

Decision Notice



Mr Jamie Martin
c/o Robert Hay
Hay Lough Davis Partnership
Glenfield House
69 Glasgow Road
Dumbarton
G82 1RE

APPLICATION NUMBER 2016/0096/DET

Refusal of Planning Permission

This decision notice is issued under the Town and Country Planning (Scotland) Act 1997, as amended. It should be read together with the official plans. If any details differ then the decision notice takes priority.

Description of the proposed development:

Erection of dwellinghouse

Location of the proposed development:

Oakwoods Farm, Croftamie, Stirling, G63 0EX

The National Park Authority's reason for refusal is:

The proposal does not comply with policy HOUS5 of the Adopted Local Plan. Insufficient justification has been presented to support an exceptional grant of permission for an additional dwelling to serve as a retirement home. Although the chalet business is accepted to be an established rural business, it is not of a scale and nature which necessarily demands a full time presence on site and could therefore be managed remotely. There is an existing house at the site which the applicant could continue to occupy and retire in. An exception to policy HOUS5 for a retirement house is therefore not justified in this case.

Plans and Documents

Title	Reference	Date Received
Location Plan	LOC	22/03/16
Location Plan/Site Plan	01 A	22/03/16
Proposed Floor Plans	02 C	22/03/16
Proposed Elevations	03	22/03/16

LOCH LOMOND & THE TROSSACHS NATIONAL PARK AUTHORITY

National Park Headquarters, Carrochan, Carrochan Road, Balloch, G83 8EG Long: 4°34'24"W Lat: 56°00'12"N

T: 01389 722600 f: 01389 722633 e: info@lochlomond-trossachs.org w: lochlomond-trossachs.org

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The plans are available to download on the National Park's Online Planning Portal by following the link below:

<http://eplanning.lochlomond-trossachs.org/OnlinePlanning/applicationDetails.do?activeTab=documents&keyVal=O4FZ09SIJ2E00>

If you have any problems downloading the plans then please contact the Planning Information Manager on 01389 722024 or email planning@lochlomond-trossachs.org.



Head of Planning and Rural Development

Date: 20 June 2016

GUIDANCE

This guidance forms part of your Decision Notice. Should you have a specific enquiry regarding this decision please contact the planning officer, Julie Gray on Tel: 01389 727753. If you have an enquiry on a procedural matter please contact the Planning Information Manager on 01389 722024 or email planning@lochlomond-trossachs.org.

Rights of Review

If you, the applicant, are aggrieved by the decision of the planning authority to refuse permission in respect of the proposed development, you may require the planning authority to review the case under Section 43A of the Town and Country Planning (Scotland) Act 1997 within **three months** from the date on this decision notice. The notice of review should be addressed to:

Local Review Body
Loch Lomond and The Trossachs National Park Authority
Carrochan
Carrochan Road
Balloch
G83 8EG

Reviews can also be submitted online. You must apply using the Notice of Review Form which can be found at <https://www.eplanning.scot/ePlanningClient/default.aspx>.

If you have any queries or would like a hard copy of the form sent out then please phone the Planning Information Manager on 01389 722024 or email planning.reviews@lochlomond-trossachs.org.

Following submission of the Notice of Review Form, you will receive an acknowledgement letter informing you of the date on which the Local Review Body will consider the case.

Additional Note

If permission to develop land is refused or granted subject to conditions, whether by the planning authority or by the Scottish Ministers, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the planning authority a purchase notice requiring the purchase of the owners of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

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