

Argyll and Bute Council
Development and Infrastructure Services

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

Reference No: 11/00132/PP

Planning Hierarchy: Local

Applicant: Mr and Mrs T. A. A. Dance

Proposal: Alterations and extensions / repositioning of LPG tank

Site Address: Barremman, 24 Straid A Cnoc, Clynder G84 0QX

DECISION ROUTE

Local Government Scotland Act 1973

(A) THE APPLICATION

(i) Development Requiring Express Planning Permission

- Erection of rear extension to living room;
- Erection of porch to rear;
- Relocation of LPG tank.

(ii) Other specified operations

- § Extension of parking area to front.
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(B) RECOMMENDATION:

It is recommended that planning permission be granted subject to conditions.

(C) HISTORY:

01/01338/DET – Erection of conservatory. Approved 5/9/01.
06/02294/DET – Alterations and extension to dwelling. Approved 11/12/06.

(D) CONSULTATIONS: None

(E) PUBLICITY:

ADVERT TYPE: Regulation 20 Advert Local Application
EXPIRY DATE: 04.03.2011

(F) REPRESENTATIONS:

One letter of objection has been received from:

Stirling and Gilmour, 13 West Princes Street, Helensburgh G84 8TF on behalf of Malcolm G W Macgregor and Robert A Macgregor (letter dated 18/2/11).

This letter advises that part of the land on which the development is to be built is within the ownership of the clients noted above.

Comment: This issue was raised with the applicants who have advised in writing that the land which forms the application site is all within their ownership. Any further dispute would therefore be a civil matter between the parties involved.

(G) SUPPORTING INFORMATION

Has the application been the subject of:

- (i) **Environmental Statement:** No
 - (ii) **An appropriate assessment under the Conservation (Natural Habitats) Regulations 1994:** No
 - (iii) **A design or design/access statement:** No
 - (iv) **A report on the impact of the proposed development eg. Retail impact, transport impact, noise impact, flood risk, drainage impact etc:** No
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(H) PLANNING OBLIGATIONS

Is a Section 75 agreement required: No

(I) Has a Direction been issued by Scottish Ministers in terms of Regulation 30, 31 or 32: No

(J) Section 25 of the Act; Development Plan and any other material considerations over and above those listed above which have been taken into account in the assessment of the application

- (i) **List of all Development Plan Policy considerations taken into account in assessment of the application.**

'Argyll and Bute Structure Plan' 2002

STRAT DC 1 – Development within the Settlements

'Argyll and Bute Local Plan' 2009

LP ENV 1 – Impact on the General Environment
LP ENV 19 – Development Setting, Layout and Design

LP HOU 5 – House Extensions

Appendix A – Sustainable Siting and Design Principles

- (ii) **List of all other material planning considerations taken into account in the assessment of the application, having due regard to Annex A of Circular 4/2009.**

Argyll & Bute Sustainable Design Guidance (2006)

(K) Is the proposal a Schedule 2 Development not requiring an Environmental Impact Assessment: No

(L) Has the application been the subject of statutory pre-application consultation (PAC): No

(M) Has a sustainability check list been submitted: No

(N) Does the Council have an interest in the site: No. However, the applicant is a Member of the Council and therefore in accordance with the Council's approved Scheme of Delegation the application requires to be determined by Committee rather than by officers acting under delegated powers.

(O) Requirement for a hearing (PAN41 or other): Not required

(P) Assessment and summary of determining issues and material considerations

Planning permission is sought for the erection of 2no. rear extensions to a dwelling and the relocation of an existing LPG tank. The two extensions to the rear comprise a small porch leading in to the existing utility room and an extension to the existing lounge. The

porch would have a small flat roofed section and the lounge extension would have a pitch with a gable end.

The LPG tank would be relocated further to the north at the front of the site and would be concealed behind the boundary wall causing no visual amenity problems. This would allow the front on-site parking area to be extended.

The design of the extension would be in keeping with the style of the existing house and would raise no privacy issues.

The proposal would therefore be consistent with Policies LP ENV1, LP ENV19 (including Appendix A) and Policy LP HOU5.

(Q) Is the proposal consistent with the Development Plan: Yes

(R) Reasons why planning permission or a Planning Permission in Principle should be granted

The LPG tank would be relocated in a concealed location which would cause no problems of visual amenity. The design of the extension would be in keeping with the style of the existing house and would raise no privacy issues. There are no other material considerations, including matters raised by third parties, which would warrant anything other than planning permission being granted.

The proposal would therefore be consistent with Policies LP ENV1, LP ENV19 (including Appendix A) and Policy LP HOU5.

(S) Reasoned justification for a departure to the provisions of the Development Plan

Not applicable

(T) Need for notification to Scottish Ministers or Historic Scotland: Not required.

Author of Report: Sandra Davies

Date: 07.03.11

Reviewing Officer: Richard Kerr

Date: 07.03.11

Angus Gilmour
Head of Planning and Regulatory Services

CONDITIONS AND REASONS RELATIVE TO APPLICATION 11/00132/PP

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

Reason: In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997.

2. The development shall be implemented in accordance with the details specified on the application form dated 26 January 2011 and the approved drawing reference numbers 2163.11, 2163.12, 2163.13, 2163.14, 2163.15 and 2163.16 unless the prior written approval of the planning authority is obtained for other materials/finishes/for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997.

Reason: For the purpose of clarity, to ensure that the development is implemented in accordance with the approved details.

NOTES TO APPLICANT

1. In order to comply with Section 27A(1) of the Town and Country Planning (Scotland) Act 1997, prior to works commencing on site it is the responsibility of the developer to complete and submit the attached 'Notice of Initiation of Development' to the Planning Authority specifying the date on which the development will start.
2. In order to comply with Section 27B(1) of the Town and Country Planning (Scotland) Act 1997 it is the responsibility of the developer to submit the attached 'Notice of Completion' to the Planning Authority specifying the date upon which the development was completed.