

**OPERATIONAL SERVICES
BUTE & COWAL AREA
OBSERVATIONS ON PLANNING APPLICATION**

Planning No: 11/02075/PP/RevA130212
Contact: FARRELL PR
Tel: 01369708600
Received: 12/11

Grid Reference: NS1675

Dated: 12/11

Applicant: Mr A MacAllister
Proposed Development: Conversion of dwelling to 2 flats
Location: 134 John St Dunoon
Type of Consent: Detailed
Ref No(s) of Drg(s) submitted: Location & Site Plans and details (3)

| RECOMMENDATION | REFUSE | |
|---|--|--|
| Proposals Acceptable Y or N | Proposals Acceptable Y or N | Proposals Acceptable Y or N |
| 1. General | 3. New Roads N/A | 4. Servicing & Car Parking |
| (a) General impact of development | (a) Widths | (a) Drainage |
| (b) Safety Audit Required | (b) Pedestrian Provision | (b) Car Parking Provision |
| Traffic Impact Analysis | (c) Layout (Horizontal/ Vertical alignment) | (c) Layout of Parking Bays/ Garages |
| Flooding Assessment | (d) Turning Facilities (Circles/Hammerheads) | (d) Servicing Arrangements/ Driveways |
| 2. Existing Roads | (e) Junction Details (Locations/Radii/Sightlines) | 5. Signing N/A |
| (a) Type of Connection (Road Junct/Footway Crossing) | (f) Provision for PU | (a) Location |
| (b) Location(s) of Connection(s) | | (b) Illumination |
| (c) Sightlines 42 X 2.4 m | | |
| (d) Pedestrian Provision | | |

| Item Ref | COMMENTS |
|----------|--|
| | This development is located on John St Dunoon within a residential area. The existing dwelling has 1no. integral parking space. The application states a second space but does not provide location. The 4 bedroomed unit would require 3 no. parking spaces under current standards. The change to 2 bedroomed flat and 4 bedroomed flat will require 2 and 3 spaces respectively. This leaves a short fall of 3 spaces even considering the current 1 off street and 2 on street parking for existing without considering the 2 nd unlocated space. If this space is included it would still reduce the shortage to 2no. spaces. As no additional spaces are provided the application is refused |

| Item Ref | REASONS FOR REFUSAL/CONDITIONS |
|----------|--|
| 4a | The existing dwelling has 1no. integral parking space. The application states a second space but does not provide location. The 4 bedroomed unit would require 3 no. parking spaces under current standards. The change to 2 bedroomed flat and 4 bedroomed flat will require 2 and 3 spaces respectively. This leaves a short fall of 3 spaces even considering the current 1 off street and 2 on street parking for existing without considering the 2 nd unlocated space. If this space is included it would still reduce the shortage to 2no. spaces. No parking spaces are detailed for this application which will from the Guidelines produce an increase in demand of same. As such this application is refused. |

Notes for Intimation to Applicant

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|----------------------------------|--------------|
| (i) Construction Consent (S21)* | Not Required |
| (ii) Road Bond (S17)* | Not Required |
| (iii) Road Opening Permit (S56)* | Not Required |

*Relevant Section of the Roads (Scotland) Act 1984

Signed: _____ Paul R Farrell _____ Date 13/02/12

Copies to: Planning Maint SOID File