

**RESPONSE TO REQUEST FOR COMMENT ON NEW  
EVIDENCE**

**FOR**

**ARGYLL AND BUTE COUNCIL  
LOCAL REVIEW BODY**

**24/0012/LRB**

**REFUSAL OF PLANNING PERMISSION FOR  
ALTERATIONS AND EXTENSION TO  
DWELLINGHOUSE AND FORMATION OF PATIO –  
PLANNING APPLICATION REFERENCE 23/02358/PP**

**ROSEBANK, BREADALBANE STREET,  
TOBERMORY, ISLE OF MULL, PA75 6PD**

## COMMENT ON NEW EVIDENCE

The new evidence submitted refers to reversing depopulation. This application relates to the proposed extension to the existing property . The property as existing features three bedrooms and the property as proposed would feature three bedrooms. Whilst the proposal would modernise the internal layout, given that the proposed development would not increase the available occupancy level of the dwelling, it is not considered that depopulation is a relevant consideration in this instance. The proposal relates to an existing three bedroom dwelling and does not relate to the provision of a new dwelling, nor does it propose to increase the number of bedrooms.

The new evidence submitted refers to the and states that it is . The aforementioned point is reiterated in that this application relates to the proposed extension of an existing dwellinghouse where, whilst modernising the internal layout, the proposed development would not increase the available occupancy level of the dwelling. The proposal does not relate to the construction of a new dwelling as is suggested within the new evidence.

The new evidence submitted suggests that regard must be had to local circumstances. In the assessment of this application, the Planning Authority has had due regard to the local distinctiveness of the area; Conservation Areas are an irreplaceable cultural and economic resource that contribute to the distinctive character and unique quality of Argyll and Bute and therefore must be protected. Contrary to the views stated within the submitted new evidence, the proposed development would not pay due regard to the context of the application site and instead, by virtue of its unsympathetically suburban design, would contribute to the erosion of the special qualities of the Tobermory Conservation Area.

The new evidence submitted suggests that the application of policy across the diversity of the Argyll and Bute region is unsuccessful. The assessment and determination of planning applications is made in accordance with the Development Plan, which comprises National Planning Framework 4 and the adopted Local Development Plan 2. The relevant policies of the Development Plan seek to encourage, promote and facilitate well designed development and to protect and enhance historic environment places, in this instance the Tobermory Conservation Area. The relevant policies stipulate that householder development proposals will only be supported where they do not have a detrimental impact on the character of the home and the surrounding area in terms of size, design and materials. The relevant policies further require development proposals to respect the character and appearance of the surrounding townscape in terms of density, scale, massing, design, external finishes and access arrangements. It is reiterated that, given the size of the plot, it is considered that there is opportunity for the dwellinghouse to be extended, however any such extensions must be of an acceptable design in relation to the host dwelling and its setting within the Tobermory Conservation Area. Despite seeking pre-application advice, neither the applicant nor the agent sought to address the comments of the Planning Authority prior to the submission of a formal planning application in terms of amendments to the proposed development to secure an acceptable design solution with regard to the relevant policy.

The new evidence submitted suggests that the relevant policy me 4 a sts res 04 to TFCB ( res 04 to TFCB 5.10 Tf10

