

## Response to planning department submission...10/0012/LRB

The planning department states;

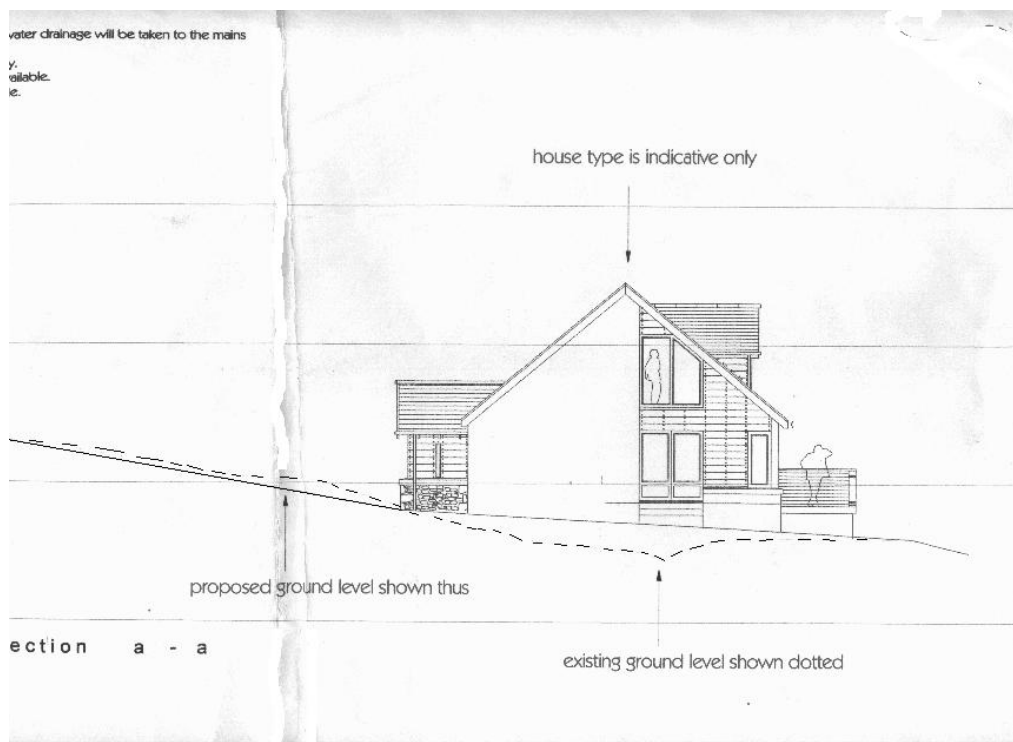
“As the application is for Planning Permission in Principle only, no details of how a dwellinghouse could be accommodated within the site were submitted in support of the application.”

The above statement would appear to be an attempt to mislead us into thinking that detailed plans on how a dwellinghouse can be accommodated within a site, are a requirement for planning permission in principal, **or** a realisation, all be it very late, that it may be in fact possible to locate a dwellinghouse on the development site, if only we had had more detail.

As the planning department have correctly stated above, the application is an application in principal, the planning department have also stated that “no details of a how a dwellinghouse could be accommodated within the site were submitted in support of the application.”, this statement is not only incorrect but highlights a concern that the case officer simply cannot see the wood for the trees or does not understand the concept of **planning permission in principal. Supporting evidence**, the application of **recently gained experience** and an appreciation of **historical fact** to determine what may or may not be possible, are the details used in determining planning permission in principal applications.

**Planning permission in principal** the purpose of such an application is to establish whether the principal of developing a piece of land is acceptable without preparing detailed plans.

The drawing below is **supporting evidence** and was validated on August 5<sup>th</sup> 2010;

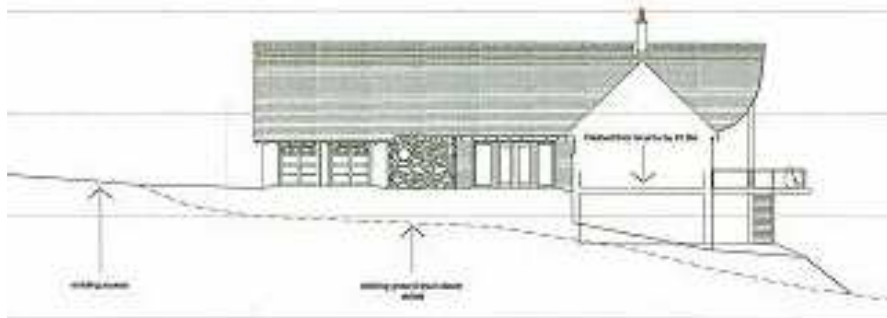


The drawing above produced by the same architect as the drawings for the 2009 approvals is indicative and would be developed into a detailed drawing as the application progressed to a detailed application.

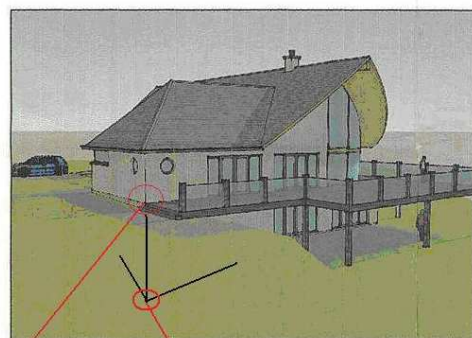
It is worth noting that by the time of this planning in principal application being presented the case officer would have been very familiar with what was possible in regard to accomodating a dwelling on a sloping site in this area of Oban, having acquired **the recently gained experience** from the 2009 approvals, it is not unreasonable to suggest the officer is and has been aware that it is possible in principal to accommodate a modest house on such a site so very similar to the 2009 approval sites.

The detail drawings below from the 2009 approvals demonstrate what is possible, in particularly Site 1....

Site 1



perspective views



Contour 36.5m  
current groundlevel

Contour 41m floor level



Further evidence from the 2009 approvals...

“Considerable ground works will be required to accommodate a house on this plot along with the required vehicle manoeuvring space but this practice is evident in existing development situations.”

It is **historical fact** that Oban is a town built on the hillsides surrounding Oban bay and notwithstanding the case officer’s view, that this area of land is some how hugely significant in maintaining the character and amenity of the area, evolved planning policy continues to support development with a presumption in favour of development.

In conclusion, the main issues for the planning department revolve around the perceived view that we are dealing with a piece of land which is hugely significant to the area, which if developed would destroy the character of the area, the planning department also believes the development would have *“poor levels of amenity”*.

I respectfully suggest the immediate character of the area has changed, the 2009 approvals changed it and it may change again and I believe the changes to the area are not to the detriment of the wider area and the community as a whole, which is why the 2009 approvals were granted.

We are now dealing with a gap site in a residential area created by the 2009 approvals, which sits alongside and between new and established housing on three sides and not **“open land”** as described by the planning department. The application to quote the planning department **“has not been the subject of any substantial public representation”** which I suggest reflects the more credible view that we are in fact dealing with a gap site with a presumption in favour of development which simply fits in with the area.

With regard to *“poor levels of amenity”* not only are the levels of amenity comparable with the recent approvals the application can also take support once again from the planning departments defence of the 2009 approvals... “The house plan is indicative only and any subsequent detailed planning application will require to comply with relevant Council planning policies. There are mixed plot ratios in this area of Pulpit Hill and the proposal is not radically different in terms of density from other residential properties in the area.”