

Accompanying Statement

Proposed change of use from residential apartment to form short to let @ The Hayloft 35 Melbourne Place North Berwick EH39 4JS.

The applicant (Mr Malcolm Knight) is the sole private owner of the above property which forms the application site. The site comprises an existing 1 bedroom, first floor flat which is accessed at ground floor level by its own private main entrance door, along with integral garage/parking adjacent.

The site is located within close proximity to North Berwick town centre which is only a few minutes walk away, close to local amenities such as bars, restaurants and various tourist attractions. It is a highly accessible location and within easy reach of the Beach, High Street, Harbour, Glen Golf Course, along with open green space of the park within the Lodge Grounds.

The proposal include for the change of use from a residential flat to form a short term let. The flat is currently vacant and will undergo full renovation. The work undertaken will not only include the upgrade of the kitchen and shower room facilities, but will seek to upgrade the external envelope of the building through insulating external walls, floor and roof along with all separating walls and floors to meet current thermal, fire and sound separation.

The existing flat is small in size with a single bedroom, shower room and kitchen/dining and lounge. The property will be marketed on this basis and therefore will not be suitable for large group bookings. The maximum occupancy of the property is 4 persons. A property of this size will lend its self well to bookings of a single couple, or a small family unit.

In terms of transportation, there will be a dedicated parking space within the existing integral garage for use as part of any booking. Alternatively, access via numerous bus routes and by rail are all within easy walking distance.

The minimum stay of any one booking will be three nights, therefore reducing frequency of turnovers, allowing for a maximum of two changes per week which will limit any the potential disturbance that could be linked with frequent change over of guests.

The property would be marketed online using websites such as northberwickholidays.co.uk, Vrbo and AirBnB.

When a booking has been made, the guest must be in full agreement and acceptance of the terms and conditions set out by the owner, which will be provided at that point in an accompanying document. These will include, respecting the neighbouring properties by avoiding activities, which will cause any undue noise and disturbance, including parties within the premises and generally anything could be deemed as antisocial behaviour. These rules will be displayed as a hard copy within the premises to reinforce their importance to



which the guests have agreed to.

It will be made clear that the communal courtyard is not for social use as part of any booking and a strict no smoking/vaping policy immediately outside or nearby the property.

All guest arrivals and departures are closely monitored, they will generally be met on arrival by the owner and checked in between the hours of 2pm and 6pm.

Check out will be between the hours of 9am and 11am to limit any potential disturbance during unsocial hours.

Cleaning of the property will be undertaken by a professional cleaning company, this will include removal of all rubbish and recycling.

Whilst it is fully understood that each application must be determined on its own merits. The applicant has demonstrated within this statement his desire to set out framework for how a successful, considerate and responsible short term let operation can be worked. It is our opinion that the site location, property type and setting can lend itself well to the proposed change of use, whilst having a negligible impact on surrounding proprietors and would respectfully request that the planning department support this application being put forward, which adheres to policies set out under current planning legislation.

