

**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:** 11/02175/PP

**Planning Hierarchy:** Local

**Applicant:** Councillor Len and Mrs Beverley Scoullar

**Proposal:** Alterations and extensions to dwellinghouse including replacement roof tiles and new solar panels

**Site Address:** 45 Craigmore Road, Rothesay

---

**DECISION ROUTE**

Local Government (Scotland) Act 1973

---

**(A) THE APPLICATION**

**(i) Development Requiring Express Planning Permission**

- Alterations and extensions to dwellinghouse including replacement roof tiles and new solar panels

**(ii) Other specified operations**

- None
- 

**(B) RECOMMENDATION:**

It is recommended planning permission be granted subject to conditions and reasons.

---

**(C) CONSULTATIONS:**

**West Of Scotland Archaeology Service** (e-mail dated 9<sup>th</sup> November 2011)

No substantive archaeological issues raised by the proposal.

---

**(D) HISTORY:**

There is no relevant planning history.

---

**(E) PUBLICITY:**

Neighbour Notification (closing date 28<sup>th</sup> November 2011).  
Conservation Area Advert (closing date 9<sup>th</sup> December 2011)

---

**(F) REPRESENTATIONS:**

No letters of representation have been received at the time of writing.

---

**(G) SUPPORTING INFORMATION**

Has the application been the subject of:

- |       |  |    |
|-------|--|----|
| (i)   | <b>Environmental Statement:</b>  | No |
| (ii)  | <b>An appropriate assessment under the Conservation (Natural Habitats) Regulations 1994:</b> | No |
| (iii) | <b>A design or design/access statement:</b>  | No |
| (iv)  | <b>A report on the impact of the proposed development</b>                                    | No |
- 

**(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 Local Plan' 2009

LP ENV 1 – Impact on the General Environment

LP ENV 14 – Development in Conservation Areas and Special Built Environment Areas

LP ENV 19 – Development Setting, Layout and Design

LP HOU 5 – House Extensions

- (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.**

- N/A
-

- (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, one of the applicants is the Local Member for the Bute Ward.
- (O) **Requirement for a hearing (PAN41 or other):** No
- 

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

45 Craigmores Road is a modest, two-bedroomed detached dwellinghouse located within the Rothesay Conservation Area. The proposal incorporates the erection of a domestic office on the west-facing elevation; the expansion of the porch into a utility room on the north-facing elevation; the removal of the existing rolled concrete tiles and their replacement with grey-coloured smooth interlocking concrete tiles; and the installation of solar panels on the south-facing roof slope.

Policy LP HOU 5 of the Local Plan specifically deals with proposals to extend dwellinghouses. The main precepts are as follows:

- Extensions should not dominate the original building by way of size, scale, proportion or design;
- External materials should be complementary to the existing property;
- Extensions should not have a significant adverse impact on the privacy of neighbours;
- Flat-roofed extensions will not be permitted where they do not complement the existing house style and design.

The proposed extensions in this particular case fulfil all of the above criteria. Whilst the utility room on the north-facing elevation will have a flat-roof design, this entirely reflects the form of the existing porch at this location. There are no issues with the new roof covering whilst the solar panels are to be welcomed in relation to the current drive towards renewable energy.

Policy LP ENV 14 requires that proposals in conservation areas should either preserve or enhance the character and appearance of the designated areas. This small scale proposal does not detract from the conservation area and on the basis of all of the foregoing, the proposal is considered to be acceptable.

---

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

**(R) Reasons why Planning Permission or Planning Permission in Principle Should be Granted:**

The proposal accords with policies LP ENV 1, LP ENV 14, LP ENV 19 and LP HOU 5 of the Argyll and Bute Local Plan (2009) and the proposal raises no other material consideration which would justify refusal of permission.

---

**(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:** Steven Gove **Date:** 24<sup>th</sup> November 2011

**Reviewing Officer:** David Eaglesham **Date:** 24<sup>th</sup> November 2011

**Angus Gilmour**  
**Head of Planning and Regulatory Services**

## **CONDITIONS AND REASONS RELATIVE TO APPLICATION REF. NO. 11/02175/PP**

1. The development shall be implemented in accordance with the approved drawings as follows: Drawing Number 45CR/SP; Drawing Number 45CR/SPE; Drawing Number 45CR/SPP; Drawing Number 45CR/NEE; Drawing Number 45CR/SEE; Drawing Number 45CR/EEE; Drawing Number 45CR/WEE; Drawing Number 45CR/FPE; Drawing Number 45CR/RPE; Drawing Number 45CR/NEP; Drawing Number 45CR/SEP; Drawing Number 45CR/EEP; Drawing Number 45CR/WEP; Drawing Number 45CR/PFPP; Drawing Number 45CR/PRPP; and Drawing Number 45CR/CD 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.

2. A sample of the proposed roofing tile shall be submitted to and approved in writing by the Council as Planning Authority prior to development being commenced. The development shall be completed using the duly approved sample.

Reason: In order to secure an appropriate appearance in the interests of maintaining the character and appearance of the conservation area.

## **NOTES TO APPLICANT**

- This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period. [See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).
- 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.
- 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.