

STATEMENT IN SUPPORT OF APPLICATION FOR RETROSPECTIVE PLANNING PERMISSION FOR A BBQ HUT & CHANGE OF USE FROM STORAGE CABIN TO HOLIDAY CABIN.

**AT 49 NORTH DEESIDE ROAD, KINCARDINE O' NEIL, ABERDEENSHIRE, AB34 5AA.
FOR CRAIGHOUSE PROPERTIES LTD.**

STATEMENT PREPARED BY RONALD HAY ARCHITECTURAL DESIGN

18/10/2023

This statement has been prepared in support of my client's application for Retrospective Planning Permission for the erection of a BBQ hut alongside the existing Holiday Pod & for a Change of Use for the former storage building to a Holiday Cabin.

REASON FOR APPLICATION:

My client has recently submitted applications to Aberdeenshire Council for Short Term Let Licences for various properties he owns and rents out in Kincardine O'Neil. As part of processing procedure, the Planning Enforcement Officer visited the site and brought to my client's attention that retrospective Planning applications for the above needed to be submitted to formalise the position. The Short term Let Licences have now all been granted.

BACKGROUND TO THE DEVELOPMENT:

My client erected the BBQ hut as a supplement to the Holiday Pod erected in 2020 (App no. APP/2020/0048 Approved 15 May 2020) to enhance the enjoyment of visitors to the Holiday Pod. At the time a verbal enquiry was made regarding erection of log cabin type buildings within the conservation area. The conclusion was that due to the small footprint area it would be exempt under the recent changes to permitted development rights within conservation areas. However, at the time it was not understood that the building would be ancillary to a commercial rather than residential building, where no exemptions exist. This was rightly pointed out by The Planning Enforcement Officer during his site visit. My client is keen to rectify this oversight and obtain the necessary Planning Permission retrospectively and formalise the situation as soon as possible.

The Holiday Cabin was on site when my client purchased the property in 2012 and was used as an ancillary storage building in connection with his property rental activities. Increasingly it became a useful storage area to the flats for let within the main property, used by the likes of visiting fishermen as a storage space for rods, nets etc., by visiting golfers for storage of clubs etc.

During and immediately after the covid period there was a huge demand for holiday rental accommodation as the 'staycation' market took off. My client was asked for additional sleeping space by some visitors who could not all be accommodated within the flats. They asked if the cabin could be made available and my client duly obliged. Things snowballed from there with an increasing demand for this type of accommodation. My client has since invested heavily in the building ensuring it maintains the high standard his clients have now come to expect from his letting properties.

Unfortunately, my client had not realised that Planning Permission would be required for a change of use assuming that the cabin was all part and parcel of the general letting use of the main property. Again, he is keen to rectify this oversight as soon as possible and hopes that your department will look sympathetically on this application.

JUSTIFICATION FOR APPROVAL:

As touched upon above, since the covid crisis staycations within the UK have rocketed in popularity. My client has seen a huge and continually growing demand for the type of accommodation he offers. His business plan has been to provide well presented, high quality and flexible accommodation to fulfil the demand within the Deeside tourist area.

The mix of accommodation he can offer has also proved to be an advantage.

In addition to building up my client's own business these holiday lets have seen a boost to other local businesses in Kincardine O' Neil. For example, The Post office shop, Ice cream shop, local hairdresser and other businesses have all benefited from the increase in tourists using the accommodation. This must be seen as a welcome financial boost to this small historic village and Deeside generally.

My client's business has evolved over the years into something of a family enterprise, his daughters are employed in helping to run the short term lets while the hairdresser's shop within the main building is run by his partner. Both businesses help provide valuable local employment directly through employed staff, local service providers and indirectly to the wider retail and tourist trade.

The BBQ hut has been seen as a unique complimentary feature to the Holiday pod and has been well used.

The Holiday cabin provides an unusual small self-contained or ancillary let which has been popular with single people, young couples or as additional bedroom space for larger families using either the flats or holiday pod.

CONCLUSION:

Both these additions to my client's portfolio have boosted his letting business and more importantly have encouraged more tourists to come to Kincardine O' Neil and visit Deeside's many tourist attractions.

My client is anxious to rectify what have been two completely unintentional lapses in formal approvals by submitting this retrospective application. He is hopeful that The Planning Department will consider that these additions to his development are worthy of approval and can continue to provide a valuable tourist & financial boost to the area.

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