

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 2013 relative to applications for Planning Permission or Planning Permission in Principle

Reference No: 23/01502/PP

Planning Hierarchy: Local Application

Applicant: Mrs Joanna Peach

Proposal: Erection of dwellinghouse and formation of new vehicular access

Site Address: Land Between Lagarie Lodge And Lagarie House Torwoodhill Road Rhu
Argyll And Bute

SUPPLEMENTARY REPORT NO. 1

1.0 INTRODUCTION:

This report provides Members with an update following the publication of the main report of handling.

3.0 ADDITIONAL REPRESENTATIONS:

Members are advised that following the publication of the main report, officers have received further representations. Additional comments have been received from an existing objector on 09.05.2024. This has resulted in a total of 24 objections (as per the published main report). Details of the comments not previously addressed within the main report are as follows;

Objection comments were received from:

Jim Crawford Garden Cottage Lagarie Torwoodhill Road Rhu Helensburgh, 09.05.2023

Summary of points raised:

Objector notes that the scale and massing of the current application is an increase to the most recent withdrawn application and is not a reduction as conveyed by the Design and Conservation Officer.

Comment; please note that these comments are in relation to the height, the current application is a reduction in height in comparison to the previous withdrawn application.

Within the current application the applicants have significantly reduced the height to a majority of single storey with an element of storey and a half to the principal elevation element.

Objector notes that the proposed planting of an avenue of trees along the Northern boundary is incompatible with, and detrimental to, the arrival and setting of Lagarie House.

Comment; *please also note that the proposed replacement planting has been revised in that the applicants are now proposing the planting of native species trees in natural groups and not in an ornamental fashion, furthermore the recommended conditions as per 23/01502/PP require that further details of the proposed landscaping and boundary treatments are submitted to and approved by the authority prior to works commencing.*

Note: *All other comments are addressed in the main report of handling. Full details of all representations can be view on the Council's website at www.argyll-bute.gov.uk. It is considered that the points that have been made are addressed appropriately above and within the main report of handling.*

4.0 RECOMMENDATION:

It is recommended that planning permission be granted subject to the recommended list of conditions as appended to main report of handling.