

MOTION

It is recognised that the majority of the application site lies within the Portincaple/Whistlefield settlement boundary delineated by the adopted Argyll & Bute Local Plan and subject to the effect of Structure Plan Policy STRAT DC 1 where there is a presumption in favour of small scale residential development subject to other Local Plan policies being satisfied. It is also recognised that part of the site lies within an area defined as 'countryside around settlement' (CAS) where there is a presumption against residential development in order to avoid pressure for development to creep beyond defined settlement boundaries.

The extent of the settlement area has been drawn widely by the development plan in order both to take account of the dispersed nature of the existing built form, and to have regard to its landscape setting, which is of acknowledged importance by its inclusion within a designated Area of Panoramic Quality. Accordingly, whilst a general presumption in favour of development is established by virtue of Policy STRAT DC 1 within most of the site boundary, it is also necessary to have regard to the implications of proposed development upon the wider landscape setting of the settlement in terms of the effect of local plan policy LP ENV 10.

Development in or adjacent to, an Area of Panoramic Quality (APQ) will be resisted where its scale, location or design will have a significant impact on the character of the landscape. This is a prominent, sloping site which in its undeveloped form contributes to the setting of Portincaple and the wider APQ. Other properties within the Portincaple area, particularly those outwith the centre of the settlement, are set in locations which ensure they are virtually hidden from view.

The proposed house site slopes some 2 metres over the proposed plot and any built form would be prominent, require underbuilding and would produce a house that would be out of character with the remainder of the settlement and would not sit comfortably within its landscape setting. Therefore, the introduction of a dwellinghouse with associated development is, in principle, unacceptable as it would, by introducing a built form on a prominent site into an undeveloped landscape, be visually intrusive and visually discordant. The proposal is therefore contrary to Policies LP ENV 10, LP ENV 19 and Appendix A which, inter alia, presume against development which would have a significant adverse impact on the character of the landscape and does not effectively integrate with the countryside setting and take account of the sensitivity of the area.

In terms of the specific design, most dwellinghouses within Portincaple have the front of the building facing the road / front of the site. This proposal would see the gable end of the building (a large blank and virtually blank wall) facing the road / front of the site and as such, it is considered that this orientation would be inappropriate at this location. It combines single and one and a half storey elements, has a mix of roof slopes including a flat roof porch together with a mix of vertical and horizontal windows. The sloping nature of the site also results in excessive underbuilding on the rear elevation. Taking together with its prominent location, these elements will result in a poorly located, prominent dwellinghouse whose design, massing and scale are out of keeping with the character of the settlement and the wider landscape setting. It will be visually intrusive, be overly dominant and will undermine the setting and entrance to Portincaple. As such the proposal is contrary to Policies LP ENV 19 and Appendix A which requires particular attention to be paid to massing, form and design details within sensitive areas such as APQs and seeks to avoid large areas of unfenestrated underbuilding.