

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: 11/00184/PP

Planning Hierarchy: Local Development

Applicant: Mr Ivor Ingram

Proposal: Erection of garden shed

Site Address: Land adjacent to 20 Jarvisfield Road, Salen, Isle of Mull

DECISION ROUTE

Local Government Scotland Act 1973

(A) THE APPLICATION

(i) Development Requiring Express Planning Permission

- Erection of garden shed

(ii) Other specified operations

- Erection of timber gate (less than 1m high)
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(B) RECOMMENDATION:

Having due regard to the development plan and all other material considerations, it is recommended that planning permission be granted subject to the attached conditions.

(C) HISTORY:

None

(D) CONSULTATIONS:

None

(E) PUBLICITY:

The proposal has been advertised in terms of Regulation 20, closing date 10th March 2011.

(F) REPRESENTATIONS:

None received at time of writing.

(G) SUPPORTING INFORMATION

Has the application been the subject of:

- | | |
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| (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 e.g. retail impact, transport impact, noise impact, flood risk, drainage impact etc: | No |
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(H) PLANNING OBLIGATIONS

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| (i) Is a Section 75 agreement required: | No |
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| (I) Has a Direction been issued by Scottish Ministers in terms of Regulation 30, 31 or 32: | No |
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(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

- (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.**

Town & Country Planning Acts 1997 and 2006
Scottish Planning Policy 2010

(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: Yes

(O) Requirement for a hearing (PAN41 or other): No

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

This is an application for planning permission for the erection of a small timber garden shed on land adjacent to 20 Jarvisfield Road, Salen, Isle of Mull.

The garden shed is intended to serve the tenant of 18 Jarvisfield Road, who at present cannot accommodate a garden shed within their garden due to size constraints and limitations imposed on through the tenancy agreement. The proposed area of ground that is intended to be used for the erection of the proposed shed is within the Council's ownership.

The shed will measure 3.0 metres by 2.4 metres and will be constructed of brown timber boarding with a green steel box section roof. The height to the ridge of the roof will be 2.1 metres. There will be a door on the south elevation and a window on the west elevation.

It is intended to situate the proposed shed on an area of open grassy ground immediately adjacent to 20 Jarvisfield Road at the end of the cul-de-sac. Immediately

beyond the location of the proposed shed to the west and north is a large wooded area. 13 Jarvisfield Road lies some 9.8 metres to the south. The shed is approximately 2.5 metres from the garden boundary of 20 Jarvisfield Road to the east. The proposed shed will be well screened from 20 Jarvisfield Road by an existing hedge some 2.5 metres in height. A timber fence currently bounds the open area of ground from the end of the cul-de-sac and it is intended to install a timber gate on this fence in order to facilitate access to the proposed shed.

Given the material finishes and small scale of the proposed shed, along with the established wooded backdrop, it is considered that the proposal will not have a detrimental impact on neighbouring properties or the streetscene. Therefore the proposal is in accordance with policies LP ENV 1 and LP ENV 19 of the adopted 'Argyll and Bute Local Plan'.

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

(R) Reasons why planning permission should be granted

The proposed shed is of a suitable form, scale and design which ensures it will not detract from the streetscene or impact on the privacy and amenity of neighbouring properties and will integrate successfully into the landscape.

The proposal accords with Policy STRAT DC 1 of the approved Argyll and Bute Structure Plan and Policies LP ENV 1 and LP ENV 19 of the adopted Argyll and Bute Local Plan and there are no other material considerations which would warrant anything other than the application being determined in accordance with the provisions of the development plan.

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

N/A

(T) Need for notification to Scottish Ministers or Historic Scotland: No

Author of Report: Andrew Barrie **Date: 23/02/11**

Reviewing Officer: Stephen Fair **Date: 23/02/11**

Angus Gilmour
Head of Planning

CONDITIONS AND REASONS RELATIVE TO APPLICATION 11/00184/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 1st February 2011 and the approved drawing reference numbers:

Plan 1 of 2 (Location plan)
Plan 2 of 2 (Drawing Number ING/11/01A)

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 (as amended).

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

NOTE TO APPLICANT

- In order to comply with Section 27A(1) of the Town and Country Planning (Scotland) Act 1997 (as amended), 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.
- In order to comply with Section 27B(1) of the Town and Country Planning (Scotland) Act 1997(as amended), 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.