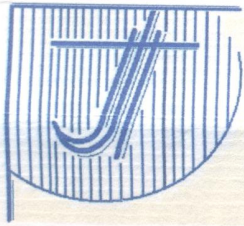


CUSTOMER SERVICES

23 MAY 2012

RECEIVED



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May 22 2012

Director of Customer Services
Argyll & Bute Council
Kilmory
Lochgilphead
PA31 8RT

Dear Sir,

Proposed Conversion to form 2 Flats @ 134 John Street, Dunoon
Mr. A. McAlister

We herewith enclose a copy of our Comments on Representations in respect of the Notice of Review for the above.

Yours faithfully,

John J Taylor
Taylor Haggarty Design
encls.

Partner John J Taylor

COMMENTS ON PLANNING AUTHORITY'S REPRESENTATION

1. Lack of Amenity

'Lack of amenity refers to the provision of external amenity spaces and provision of secure bin storage areas.'

The amenity space available is governed by the site boundaries and at the rear consists of an area of hard standing. This area which cannot be increased in size was accepted by the Planning Authority when granting the Planning Consent for the conversion of the existing Hall to form 2 town houses as adequate amenity space.

The location of a bin storage area is clearly shown on drawing number 893.01A

2. Off Street Car Spaces

'It would appear that the Local Review Body previously granted planning permission for a flat above the karate hall on the basis that the residential works were required to fund necessary improvements to the karate hall'

'Whilst approving the scheme for a flat above the hall on its individual merits (where notably the continued recreational use of the hall which was in poor condition was a significant factor)'

There is nothing in the Notice of Review in respect of the premises at 140 Edward Street which asks that consideration be given to granting the appeal due to a requirement to improve the karate hall.

Similarly at no time during the Local Review Board's consideration of the appeal was this matter raised, nor is there any reference to it in their written decision.

The Planning Authority is mistaken.

We are pleased to note that the Planning Authority acknowledge that *'The Local Review Body also considered the proximity to the Town Centre and surplus car parking spaces apparently agreed and offered by ACHA in the backcourt area, removed any requirement for any additional car parking.'*

134 John Street is marginally closer to the Town Centre than 140 Edward Street and therefore should have similar consideration.

While arguing that the time chosen by the Review Board to carry out their site inspection unduly favoured the appellant (10.30 am), the Planning Authority acknowledge that when visiting the car park at later times in the day there were *'few surplus spaces available'*. In other words surplus spaces were available.

'With no apparent justification, it would appear unreasonable why this particular development should be regarded as an exception to policy in an area with existing car parking problems.'

The Local Review Board in coming to their decision on 140 Edward Street was of the opinion that the area had no car parking problems.

3. Planning Conditions

While it is understandable that the Planning Authority believe that they were correct in refusing the application, and that their decision will be upheld by the Local Review Board, it would be prudent for them at this stage to detail any conditions they feel should apply in the event of the Local Review Board granting the appeal.