

Lissa Rowan

From: Admin <Admin@mantellritchie.co.uk>
Sent: 28 January 2020 09:11
To: Lissa Rowan
Subject: Notice of Review 19/01290/APP

Dictated by and sent on behalf of Michael Ritchie

Good Afternoon,

We refer to your letter of 24 January 2020 with attached representations and would comment as follows:-

- Commercial Premises – One of the representations cites a holiday let being a commercial business in a residential area, whilst we would query a holiday let being as such a commercial business, if this is the case there is already a commercial business at 4 Cathay Terrace.
- Guest Accommodation – One of the representations mentions that most of the accommodation we listed are over half a mile away, this is not the case as of the 8 we listed (and this was from just a quick search on various holiday letting sites) 6 of them were within 800 metres (less than half a mile).
- Ancillary Accommodation – It is accepted by the planning service that the building has a domestic purpose being ancillary accommodation to the house so we believe that what our client proposes would possibly be permitted development i.e. we do not believe that planning permission would be required for putting a bathroom and kitchen in the ancillary accommodation so that could be done without further planning permission. This being the case we believe that planning permission may not be required for holiday accommodation either as for short term periods, i.e. less than 140 days a year, planning permission may not be required which would be the case here as our clients have no plans to let the ancillary accommodation out for more than 100 days per year.

We trust the above can be referred to the Local Review Body.

Kind regards

Michael Ritchie

Principal Architect

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