

**DEVELOPMENT SERVICES
PLANNING APPLICATION REPORT
BUTE & COWAL**

Ward Number - 7 Dunoon
Date of Validity - 1st August 2008
Committee Date - 4th November 2008

Reference Number:	08/01421/DET
Applicants Name:	D M Rentals
Application Type:	Detailed
Application Description:	Demolition of detached garage, erection of two dwellinghouses, formation of car parking and vehicular access
Location:	Garden ground of 58 McArthur Street, Dunoon

(A) THE APPLICATION

(i) Development Requiring Express Planning Permission

- Erection of two two-storey semi-detached dwellinghouses (pitched and gabled roofs, white render and grey concrete roof tiles)
- Formation of new vehicular accesses with turning areas

(ii) Other specified operations.

- Connection to public water supply and waste water network;
- Demolition of detached garage.

(B) RECOMMENDATION

It is recommended that planning permission be **granted** subject to the conditions, reasons and notes to the applicant set out overleaf.

(C) SUMMARY OF DETERMINING ISSUES AND MATERIAL CONSIDERATIONS

(i) Development Plan Context:

In the adopted Cowal Local Plan 1993, the application site is located within the settlement of Dunoon and covered primarily by policies HO8 'Infill, Rounding-Off and Redevelopment' and BE9 'Layout and Design of Urban Development'. In the Argyll and Bute Modified Finalised Draft Local Plan (June 2006), the application site is located within the main town settlement of Dunoon and covered primarily by policies LP ENV 19 'Development Setting, Layout and Design' and LP HOU1 'General Housing Development'.

The proposal is considered consistent with the adopted Cowal Local Plan in respect of the erection of two semi-detached dwellinghouses within a large rear garden area where the design and scale of the dwellinghouses seeks to replicate adjacent types. The proposal is also considered to be consistent with policies in both the Argyll and Bute Structure Plan and Argyll and Bute Modified Finalised Draft Local Plan since the two dwellinghouses can be regarded as appropriate infill development where the development is considered to meet appropriate technical standards and would not overwhelm the townscape character of the area.

Neither Scottish Water nor Roads has any objections to the scheme subject to conditions and advisory notes. The valid planning concerns of the two objectors have been addressed in the report.

Given all of the above, it is considered that the proposed development is appropriate infill development that is consistent with the immediate settlement pattern, and would not unduly impact on the amenity and privacy of neighbouring properties. The remaining amenity space for the existing house at 58 McArthur Street is considered to be acceptable while the level of

amenity space, plot density and separation distances for the proposed dwellinghouses are considered to be consistent with the terraced units in Glenallan adjacent. For these reasons the proposal is considered to accord with policies contained in the Argyll and Bute Structure Plan, Cowal Local Plan, Argyll and Bute Modified Finalised Draft Local Plan and National Guidance.

(ii) Representations:

Two letters of objection have been received.

(iii) Consideration of the Need for Non-Statutory or PAN 41 Hearing:

Since only two objections have been received and the relevant planning concerns addressed in this report, it is recommended that no hearing is required.

(iv) Reasoned Justification for a Departure to the Provisions of the Development Plan.

Not applicable.

(v) Is the Proposal a Schedule 1 or 2 EIA development:

No.

(vi) Does the Council have an interest in the site:

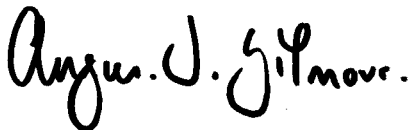
No.

(vii) Need and Reason for Notification to Scottish Ministers.

Not required.

(viii) Has a sustainability Checklist Been Submitted:

No.



Angus J Gilmour
Head of Planning
27 October 2008

Author: Brian Close 01369 708604
Reviewing Officer: David Eaglesham 01369 708608

20 October 2008
27 October 2008

NOTE: Committee Members, the applicant, agent and any other interested party should note that the consultation responses and letters of representation referred to in Appendix A, have been summarised and that the full consultation response or letter of representations are available on request. It should also be noted that the associated drawings, application forms, consultations, other correspondence and all letters of representations are available for viewing on the Council web site at www.argyll-bute.gov.uk

CONDITIONS AND REASONS RELATIVE TO APPLICATION 08/01421/DET

1. That the development to which this permission relates must be begun within five years from the date of this permission.

Reason: *in order to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.*

2. Development shall not begin until details of existing site levels and proposed finished floor levels have been submitted to and approved in writing by the Planning Authority. Details shall include existing and proposed levels in relation to 1 Glenallan to the north.

Reason: *To ensure that the proposed development is built in accordance with the approved drawings.*

3. Prior to the commencement of any construction works, samples of all external finishes and roof coverings shall be submitted for the written approval of the Planning Authority.

Reason: *In the interest of visual amenity and to help integrate the proposal within its surroundings.*

4. **No development shall commence, including any site works,** until details are submitted for the prior written approval of the Planning Authority of a surface water drainage scheme that shall incorporate the basic principles of *Sustainable Urban Drainage Systems* identified in 'Planning Advice Note 61' and which shall provide details of surface water run off, measures to slow down run off; methods of treatments and its release into the system, unless prior written consent for variation is obtained in writing from the Planning Authority. The scheme, as may be approved shall be implemented commensurate with this development at a timescale as may be agreed in writing with the Planning Authority.

Reason: *In order to provide for sustainable development of the site, and to protect existing and proposed development from the effects of potential increased surface water run-off.*

5. Prior to the first occupancy of the dwellinghouses hereby approved, parking for two vehicles and suitable turning area (as shown on approved drawing no. 1:200 Block Plan 875.01F received 19th September 2008) shall be provided for each dwellinghouse and thereafter be retained in perpetuity for such a dedicated purpose.

Reason: *In the interests of providing off-street car parking provision and to ensure that the car parking area provided in the forecourts integrates sympathetically with the amenity space of the application property and those in the surrounding area.*

6. Prior to the first occupancy of any of the units hereby approved, the vehicular access shall be constructed as per Fig 10.16 of the Council's Development Guidelines and shall be a minimum width of 2.75 metres wide with a sealed surface for the first 2.5metres behind the footway and the gradient of the driveways shall not exceed 5% for the first 2.5 metres or 8% for the remainder.

Reason: *In the interest of traffic and pedestrian safety.*

7. Visibility splays of 35 x 2.5 metres in both directions shall be maintained in perpetuity free from all obstructions (i.e. front boundary wall, fences, hedges) over one metre in height above the road level.

Reason: *In the interests of vehicular and public safety and in order to achieve required sightlines.*

8. Notwithstanding the provisions of Article 3 and Classes 1 (alterations, extensions, conservatories, etc.) and 2 (roof alterations) of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, no development shall take place within the curtilage of the dwellinghouses hereby permitted without the prior written consent of the Planning Authority.

Reason: *In order to safeguard the external design and amenity of the dwellinghouses and in respect of limited curtilages from development normally carried out without Planning Permission, normally being permitted under Article 3 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992.*

ADVISORY NOTES TO APPLICANT RELATIVE TO APPLICATION REF. 08/01421/DET

(i) *The applicant/developer is advised by Scottish Water that :*

- *In terms of planning consent, Scottish Water will not object to this application. However, please note that any planning approval does not guarantee a connection to our infrastructure until a satisfactory solution is identified;*
- *Loch Eck Water Treatment Works currently has capacity to service this proposed development;*
- *The water network that serves the proposed development is currently able to supply the new demand;*
- *Dunoon Careers Service 24 Argyll Street Waste Water Treatment Works currently has limited capacity to service this proposed development. The Developer should discuss the development directly with Scottish Water;*
- *Wastewater Network – Our initial investigations have highlighted that here may be a requirement for the Developer to carry out works on the local network to ensure there is no loss of service to existing customers. The Developer should discuss the implications directly with Scottish Water;*
- *In some circumstances it may be necessary for the Developer to fund works on existing infrastructure to enable the development to connect. Should we become aware of any issues such as flooding, low pressures, etc. the Developer will require to fund works to mitigate the effect of the development on existing customers. Scottish Water can make a contribution to these costs through Reasonable Cost funding rules;*
- *A totally separate drainage system will be required with the surface water discharging to a suitable outlet. Scottish Water requires a sustainable urban drainage system (SUDS) as detailed in Sewers for Scotland 2 if the system is to be considered for adoption;*
- *If the connection to public sewer and/or water main requires to be laid through land outwith public ownership, the developer must provide evidence of formal approval from the affected landowner(s). This should be done through a deed of servitude.*

For the advisory notes above, the applicant/developer is advised to contact Scottish Water directly (Planning and Development Services, 419 Balmore Road, Glasgow G22 6NU, Susan Miller, Customer Connections, Tel. 0845 601 8855 or at www.scottishwater.co.uk)

APPENDIX A – RELATIVE TO APPLICATION NUMBER: 08/01421/DET

MATERIAL CONSIDERATIONS AND ADVICE

(i) POLICY OVERVIEW AND MATERIAL ADVICE

(a) Argyll and Bute Structure Plan 2002: The following policies are applicable:

STRAT SI 1 '*Sustainable Development*' includes policies to conserve the built environment and avoid significant adverse impacts on built heritage resources; respect the landscape character of an area and the setting and character of settlements; and avoid places where there is a significant risk of flooding.

STRAT DC 1 '*Development Within The Settlements*' encourages development on appropriate infill, rounding-off and redevelopment sites. Developments which do not accord with this policy are those which result in excessively high development densities or settlement cramming.

STRAT HO1 – '*Housing – Development Control Policy*' encourages appropriate forms and scales of housing infill, rounding-off and redevelopment where it is consistent with STRAT DC1 -10. and D) encouragement will be given to innovative and sympathetic housing development layout and designs appropriate to their settings. Overly suburbanised forms of development are unlikely to be accepted in minor settlements.

(b) Cowal Local Plan 1993 (adopted 1995)

The application site is located within the settlement of Dunoon and requires to be assessed against the following criteria:

POL HO 8: 'Infill, Rounding-Off and Redevelopment' encourages infill, rounding-off and redevelopment related to the built form. Proposals which do not relate to the existing built form will be assessed for servicing and environmental implications. Those considered to have an adverse visual or environmental impact will normally be resisted.

Policy BE 9 'Layout and Design of Urban Development' seeks to achieve a high standard of layout and design where new urban developments are proposed. Proposals should have regard to the Council's design guidelines and development standards where other amenity issues such as privacy, light, parking and access should also be satisfactorily addressed.

(c) Argyll and Bute Local Plan (Modified Finalised Draft) June 2006

In the Argyll and Bute Modified Finalised Draft Local Plan June 2006 the site is located within the main town settlement of Dunoon, where the following policies are applicable.

Policy LP ENV 19 '*Development Setting, Layout & Design*' sets out the requirements in respect of development setting, layout and design in association with Appendix A of the Plan (*Design of New Housing in Settlements, Sustainable Siting and Design Principles*). Developments with poor quality or inappropriate layouts or densities including over-development and over-shadowing of sites will be resisted.

Policy LP HOU1 – '*General Housing Development*' states a general presumption of favour of housing within the settlements except where there is an unacceptable environmental, servicing or access impact. Housing developments are also subject to consistency with other policies of both the Structure and Local Plan.

Policy LP TRAN 4 '*New and Existing, Public Roads and Private Access Regimes*' sets out requirements for development in respect of private access regimes.

Note (i): The applicable elements of the above Policies have not been objected to or have no unresolved material planning issues and are therefore material planning considerations.

Note (ii): The Full Policies are available to view on the Council's Web Site at www.argyll-bute.gov.uk

(d) National Guidance

Scottish Planning Policy SPP1 "The Planning System"; *One of the goals of SPP1 includes the promotion of 'sustainable development'. "The planning system guides the future development and use of land in towns in the long term public interest. The aim is to ensure that development and changes in land use occur in suitable locations and are sustainable. The planning system must also provide protection from inappropriate development"....The architectural design, siting and setting of development in its surroundings are valid concerns of the planning system"*.

Scottish Planning Policy SPP3 "Planning for Housing": *"Working with architects and landscape architects, developers should aim to produce schemes which enrich the built environment. They should pay careful attention to siting, density, scale, massing, proportions, materials, landscape setting, access arrangements, and the characteristics of local design, adjacent buildings and the surrounding area. Developers may set out their approach on these matters in a design statement as supporting material for a planning application (para 11)..... Planning authorities should ensure that infill development respects the scale, form and density of its surroundings and enhances rather than detracts from the character and amenity of existing residential areas. Care should be taken that the individual and cumulative effects of infill can be sustained by the social and economic infrastructure and do not lead to over-development. These principles apply equally to development in the gardens or grounds of existing houses or on back-land sites in urban, suburban or village locations (para 34).*

Planning Advice Note 67 - 'Housing Quality' advise that, *"the design of a successful place will begin with understanding how new housing can be connected to the settlement patterns of an area. The combination of layout of buildings, streets and spaces should create local identity, and contribute positively to the character of towns and villages". Furthermore, "new housing should take account of the wider context and be integrated into its wider neighbourhood, where issues to consider include the topography of the site and its relationship to adjacent sites and natural and built features."*

Planning Advice Note 68 – 'Design Statements'; *Local authorities should encourage applicants to consider how increased value, and sustainability, can result from good design. The submission of a design statement allows officials to see the extent of analysis, as well as the quality of thought, time and effort which has been dedicated to developing the scheme...Design is a material consideration in determining planning applications. Councils may refuse an application, and defend their decision at appeal, solely on design grounds.*

'A Policy Statement for Scotland - Designing Places'; *Good design creates places that work..... good design is a key to achieving social, economic and environmental goals of public policy.....sometimes the costs of a poorly designed development falls on people other than those who commissioned, designed or built it..*

This advice is substantially incorporated in the Council's adopted and emerging Development Plan policies.

(ii) SITE HISTORY

Planning permission (ref. 04/00658/DET) for the demolition of an extension and erection of rear extension and access ramp was approved on 6th May 2004 and has now been implemented.

An application (ref. 08/00492/DET) for the demolition of detached garage, erection of 3 dwellinghouses and formation of driveway car parking was withdrawn on 14th April 2008 due to concerns regarding over-development of the site.

A subsequent application (ref. 08/01017/DET) for the demolition of detached garage, erection of two dwellinghouses, formation of car parking and vehicular accesses was withdrawn on 4th August 2008 due to inappropriate rear garden car parking areas.

(iii) CONSULTATIONS

Area Roads Manager (response dated 15th September 2008): No objections subject to conditions regarding visibility splays, access design, car parking and turning provision and advisory note regarding a Road Opening Permit.

Scottish Water (response dated 7th August 2008): No objections in principle but advice regarding water mains and sewerage connections. Potential limited capacity in respect of wastewater system and developer to contact Scottish Water regarding improvements to existing infrastructure.

(iv) PUBLICITY AND REPRESENTATIONS

Under Article 9 neighbour notification procedures and Potential Departure advertisement (expiry date 5th September 2008), two letters of representation have been received from R MacDonald, 56 McArthur Street, Dunoon (letter dated 4th September 2008) and from Angus And Jean MacKay, 145 Alexander Street, Dunoon (letter dated 3rd September 2008). The points raised can be summarised as follows:

- i. *The owner of the house at 56 McArthur Street feels that the quality of his property and lifestyle will be adversely changed if this project goes ahead and comments that*
 - (a) *Building projects within existing gardens should be condemned as they decrease green space and habitat;*
 - (b) *Large area of hardstanding will cause run-off to this property;*
 - (c) *Privacy will be diminished by overlooking from upstairs windows;*
 - (d) *Property will be dominated by this new building and openness of property will be compromised*
 - (e) *Great disruption caused by building project;*
 - (f) *Resale value of my property will decrease;*

- ii. *The owners of the flat at 145 Alexander Street feel that this is an unnecessary development to a long established garden and totally unacceptable for this area comments that:*
 - (a) *This is a major over-development of the site, a view shared by many neighbours;*
 - (b) *This area of Alexander Street suffers from traffic congestion due to the existing access of this property. There are traffic restrictions in place and this proposal for two additional accesses will only exacerbate the situation;*
 - (c) *Proposed development is close to a busy road junction which is also a bus route;*
 - (d) *Extra traffic will increase noise and air pollution in the area;*
 - (e) *Occupants of 4 houses opposite all have small children and any increase in traffic would increase the danger of children being involved in a road traffic accident;*
 - (f) *When we purchased the house in 1988, a major factor to buy was the view which would now be obstructed and also affect the market value;*
 - (g) *Long established shrubs, bushes, hedges and garden ground would disappear. Appears to be no greenery to compensate for this;*
 - (h) *Guarantee that this development would not have any detrimental impact on services provided by Scottish Water could cause problems with drainage, change to water pressure of flooding to adjacent ground.*

For all of the relevant planning points, refer to assessment below. Matters such as loss of property value and loss of views are not considered to be material planning considerations.

(v) APPLICANT'S SUPPORTING INFORMATION

The applicant's agent has submitted a Design Statement that states that the development is for a modest infill development aimed at meeting the need for affordable accommodation for first time buyers within an area which has a mixture of rented and owner occupied dwelling, with property values reflecting this mix. The prevailing architecture in the surrounding area is typified by a wide range of house types. The ridge level of the proposed semi-detached block would form a transition between the higher ridge of 1-3 Glenallan and the lower ridge of 58 McArthur Street. The external finishes are sympathetic with those of adjoining dwellings and the houses are designed with ramp access, accessible shower room and space for future stair lift installation. The development has been designed to comply with current regulations for sustainability, energy efficiency and energy conservation. A balance between the need for off-street car parking spaces and a soft landscaped area has been struck with the introduction of 'grassblock' slabs to the front garden and driveways. The rear garden will be lawn with paving slabs to the rear doors and bin stores.

APPENDIX B – RELATIVE TO APPLICATION NUMBER: 08/01421/DET

PLANNING LAND USE AND POLICY ASSESSMENT

A. Settlement Strategy

In the adopted Cowal Local Plan, the application site is located within the settlement boundary of Dunoon where Policy HO8 offers support for infill, rounding-off and redevelopment related to the existing built form.

Policies contained in the Structure Plan and Argyll and Bute Modified Finalised Draft Local Plan allow for appropriate infill, rounding-off and redevelopment within the settlement zones.

This part of Dunoon is characterised by linear residential development along Alexander Street and McArthur Street with a wide range of building styles and heights, where buildings are typically set back from the heel of the kerb. The width of the plot and proposed footprint represents a proposal that would be consistent with adjacent plot densities and layout.

It is considered that the proposal would be appropriate infill development and consistent with POL HO8 of the adopted Cowal Local Plan, STRAT DC1 and HO1 of the Argyll and Bute Structure Plan and Policy LP HOU 1 of the Argyll and Bute Modified Finalised Draft Local Plan.

B. Location, Nature and Design of Proposed Development

(i) Development Setting

The proposal is a detailed application for the erection of two semi-detached dwellinghouses within the rear garden area of a traditional detached dwellinghouse at 58 McArthur Street on the junction of Alexander Street and McArthur Street, Dunoon. The subject property is a traditional single-storey cottage with rear extension. The existing garden contains a single storey garage/outbuilding with vehicular access from Alexander Street and the site is bounded by a combination of stone and rendered boundary walls with hedges.

This dwellinghouse is located within the established line of similar dwellings on the northern side of McArthur Street. This corner plot has a large rear garden area that extends some 20 metres from the rear of the dwellinghouse towards a two-storey terraced block at 1-3 Glenallan. On the western side of Alexander Street, lies a traditional two-storey flatted block and more modern two-storey terraced housing.

(ii) Development Layout

The proposal involves the demolition of the garage/outbuilding and reconfiguring the car parking spaces serving the existing dwellinghouse at 58 McArthur Street. This aspect of the development, while necessary to make room for the main proposal either does not constitute development, could be 'permitted development', or by planning condition.

The proposal involves the erection of two two-storey semi-detached dwellinghouses. The dwellinghouses are of simple design and would have pitched and gabled roofs. The dwellinghouses would be finished in a white render with concrete roof tiles.

Two new tandem vehicular access driveways are proposed from Alexander Street where a turning area would be provided in front of each dwellinghouse. Connections are to be made to the public water and wastewater systems.

The proposal must be assessed against the provisions of Policy LP ENV 19 - Development Setting, Layout and Design of the Argyll and Bute Modified Finalised Draft Local Plan (June 2006) where a high standard of appropriate design is expected in accordance with the Council's design principles. Development shall be sited and positioned to pay regard to the context within which it is located. Development layout and density shall effectively integrate with its setting. This is further explored in Appendix A Sustainable Siting and Design Principles where in terms of 'Design of New Housing in Settlements 4.1 and 4.2', the design and construction of new dwellings must be compatible and consolidate the existing settlement and should be designed taking the following advice into account:

- *Location – new housing must reflect the traditional settlement pattern of built form and be sympathetic to the setting of landmarks or views of the local landscape.*

The proposed development is considered to be appropriate infill development that is designed and sited to integrate with surrounding dwellings. The development site is part of a large extended rear garden area where the proposed development would be consistent with the building line of adjacent dwellings at 1-3 Glenallan. Additionally the ridge level of the proposed semi-detached block would be approximately 1 metre lower than the end-terrace property at 1 Glenallan.

- *Layout – must reflect local character/patterns and be compatible with neighbouring uses. Ideally the house should have a southerly aspect to maximise energy efficiency.*

The layout of the dwellinghouse is consistent with the terraced block at 1-3 Glenallan adjacent where the proposed two-storey block seeks to replicate this footprint. The proposed layout allows for a 5 metre front garden/forecourt area and 9 metre rear garden area that would also be consistent with adjacent terraced dwellings at Glenallan.

- *Access – should be designed to maximise vehicular and pedestrian safety.*

Following various design options for vehicular accesses, Roads have no objection to the proposed access, car parking or turning facilities. The proposed arrangement allows for vehicles to turn within the curtilages of the dwellinghouses without losing meaningful amenity spaces to the rear of the buildings. The applicant has also confirmed that the forecourt area will be surfaced in 'grasscrete' to help to soften an otherwise hard off-street car parking space.

- *Open Space/Density – all development should have some private open space (ideally a minimum of 100sqm) semi-detached/detached houses (and any extensions) should only occupy a maximum of 33% of their site.*

The development has been designed to incorporate small front and rear gardens for each dwellinghouse. However, as mentioned above the front garden areas will be used as off-street car parking spaces or turning areas that will be located in front of the dwellinghouses. The dwellinghouses do have meaningful rear amenity spaces that comprise approx 72m². The total floorspace of each semi-detached unit (that also includes car parking and turning provision within their curtilages) takes up approximately 48% of the plot, which is slightly higher than the prescribed density but lower than the density figure of 62% for terraced units at Glenallan adjacent. In terms of open space provision and density, this is considered to be appropriate in this location for the type of dwellings proposed. Permitted development rights can be removed by condition to safeguard any future extensions where the plots are considered to be 'at capacity'.

In respect of the existing dwellinghouse at 58 McArthur Street, this plot measures approximately 904 m² that is far in excess of typical surrounding plots and could effectively be a double feu. Existing plot density of this plot is approximately 12% that would increase to 21% with the housing development in part of the rear garden area. While the boundary of the proposed development would be only approximately 1.6 metres from the rear of the rear extension on 58 McArthur Street, sufficient front and side garden space remains to maintain acceptable and meaningful amenity spaces.

- *Services – connection to electricity, telephone and wastewater will all be a factor.*

The development will be connected to the public water mains and public waste water system. Scottish Water does however require a totally separate surface water drainage system and this is covered by a recommended condition.

- *Design – The scale, shape and proportion of the development should respect and complement the adjacent buildings and the plot density and size.*

The two-storey development is considered to be acceptable in terms of scale, massing and design. A condition requires the submission of all external materials.

In terms of privacy and overlooking, the proposed dwellinghouses would be sited some 21 metres from facing properties on Alexander Street, therefore no privacy failures in respect of window to window distances from habitable rooms that require to be a minimum of 18 metres distant for directly facing windows (13.3 Sustainable Siting and Design Principles Appendix A).

A street elevation indicates that the ridge level of the proposed semi-detached block would sit approximately 1 metre below the ridge level of the adjacent end-terrace unit at 1 Glenallan. This would allow ridge heights to be 'stepped-up' northwards from the existing dwellinghouse at 58 McArthur Street.

In general terms, the development is in accordance with all of the criteria above and represents a modest design approach in an attempt to provide 'affordable' dwellings. The overall design of the dwellings is considered consistent with the scale, massing and design of adjacent dwellinghouses at 1-3 Glenallan.

Given the particular design and materials, it is considered that the proposal would be consistent with Policies HO 8 and BE 9 of the Cowal Local Plan and with policies LP ENV 19 and LP HOU 1 of the Argyll and Bute Modified Finalised Draft Local Plan.

C. Road Network, Parking and Associated Transport Matters

Roads have no objections subject to conditions regarding maintaining sightlines, access design, parking and turning. Additional comments in respect of a Road Opening Permit (S56) and system of surface water drainage.

On the basis of the above, the proposal is considered consistent with the provisions of Policies LP TRAN 4 and TRAN 6 in respect of access and car parking provision.

D. Infrastructure

It is proposed to connect to the public water main and public sewer. Scottish Water has no objections but do require a totally separate surface water drainage system which can be covered by a condition.

On the basis of the above, the proposal is considered consistent with the provisions of Policies LP SERV 1, SERV 2 and SERV 3 of the Argyll and Bute Modified Finalised Draft Local Plan (June 2006).

CONCLUSION

While only two letters of representation have been received, it is considered that the concerns raised have been addressed above.

The proposal represents a simple and modest design approach to provide affordable starter homes in this part of Dunoon. The design and layout of the proposed two-storey dwellinghouses is considered to be consistent with adjoining dwellings in respect of density, layout and amenity spaces. The existing dwellinghouse at 58 McArthur Street would still have sufficient amenity spaces to include drying area, car parking and turning. Given the siting and design of the proposed dwellinghouses and separation distances, there would be no privacy failures and the simplistic design would be capable of integrating with surrounding buildings in terms of scale, design and materials. Subject to the conditions recommended below, the proposal is considered to accord with Policies POL HO8 and POL BE9 of the adopted Cowal Local Plan 1993 and policies LP ENV19, LP HOU1 and LP TRAN6 of the Argyll and Bute Modified Finalised Draft Local Plan (June 2006).