

Milton House, Milton Avenue, Dunoon, PA23 7DU
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Date: 14th January 2011

Our Ref: 10/01623/PP
Contact: Brian Close; Direct Line: (01369) 708604

Taylor Haggarty Design
1A Mearns Street
Greenock PA15 4PP

Dear Sirs,

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED);
PLANNING APPLICATION REF. 10/01623/PP; DEMOLITION OF EXTENSION AND
ALTERATIONS TO HALL TO CREATE FLAT ON UPPER LEVEL WITH CAR PARKING
AND EXTERNAL ALTERATIONS; DOJO, 140 EDWARD STREET, DUNOON, ARGYLL.**

With reference to your letter dated 10th January 2011, the following comments are made without prejudice which I trust will offer an explanation as to why the department cannot support the application above.

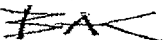
Following the submission of revised drawings on 10th December 2010, these were subsequently superseded by a further set of drawings accompanying your letter dated 12th December 2010. The second set of revised drawings were submitted in response to my requests (email dated 8th December 2010, letter dated 11th November 2010 and email dated 26th October 2010) for the required off-street car parking spaces to be included within the application red line boundary.

Notwithstanding that the revised red line boundary now includes two off-street car parking spaces, it was originally envisaged that these changes could be incorporated within the current scheme. However, the inclusion of the car parking spaces, and on land outwith the applicant's control, is considered to be '*material*' in nature and as such, will require to be the subject of a fresh application with fresh planning fee and advertisement fee.

A revised application should also include confirmation by Ownership Certification that the applicant does not own or control all of the application site edged red but has notified all other owner(s). The letter from ACHA dated 1st November 2010 merely confirms 'no objection' to the use of their car parking spaces but for the purposes of a revised application, these two spaces require to be dedicated and delineated for use by the occupants of the proposed flat only. A supporting letter from ACHA would also assist in this matter to help explain where the other properties park their vehicles in the rear courtyard.

Given the above, it is suggested that the application above be withdrawn and a fresh application submitted. A pre-application meeting/discussion would be beneficial prior to lodging a revised scheme. Alternatively, the application above could be determined with as submitted with an appropriate recommendation. Should you wish to further discuss these proposals, please do not hesitate to contact me at the number above (or on brian.close@argyll-bute.gov.uk).

Yours faithfully



Planning Officer
Development Management, Bute and Cowal