

# Decision Notice

Lawers Estate Company Ltd  
c/o James Denholm Partnership  
11 Dunira Street  
Comrie  
PH6 2LJ



APPLICATION NUMBER 2013/0024/DET

## *Refusal of Planning Permission*

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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.

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### **Description of the proposed development:**

Erection of 3 No. dwelling houses

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### **Location of the proposed development:**

Land At Site Of The Former Marie Stuart Hotel, Auchraw Terrace, Lochearnhead,

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### **The National Park Authority's reasons for refusal are:**

1. It is determined that the layout does not maximise the site's potential and that the site could easily accommodate more housing. As such it fails to provide a varied range of house sizes and types and it appears to have been designed to avoid the affordable housing requirements set out in Policy HOUS1 of the National Park Local Plan and also the guidance set out in the National Park's Housing Development SPG. For this reason it represents a development plan departure and cannot be supported for approval.
2. Due to the absence of the provision of affordable housing, the proposal would not promote the sustainable social development of the area's communities (fourth aim). Therefore, it would not collectively meet the four statutory aims of the National Park and as a result would also not comply with Policy NP1 of the National Park Local Plan.

#### **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

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