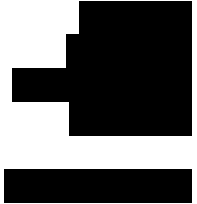


RHU & SHANDON COMMUNITY COUNCIL

Frazer Macleod

Planning and Regulatory Services,
Argyll & Bute Council,
Civic Centre
38 East Clyde Street
Helensburgh G847PG



secretary@rhuandshandoncommunity.org

By email to:

planning.handl@argyll-bute.gov.uk
Frazer Macleod@argyll-bute.gov.uk

Dear Mr Macleod,

Objection to Planning Application Ref: 19/02479/PP

I write on behalf of Rhu and Shandon Community Council (R&SCC), a statutory consultee, with regard to the above planning application for the **Demolition of workshop/ store and erection of replacement workshop/store on the Land Adjacent To Beechwood Cottage, Rhu**

We would ask you to consider the following points,

1. The plans provided are lacking in detail. For instance they do not identify the buildings in the adjacent plot in Inchgower Grove.
2. The "front elevation as existing" as presented in the plans bears no resemblance to the existing structure as it is now. See the picture on page 1 of the Design statement.
3. The plans would result in an inaccessible obtuse angled triangle of "dead" land which would mean that it will not be possible to maintain either the wall of Beechwood Cottage or the wall of the proposed workshop
4. There is no space between the current workshop and the garage at 17 Inchgower Grove. It is unclear from the plans what is proposed for the new structure.
5. The Design document claims that the proposed structure will have a hipped roof. What is drawn is a roof sloping on three sides; the 4th has a gable end.. This is not what I understand to be a hipped roof. The floor/ceiling of the proposed structure is a trapezoid with two right angles which I would have thought would make the construction of the roof complicated. Despite this there are no detailed drawings.
6. The design document is very economic on information about the actual proposal. but in three of its five pages, it reproduces, in full, the relevant Planning policies which it is claimed, the "proposal is fully in accordance with".
7. The structure to be demolished has not been a workshop for the past 30 years; it has no power or light.
8. There is no doubt that the existing structure should be demolished. It is an eyesore in the middle of a conservation area. However we would not want this to be used as a rationale to build an equally inappropriate structure!
9. The site area claimed in the Application is 55m². According to the Assessor's Role (01/09/J25680/0019 last updated 26/12/2019), the existing structure has an area of 41.3m².
10. The proposed "replacement" has a floor area of 110m². This is an increase in floor area of 166%.
11. The existing structure has a height of about 3m at its highest point. and the replacement is 5.65m high, an increase in height of 88%. The design statement states that this is a "modest increase in height and will not have any adverse impact". This is disputed. This proposed structure is higher the two nearest buildings; Beechwood Cottage and the garage of 17 Inchgower Grove.

RHU & SHANDON COMMUNITY COUNCIL

12. The proposal calls for altered new vehicle access to Manse Brae. This requires the demolition of the Boundary wall of Beechwood. At this point the pavement is less than a metre wide and there is no pavement on the other side of Manse Brae. No application has been made of a dropped pavement.
13. There will be no connection to the public water network. It is hard to imagine what sort of a Class 4 Business unit has no water, sewage, light or heat, or any provision for parking.
14. The application states that the plans incorporate areas to store waste, including recycling. The justification is that these currently exist. This is not true. There are no bins and there is currently no garbage collection.
15. It is claimed that the proposals make provision for sustainable drainage. This is not obvious from the plans.

In Summary:

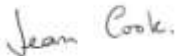
The proposed vehicular exit to Manse Drive is not in sympathy with the other properties in Manse Brae.

The proposal is not in accordance with

- a. SG LDP ENV 17: There is a presumption against development that does not preserve and enhance the character and appearance of the Conservation area.
- b. LDP3: Development proposals will not be supported when they inter alia do not protect, conserve or where possible enhance the established character of the built environment in terms of its location, scale, form and design
- c. LDP 9, A, B, C: design of developments and structures shall be compatible with the surroundings. Particular attention shall be given to massing, form and design details, etc

The existing Elevation and Floor Plans and Planning and Design document are not fit for purpose. This is itself should be sufficient for the application to be rejected.

Yours sincerely,



Jean Cook
Secretary, Rhu & Shandon Community Council

Copied by email to:

Members of the Rhu & Shandon Community Council
Councillor George Freeman
Councillor Barbara Morgan
Councillor Iain Shonny Paterson