

**Delegated or Committee Planning Application Report and Report of handling as required by Schedule 2 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 relative to applications for Planning Permission or Planning Permission in Principle**

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Reference Number:	08/00607/DET
Applicants Name:	John McNaughton
Application Type:	Detailed
Application Description:	Erection of dwellinghouse, formation of vehicular access and installation of septic tank.
Location:	Site 1, Land 200 metres South of Salthouse, Colintraive, Argyll.

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**SUPPLEMENTARY REPORT No. 2**

**1. INTRODUCTION**

This application was recommended for refusal at the Planning Protective and Licensing Committee of 15 December 2010 on the basis that the dwelling proposed and the engineering works required to accommodate it on this sloping site, would not enable the development to be satisfactorily implemented into its landscape setting. In the event, following a request from the agent that further negotiation should be allowed over siting and design, Members resolved that the application be continued to allow further discussions to take place between the Planning Authority and the applicant.

The applicant has since submitted revised plans showing a reduction in the footprint of the proposed dwellinghouse, some reconfiguration of internal floorspace and a reduction in a proposed patio area. Together with a minor repositioning of the dwelling, this has enabled a slight reduction in visible underbuild for the dwellinghouse

**2. ASSESSMENT**

The amendments to the proposed dwellinghouse are perhaps the most that could be considered to be minor amendments to the application within the terms of s.32(A) of the Town & Country Planning (Scotland) Act 1997. More radical redesign would need to be the subject of a new planning application.

The reduction in footprint has enabled the finished floor level to be reduced from 15.7m to 15.15m which, together with the elimination of a proposed balustraded walkway across the front elevation, enables the visible underbuild to be reduced to approx. 1.5m above existing ground level. Furthermore, the access drive is now shown to be accommodated in

cut for much of its length and sections indicate that the exposed faces will be planted with whin and broom in order to soften its impact. The amendments contribute to some reduction in the visual impact of the dwellinghouse, especially when viewed from below from the B886 shore road at a level of approx.8m.

However, although the conclusion of The Landscape Capacity Study was that the application site is within an 'area with potential to accommodate development', it is considered that these amendments are not sufficient to overcome previously expressed concerns regarding the scale, footprint and design of the proposed dwellinghouse and access road, as set out in my original report to the Bute & Cowal Area Committee.

The topography of the site is steep, undulating ground which rises from the B886 to the A886. The proposal will require a significant amount of earth works and the dwellinghouse will be positioned in excess of 7 metres higher than the B886 road in an elevated position. The steepness of the site also dictates that the path of the proposed vehicular access and this combined with the excessive bulk and massing of the proposed dwellinghouse, at its elevated position, results in a development that has an unacceptable wider landscape impact within the Kyles of Bute National Scenic Area.

Notwithstanding the marginal improvements proposed since the application was continued by Members, it remains the case that the impact of this large, inappropriately designed dwellinghouse, combined with an excessive access layout and located in an elevated position, results in a development that would have an unacceptable landscape impact within an area which has been nationally designated as a sensitive landscape.

The scale and position of this dwellinghouse reduces the ability of the existing woodland along the lower slopes of the site to screen and absorb the development. The site can also be clearly seen from the opposite banks of Loch Riddon which is also located within the NSA and which provides a number of key vantage points from which the site can be seen. This includes, importantly, the panoramic viewpoint on the Tighnabruaich A8003 road but also other vantage point at Ormidale Lodge and along both the A8003 and A886 roads.

Under the circumstances, it is considered that the proposal as amended remains unacceptable, although there could be potential for a more radical redesign and revised siting of a dwelling, which would require withdrawal of the current application and a resubmission in respect of a material amendment.

### **3 RECOMMENDATION**

That the application be refused for the attached reasons.

**Author of Report:** David Eaglesham      **Date:** 28/01/11

**Reviewing Officer:** Richard Kerr      **Date:** 28/01/11

**Angus Gilmour**

**Head of Planning**

## REASONS FOR REFUSAL RELATIVE TO APPLICATION: 08/00607/DET

1. Given the topography of the site and its location within the Kyles of Bute National Scenic Area, the excessive massing and scale of the proposed dwellinghouse and associated sweeping access track results in a development with an unacceptable wider landscape impact. The scale and elevated footprint position of this dwellinghouse and required underbuild removes the ability of the existing woodland along the lower slopes of the site to successfully screen and absorb the development. The proposal is therefore considered to be contrary to Policy STRAT DC 4 '*Development in Rural Opportunity Areas*' and STRAT DC 8 '*Landscape & Development Control*' of the Argyll & Bute Structure Plan 2002, policies LP HOU 1 '*General Housing Development*' and LP ENV 9 '*Development Impact on National Scenic Areas (NSA's)*' along with Appendix A of the Argyll & Bute Local Plan (2009). Furthermore, the proposal is also considered to be contrary to the principles set out in Scottish Planning Policy (2010) and Planning Advice Note 72 '*Housing in the Countryside*' (2005).
2. While the dwellinghouse boasts elements of traditional design, it is considered that the overall scale, massing and proportion of the dwellinghouse is excessive and this is amplified by the required underbuild. Furthermore, the topography of this site has dictated an excessive access road layout and limited the amount of meaningful external amenity space. The proposal is therefore considered to be contrary to Policy LP ENV 19 '*Development Setting, Layout & Design*' along with Appendix A of the Argyll & Bute Local Plan (2009) and the Argyll & Bute Council Sustainable Design Guidance 1 '*Small Scale Housing Development*' 2006. Furthermore, the proposal is also considered to be contrary to the principles set out in Scottish Planning Policy (2010) and Planning Advice Note 72 '*Housing in the Countryside*' (2005).