

Comments for Planning Application 24/01459/PP

Application Summary

Application Number: 24/01459/PP

Address: 19 East Princes Street Rothesay Isle Of Bute Argyll And Bute PA20 9DL

Proposal: To construct a fence and use the land as curtilage of the shop unit at 19 East Princes Street

Case Officer: Steven Gove

Customer Details

Name: Miss Margaret Zavaroni

Address: 19A Craigmore Road Rothesay Isle Of Bute Isle Of Bute Argyll And Bute PA20 9LB

Comment Details

Commenter Type: Immediate Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. Loss of Amenities: The proposed plans will result in the loss of a valuable community asset which is essential for the health, wellbeing, and social cohesion of residents and their families. The space is used by residents, and has been, spanning many decades. With the entire garden being proposed to be fenced off from residents and used as a commercial space, the negligible concreted area proposed for resident use is neither proportionate to the number of residents, nor large enough to be practical or suitable for basic domestic or recreational use.

2. Heritage and conservation: Ongoing issues of damage to original close features, outside wall damage, and damage to slabbed paths - with several of these still awaiting proper repair, raise the issue of how the council will ensure the ongoing careful maintenance - and respect towards - the integrity and safety of the building from the applicants. Importantly, loss of the use of this space is also out of character with the traditional purpose of this b-listed building garden space, which would originally (from the site of the washhouse) have included a drying green for residents.

3. Impact on property values and home insurance. Changing the garden into an area for commercial purposes could be detrimental to both property value and home insurance costs for residents. It will already be the case that the increased number of people around the outside of the property - and under the influence of alcohol - could lead to noise pollution and reckless behaviour or even damage to the property.

4. Impact of development. Proposed plans may impact listed building through removal of trees and shrubbery to the rear of the property land. The rear of the garden is frequently water-logged, and the vegetation currently there may serve to reduce said flooding. A thorough investigation of how this area would be impacted must be done to protect the building on this land, should the planning pass.

Whilst I am in favour of any business that elevates Bute, commercial gain cannot justify the negative impact that this proposal will have on the health and well-being of residents.