</td>
</tr>
<tr>
<td>HIAI</td>
<td>28.04.06</td>
<td>No objections</td>
</tr>
<tr>
<td>Oban Airport</td>
<td>04.05.06</td>
<td>No objections</td>
</tr>
<tr>
<td>Argyll &amp; Bute Council’s Principal Engineer</td>
<td>24.07.06</td>
<td>Comments discussed in report</td>
</tr>
</tbody>
</table>

(iii) Publicity and Representations

Advert Type : Article 9
Closing Date: 18.05.2006

Representations : Yes

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Letter date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Polvinister Area Residents Association</td>
<td>Rowantree Cottage, Glencruitten</td>
<td>10.05.06</td>
</tr>
<tr>
<td>Mr A. Binnie</td>
<td>Rowantree Cottage, Glencruitten</td>
<td>10.05.06</td>
</tr>
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Summary of points raised:

- See body of report.
NOTE TO APPLICANT RELATIVE TO APPLICATION 06/00841/DET

Please note: Your attention is drawn to the conditions attached to this permission. Failure to meet these conditions may invalidate your permission or result in enforcement action.

Scottish Water has advised as follows:

The applicant must make a separate application to Scottish Water Planning & Development Services team for permission to connect to the public wastewater system and water network at the appropriate time. It is important to note that the granting of planning consent does not guarantee a connection to Scottish Water’s assets.

Planning and Development Services no longer deal with requests for locations of services. Should the developer require this information, they should contact our Property Searches Department, Bullion House, Dundee, DD2 5BB.

Scottish Water’s sewer network assets have adequate capacity to accommodate this development at the present time. However, I do advise that connection to the public sewer network system is dependent on the spare capacity at the time of application for a sewer connection.

A totally separate drainage system will be required with the surface water discharging to a suitable outlet. Scottish Water supports the principal of a sustainable urban drainage system (SUDS) and the developer should consider utilising this in the surface water drainage systems that require the flows to be pumped.

Scottish Water’s water network infrastructure is not affected by this proposal at this time, however, I do advise that a supply from the public water network is dependent on the spare capacity at the time of application for a water connection.

If the applicant requires any further information regarding the above, he/she must not hesitate to contact Scottish Water.

You are advised to contact them direct to discuss this matter

Scottish Water
Developer Services
Clyde House
419 Balmore Road
Glasgow
G22 6NU
Tel: 0845 601 8855

The Council’s Area Roads Manager has advised as follows:

Access to be upgraded in line with the Council’s drawing NA/32/05/2a and constructed so as to prevent any water from discharging onto the public road. Parking for 3 cars to be provided.

You are advised to contact them direct to discuss this matter:

Area Roads Engineer
Operational Services
Argyll and Bute Council
Kilbowie House
Gallanach Road
Oban Tel: 01631 562125