

Supporting Documentation

Property belongs to Stephen and Lynn Edgar

We bought Celicall Guest House in April 2022 the property included a workshop which forms part of the plot.

The workshop is currently used as storage for our personal belongings it also has its own mains electric supply used for Freezer and Tumble Dryer etc...

Currently building is registered on Non - Domestic Rates form with address as site address above and attracts small business relief scheme.

Previous owner and ourselves have used for storage only. However previous owner from 1985 to 2018 George Cowie used property as a Picture Frame Workshop / shop. The workshop has an area plaster boarded off and area with outer walls and roof showing as pictures attached to e-mail.

We propose a partial change of use of the workshop to a Barbers Shop and keep remaining part of property as storage of family belongings. The approximate size of workshop, Length 1,313cm Width is 555cm. The Barbers Shop area would be Length 670cm and width 247cm, from the external picture this would be from the internal edge of the Wooden doors to the internal plasterboard wall on the other picture attached.

Changes to Building - Building has its own electric supply and qualified electrician would make minor alterations to light fittings and electric sockets, and complete relevant safety check on electric supply etc... They have previously done this for me at my current barber shop at unit 9 station square Aboyne every 5 years.

Qualified Joiner to put internal plaster boarding for ceiling and walls along with internal door. Externally replace wooden doors with doors with windows to let in more light in also look at replacing metal side door with door with windows for same purpose, (Garage door wood leave, as no entry as has solid wall behind it).

Workshop does not have private water supply and do not require this for proposed plan.

Guest House has limited parking at rear of property for small vehicles due to entrance width of driveway. Usually only 1 or 2 vehicles use in evening if stopping at guest house, with room for 3 vehicles plus single Garage used for Cyclists. Have option of removing sheds and opening up patio area to create more parking if required.

Barbers shop would operate from around 10.15 – 5.15, 5 days a week (closed Wednesday and Sunday). As only myself working in Barbers and use appointment system there would only be 1 customer using property at a time. I would expect only occasional use of car park and 1 space available next to workshop for this (1 space out of the 3 available).

Have put x on title deeds plan for areas currently used for parking.

Business use at property

My wife runs guest house and I help in mornings till about 9.45 (guests have usually left by this time), I would then run my Barbers shop from the workshop as I previously have done with my shop in Aboyne.

Guest House currently advertises 2 Double and 1 Twin Room with Bookings.com and operates on a B&B basis, recently gained short term let license (April 2023).

Alterations

Left Side of property when looking from the front

Metal door to be replaced by wooden door with glass panel top half, gap to be covered by side door and frame is 101cm across and 211cm high.

Front of property

Replace wooden double door with wooden door with full length glass panel and full-length window, gap to be covered including frame is 244cm across and 207cm high.

External Doors – Wooden with Glass W 81.3 cm and H 203cm

Window 10cm frame rest Glass W 123cm H 187cm

Internal doors – Current door W 76cm H 198, New Door W76 cm H197 cm

See Front, Side Elevations and Floor plans, Scale 1cm :50cm