

Supporting Statement

PROPOSED DWELLING HOUSE,
SITE WEST OF GLENCRUITTEN HOUSE,
GLENCRUITTEN, OBAN, ARGYLL PA34 4QB



The Site

The proposed site sits within the estate grounds of Glencruitten House – an estate road passes nearby. The landscape is naturally undulating with varied slopes – the position of the proposed house is set back so as to not be visible from the public road, screened as it will be by landforms and retained roadside woodland. Until ten years ago the site was covered in mature commercial coniferous tree planting; since the clear felling of this, coniferous self-seeded scrub has sprouted over the site. Those trees outwith the site and along the public roadside will be allowed to develop.

The Proposal

A single dwelling house is proposed for the site.

Building Design

While this is an application for Planning Permission in Principle, and detailed design will be covered by conditions attached to any Permission and subsequently detailed by approval of matters specified, it is anticipated that the proposed building will be in keeping with the locale while recognising and working with its unique site contours and characteristics. Sustainable design, materials and technologies will be utilised which, when coupled with quality traditional external finishes and well-detailed construction, will result in a balanced and attractive building. 1 ½ storey timber framed construction, finished with natural slate roofing, vertically-proportioned windows and render or sustainable timber wall finishes would be anticipated.

Planning Policy

The site lies within a 'Countryside Area' as defined in the current Argyll & Bute Council Local Development Plan ('LDP2') as adopted March 2024. Under LDP2, suitably scaled new development able to meet sustainable development criteria will normally be permitted.

Policy 02A advises that within Countryside Areas there is a presumption in favour of sustainable development where this is of an appropriate scale, design, siting and use for its countryside location, as detailed in the relevant subject policies. In particular, sites comprising infill, rounding off, redevelopment or previously developed sites will be supported.

Proposals should accord with all relevant LDP2 policies but in particular:

Policy 70 (National Scenic Areas) – The site is not within a designated NSA.

Policy 71 (Local Landscape Areas) – The site is not within a designated LLA.

Policy 72 (Wild Land) – The site is not within a designated Wild Land Area.

Policy 73 (Impact on Habitats, Species & Biodiversity) – The site sits in former clear-felled commercial forestry. There is no evidence of protected or invasive species.

Policy 74 (Sites of International Importance) – The site does not form part of a Special Protection Area, Special Area of Conservation or Ramsar site.

The council will identify projects on a case-by-case basis that may require more careful assessment via submission of landscape and visual impact assessments (LVIA) alongside planning applications. Given the

small scale nature of the proposals, the prevalence of similar types of development in the vicinity, the careful site selection process, the containing woodland, and screening from wider vistas by existing woodland and landforms a formal LVIA is not considered necessary in this instance.

The site has been carefully chosen to reflect the scattered low-density pattern of housing already within the locality, and fits in well with the council's objectives to reverse population decline. Although located in a countryside area, the site is close enough to Oban to be well served by that main town and its existing services and facilities.

Settlement Pattern

The settlement pattern in this junction area of Glencruitten can be characterised as low-density dwellings, generally set on or near to the Glencruitten Road corridor. This proposal will be consistent with these.



Vehicular Access

The proposed vehicular access follows a route approved under Planning Permission reference 23/02376/PP (21 February 2024) for an access road and public car park to serve Glencruitten Woods – with the restoration to the estate of the existing access to Glencruitten Woods to the south of Glencruitten House this previously-approved car park will no longer be required.

The junction with the public road is designed to be in accordance with the Roads Department drawing SD 08/004a, and will offer clear visibility splays of 2.5m x 53m are available in both directions.

Flooding

The proposed house position is outwith possible future flooding zones as indicated by SEPA's flood maps.

Soils

With reference to the 'Scotland's Soils' online soil map resource, it is noted that the application site sits within a zone identified as "*Brown Earths*" with a parent material of "*Drifts derived from Old Red Sandstone intermediate lavas*". It does not comprise peatland, carbon-rich soils and priority peatland habitat, and therefore there should be no concerns over lost peatland. There has been no evidence of peat found on site, and the likely net effects of the development on climate emissions and loss of carbon will be zero.

Services

The site will be served by a mains electricity connection, with a borehole water supply and private drainage system.

Summary

The proposed house site lies within the countryside area of Glencruitten, where it can enjoy the benefits of proximity to Oban and the services on offer there. The positioning reflects the low-density settlement pattern that already exists in the vicinity, and creates no adverse landscape or visual impacts. The house would fit in comfortably with the council's objectives of supporting and growing the local population, and would positively ease pressures in the local housing markets. Careful site selection has ensured the existing landscape will remain the dominant factor into which the house can be readily absorbed. There is virtually no visual impact arising from the proposals such that no LVIA is likely required. The proposals are physically close enough to Oban to remain within walking/cycling distance of the main town services and infrastructure, such that they are sustainably located for the longer term. Tucking the house and access alongside existing knolls and enclosed within woodland ensures a development with high amenity levels. The Planning Authority is asked to support the project as a welcome investment in the local housing supply, in compliance with national and local planning policy, which can be achieved in a way that does not adversely affect any third party nor any environmental designations.

Annexe 01

TN06: SUSTAINABILITY CHECKLIST

It is mandatory that potential developers complete this checklist for all applications for development. It is recommended that this be completed at Pre-Application stage and updated as required should a planning application be made.

It is intended that by completing the checklist the applicant could take the opportunity to review the sustainability of their project and make changes to their application, where appropriate and to ensure compliance with LDP policies. Not every criterion will be relevant for every development, for example extensions, in which case “not applicable” should be noted in the details column.

Where applicable, additional supporting information should be appended to this document and the relevant appendix number should be noted in the details column.

COMMUNITY – LIVEABLE PLACES	Give details
Demonstrate how the project contribute to the viability, sustainability and diversity of the community, including but not limited to the creation or diversification of businesses; essential community services; digital infrastructure skills training or education; healthcare or social support; play and recreation facilities; a district (renewable) heat network.	The proposal will provide a single dwelling house which will in a small way contribute to housing stock in Oban which is in short supply. It will provide employment during construction and offer a home to professionals wishing to move to Oban. Business, digital infrastructure training, healthcare support and district heating will not be applicable to this proposal.
Demonstrate how the project supports new ways of working such as home working, remote working or community hubs.	Not applicable at PPP stage – to be covered by a further detailed application. However, Building Standards intermediate levels of sustainability require home office spaces to be provided, enabling those who wish to work from home without compromising living spaces.
Demonstrate how the proposal minimise the need for people to travel to access employment, food, education, recreation and other essential services.	The application site is readily accessible to the existing public road network. The site is within cycling or walking distance to the town centre and its employment, food, education and recreation services. An EV charging point will be fitted to the house as required by Building Standards.
Provide details of any existing public transport or active travel routes.	Lower Glencruitten Road (Mossfield area) is served by the 416 bus service offering half-hourly routes to Oban town centre and its train, bus and ferry hub.

Demonstrate how the proposal incorporates new active travel proposals.	
Does the proposal involve the resettlement of previously inhabited areas?	No.
Any other comments	-

ECONOMY – PRODUCTIVE PLACES	Give details
Demonstrate how this is considered an appropriate location for regeneration and growth. (refer to national and local spatial strategies and policies)	While not an identified Regeneration Area, and the restricted scale of the proposal will not permit general growth in the area, the site is an appropriate location for a house. It is located near to the Settlement Area of Oban; NPF4 encourages local living and 20-minute neighbourhoods (Policy 13, 14).
Provide details of how the project has any effect (positive or negative) on any existing organisations.	It is anticipated that by providing a family home the proposal will, in a small way, help to boost school rolls while reducing housing demand and housing association waiting lists.
Demonstrate how the proposal maximises the use of existing infrastructure capacity or contributes towards new essential infrastructure.	The proposal will be served by existing nearby mains electricity, and will have self-contained water and drainage arrangements, thereby providing no burden on these services.
Would the proposal result in the loss of agricultural land, or the fragmentation of farm units? If so, provide details.	No.
Any other comments	-

ENVIRONMENT – SUSTAINABLE PLACES <i>Additionally, a Biodiversity Checklist must be completed as required by Policy 73 and TN04, and/or a Flood Risk Assessment must be completed as</i>	Give details
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<i>required by SEPA or the Planning Authority</i>	
Is the site brownfield? If so, what is the extent of naturalisation on the site? Or does the proposal re-use a redundant or unused building? If so, provide details.	No.
What measures are proposed to improve or restore the natural environment?	Landscaping/planting/biodiversity proposals relating to the house would be dealt with at the time of a detailed Planning Application
Would the proposal involve the loss of trees and/or woodland? If so, provide details. And would the proposal involve the loss of a protected open space? If so, provide details.	Self-seeded scrub only – site was clear-felled 10 years ago. No.
Would the proposal disturb carbon rich soils such as peat? If so, provide details.	No - Scotland's Soils map shows rocky landform with brown earths soils.
Would the proposal result in the loss of an existing waste site? If so, provide details.	No.
Provide details of any specific measures in place to protect existing landscape and vegetation from damage or degradation during construction. Provide details of any specific measures in place to protect the water environment during construction?	None in place. No mature or significant trees should be affected by the proposals. It will be the responsibility of any contractor to abide by statutory SEPA and Environmental Health requirements to avoid ground water contamination.
Any other comments	-

LANDSCAPE CHARACTER	Give Details
Is the proposed site in a settlement area or countryside area?	Yes – Countryside Area.

Is the proposed site within a National Scenic Area (NSA) or Local Landscape Area (LLA)?	No.
Describe the landscape character, referring to section 2.0.1 for examples of key characteristics that may need to be considered. Please identify any relevant landscape studies, conservation area appraisals etc that you have taken into consideration. Where appropriate, it is recommended that maps highlighting designations and sensitive non-designated receptors, as well as related photos, are appended to this document. Please note relevant appendix numbers within the details section.	The site comprises undulating ground and is part of a country house estate - existing estate roads pass nearby. The ground is undulating and features new-grown scrub. The undulating nature and surrounding scrub serves to conceal the plot. Detailed subsequent applications will illustrate how the house nestles into topography. None, the site is outwith any landscape designations, is well-contained by landforms and outwith key open views. -
List any unimplemented but live planning consents in the vicinity of the site which will be considered in terms of cumulative effects.	None.

INTEGRATION OF THE BUILDING INTO THE NATURAL OR BUILT LANDSCAPE <i>It is recommended that this section is detailed more fully within a Design Statement</i>	Give Details
Describe the number of units (plus ancillary buildings) proposed along with the proposed floor areas, heights (to ridge) and materials	One. Building details (area, height, materials) to be covered by a further detailed application.
Outline how the building has been designed on the site to make the best use of solar gain, natural ventilation and shelter from the elements	No designs available at PPP stage – details to be covered by a further detailed application. However the broadly southern aspect will lend itself to harvesting solar gain.
Does the development avoid land engineering works such as cut and fill?	No designs available at PPP stage – details to be covered by a further detailed application.

How has the building been designed to integrate into the topography?	
Are any trees or hedgerows to be removed to allow for the development and if so is there any compensatory tree planting proposed?	Scrub self-seeded coniferous only – native species planting will be detailed at the time of any further application.
How has the character, form and design of any surrounding buildings been taken into account in the design and siting of the building?	No designs available at PPP stage – details to be covered by a further detailed application. Proposed site consistent with Glencruitten density.
How has existing infrastructure been utilised?	The proposal will be served only by existing nearby mains electricity; it will have self-contained water and drainage arrangements.

Should the Planning Authority determine that there is preliminary evidence that there may be adverse effects on landscape and visual amenity (in Countryside Areas) or the site is located in a National Scenic Area (NSA) or Local Landscape Area (LLA) then a VII or LVIA (light or full) will be required.

TO BE COMPLETED BY THE PLANNING AUTHORITY	
On the basis of the information provided in the Sustainability Checklist is further landscape and/or visual information required?	Nothing further ☐ VII ☐ LVIA (light) ☐ LVIA (full) ☐
Reason for decision	

Annexe 02

TN07: SUSTAINABLE BUILDINGS CHECKLIST

It is mandatory that potential developers complete this checklist for all applications for development. It is intended that by completing the checklist the applicant could take the opportunity to review the sustainability of their project and make changes to their application, where appropriate and to ensure compliance with LDP policies. Not every criterion will be relevant for every development, for example extensions, in which case “not applicable” should be noted in the details column.

FABRIC FIRST	Give details
Provide details of any proposals to use re-cycled or locally sourced materials?	No detailed design available at this PPP stage – materials to be covered by a further detailed application.
What measures will be taken to reduce construction site waste	No detailed design available at this PPP stage – measures to be covered by a further detailed application.
What construction materials will be used to reduce embodied energy?	No detailed design available at this PPP stage – materials to be covered by a further detailed application.
Does the design provide adaptability for changing needs over time? If so, explain how	No detailed design available at this PPP stage – measures to be covered by a further detailed application. Dwellings will comply with Building Standards which require accessible bathroom and kitchen spaces, and enhanced apartment for whole-life living.
Demonstrate how the design provides dedicated space for home working? Has fibre broadband or Wi-Fi infrastructure been installed to allow home working?	No detailed design available at this PPP stage – measures to be covered by a further detailed application. If complying with the Building Standards intermediate level of sustainability, a home office space and broadband will be required, enabling those who wish to work from home without compromising living spaces.

Have the energy requirements for the building been calculated? If so, provide details of this.	No detailed design available at this PPP stage – measures to be covered by a further detailed application.
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RENEWABLES AND WATER (<i>see also Technical Working Note on Minimising water Consumption</i>)	Give details
What percentage of the total building energy demand will be produced from on-site renewable energy technologies.	No detailed design available at this PPP stage – measures to be covered by a further detailed application. The Building Standards will require sustainable heat sources (and on-site electricity generation depending on building design).
Outline how space/water heating, cooling and lighting will be delivered using low or zero carbon technologies.	No detailed design available at this PPP stage – measures to be covered by a further detailed application. The Building Standards will require sustainable heat sources (and on-site electricity generation depending on building design).
Provide details of any water saving technologies to be employed such as aerated shower and tap heads?	No detailed design available at this PPP stage – measures to be covered by a further detailed application. The Building Standards will require water-efficient fittings including dual flush toilets and low flow rate taps.
Provide details of any measures which have been adopted to re-use 'grey water' or harvest rainwater?	No detailed design available at this PPP stage – measures to be covered by a further detailed application.

Has a sustainable waste water system been designed to avoid pollution of the water environment? If so, provide details.	No detailed design available at this PPP stage – measures to be covered by a further detailed application. Waste water arrangements will be designed in accordance with the Building Standards to ensure adequate filtration and treatment.

ANCILARY DEVELOPMENT, PARKING AND LANDSCAPING	Give details
Provide details of the provision for on-site storage of waste and recyclates?	No detailed designs available at this PPP stage – measures to be covered by a further detailed application. It is a Building Standards requirement to provide adequate refuse/recycling storage.
Provide details of allowance for bicycle storage? Does the development have an electric car charging point?	No detailed designs available at this PPP stage – measures to be covered by a further detailed application. Electric vehicle charging points are now a requirement of the Building Standards.
Provide details of any porous surfacing materials for drives, paths and hardstandings?	No detailed designs available at this PPP stage – measures to be covered by a further detailed application.