



STATEMENT OF SUPPORT

17 Cathay Terrace, Cullen

Proposed Change of Use of First Floor of Garage/Workshop to Holiday Let

Planning Ref No: 19/01290/APP

The proposed development is to convert the first floor of an existing ancillary accommodation to 17 Cathay Terrace, Cullen to a holiday let accommodation. The building is already serviced ie road access, drainage, water supply etc so will have no impact on existing infrastructure. The building being within Cullen is well located in terms of Policy ED8 Tourism Facilities and Accommodation in that the town of Cullen itself is a recognised tourist attraction with plenty local services, shops etc and Cullen Golf Club. The Moray Coast Trail also runs through Cullen. The harbour is also reserved for uses related to recreational sailing and leisure to encourage more tourist and visitor activity within the town.

There have historically been a number of tourist facilities in the vicinity of 17 Cathay Terrace eg Lily Cottage, 1 Cathay Terrace which provided bed and breakfast accommodation and in fact an extension was built to that property specifically for that purpose.

There have also been bed and breakfast facilities at Ogilvie Park, a short distance from Cathay Terrace.

The building is neither backland development nor incongruous to the character and amenity of the area in that if this had been the case it would never have received planning permission in the first place. Planning permission was in fact granted 23 October 2015.

The conversion will not intensify the use of the site, however even if this did happen there is more than adequate parking and the amended proposals for boundary improvements at the site access have been approved by Transportation. Traffic movements in relation to the holiday let will be limited and will have no detrimental impact on neighbouring properties as these movements are effectively domestic movements.

In fact the site is less intensely used than it would have been for its original purpose as a coal merchants yard which would have a much greater impact on the residential area during that time.