

Legal & Regulatory Support
Argyll and Bute Council
Kilmory
LOCHGILPHEAD
Argyll
PA31 8RT

2 April 2024

our ref: 2103/FM

your ref:24/0004/LRB

For the attention of Hazel Kelly MacInnes – Committee Services Officer

Request for Review of Planning Application ref: 22/01950/PPP Plot 2
Achnacairn, North Connel, By Oban, Argyll PA37 1QZ
Mr & Mrs A MacLaurin

We refer to your e mail dated 31 March 2024 and wish to comment in response to the representations received from the planning department as follows:

We wish to reiterate that the proposed site is within the settlement area of North Connel in both the newly adopted Local Development Plan 2 and the plan prior to this.

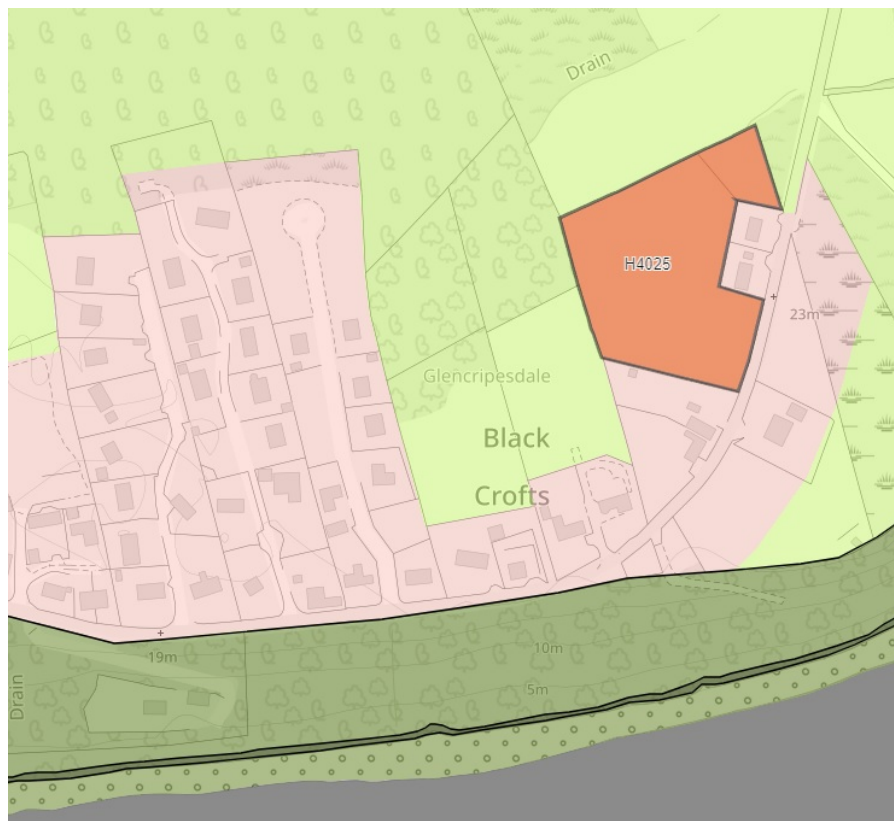


The Planning Officer comments that the existing property 'Greenloaning' fronts onto an existing private access track as does the approved application ref:23//O2444/PPP this is set back from the public road and not directly behind an existing property that does front the public road, the approved plot 1 does create a linear backland development and plot 2 should constitute as 'infill' between plot 1 and the existing house 'Lasgair'.

Approving this plot would not set a precedent either for other properties to follow suit and apply for planning in a similar manner since our client owns the ground immediately behind all the other existing properties as per the location plan and these areas are designated as being outwith the settlement zone.

It should be noted that our client had planning approval for a plot adjacent to 'Lasgair', this has since expired, following discussions on site with Historic Environment Scotland they confirmed that should a further application ever be submitted for a plot in this location that they would refuse due to the impact it would have on the nearby cairn however they raised no issues with the location of our proposed plot 2. The nearby cairn was also the reason that the original application for plot 1 was withdrawn and re-submitted.

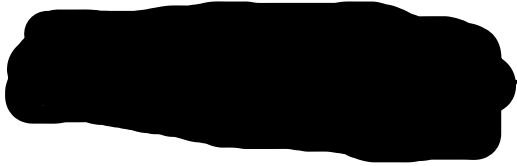
As shown on the extract from the LDP plan above there is an area designated for housing to the North, creating rows behind the existing houses facing the loch and further south-west on the same road there is clear evidence of 'linear backland' development at Black Crofts with an area of ground designated for future housing development behind two single dwelling-houses that front the public road, the Planning Department contradict themselves when they say our client's proposal 'would result in an inappropriate form of backland development contrary to the existing settlement pattern of the area to the detriment of the wider landscape'.



At a time where there is a shortage of and great need for housing both private and social within our local authority area every opportunity for housing development should be considered especially if a landowner wishes to provide plots for sale that lie within these settlement areas and are not specifically designated for development as set out in the Local Development Plan.

We trust that a site visit will take place as per our request at time of applying for this review and look forward to hearing from you in this respect in due course.

Yours faithfully,

A large, irregular black redaction mark covering the signature area.

Crawford MacPhee Architectural Services