

Planning Service
Dumfries and Galloway Council
English Street
Dumfries
DG1 2DD

Our Ref: APPL0002 – IS/RE

Email: ian.scott@ryden.co.uk / robert.evans@ryden.co.uk

21 April 2022

Dear Sir or Madam,

FULL PLANNING PERMISSION FOR ALTERATIONS AND EXTENSION TO FORM TEMPORARY CENTRAL FACILITIES BUILDING AT BARNSOUL HOLIDAY PARK, SHAWHEAD, DUMFRIES, DG2 9SQ

Please find enclosed an application which seeks Full Planning Permission for the alteration and extension of an existing facilities building to form a new, temporary central facilities building at Barnsoul Holiday Park. As the proposed use is a continuation of the existing use, no material change of use is proposed.

Currently, Dumfries and Galloway Council is assessing an application which seeks Full Planning Permission for a new central facilities building in the south of the park (reference 21/2518/FUL). As part of the logistics of continued site operation, our clients must also refurbish the existing facilities building in the centre of the park for the upcoming peak season.

This development is part of a wider programme of works that seeks to regenerate and rebrand the park, including a Certificate of Lawful Use application that is currently being assessed by Dumfries and Galloway Council (reference 22/0237/CLE).

The existing facilities building contains toilets with shower facilities, a baby changing room, laundry room and small office, with each room accessed via separate external doors. It is of a simple design with a shallow-pitched gable roof, including a canopied entrance to the office space at the principal (south) elevation, where there was previously a picnic area and vending machine, and canopied walkways along both the east and west elevations. External finishes include white-painted brick walls, brown-painted timber panels on gables, grey metal cladding on the roof and a combination of white upvc and brown-painted timber windows and doors.

In the refurbishment, we propose to reconfigure the internal space, refinish the building and extend the building with both the enclosure of the canopied entrance and the erection of a covered terrace at the west elevation, to form a new outdoor

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seating area. The internal space would be in a largely similar use to the existing building but with a new retail area and unisex toilets with shower facilities that would be smaller than the existing toilets. As new internal doorways would be formed, a number of the existing external doors would be closed up. As regards new finishes, the white-painted brick would be retained as existing, timber panels on gables would be painted black, new black cladding would be applied to the roof, windows would be painted black or replaced with matching black units, external doors would be replaced with new glass doors and the existing canopied entrance would be enclosed with glass including glass double doors as a new main entrance.

The building would continue to be served by existing car parking to the north and existing drainage and water supply connections.

The proposal is compliant with all relevant policies in the development plan and there are no other material considerations which suggest that permission should be refused. The proposal is simply to provide an upgrade to the existing central facilities building until the application for the new central facilities building has been determined.

We look forward to hearing from you with a view on this proposal following preliminary assessment of the application. Please do not hesitate to contact either myself or Bob Evans (Lead Planning Partner at Ryden) if you have any queries.

Yours sincerely,



Ian Scott MA(Hons) MSc
Graduate Planner

CC:

Robert Evans, Lead Planning Partner, Ryden
Paul Brazewell, Managing Director, ILEX Project Management
Andrew Mason, Senior Project Manager, ILEX Project Management