

Helen Barrington
20 Station Road
Biggar
ML12 6JN

28th April 2024

Dear Sir/Madam

This letting is in reply to your letter Ref:P/24/0435, Invalid Planning application.
The point below will address your queries listed in the document.

Further documents and photographs have been uploaded electronically via the ePlanning.scot website.

1. I have submitted the requested detailed Planning Permission Form.
2. The additional £300 (£300 was previously paid) fee will be paid electronically on by 1st May.
3. The property is a flatted dwelling, it is a large Victorian House with outbuildings and garden that was formerly the Station Hotel, the property was converted in the 1950's and side extension removed.
4. There is an upper and lower flat. I reside at number 20, the lower flat. As proof of ownership I have uploaded the Registers Direct - Land Register: View Title LAN179598.

Please note that I previously resided at number 22 the upper flat. When residing at number 22 I applied for the building warrant. During this time I also purchased number 20 the lower flat and owned both properties for a period of time. Changes were made to the boundaries of the garden to provide each flat with a better arrangement being that the upper flat 22 owned the driveway and garden to the left of the property (where their front door is located) and the lower flat owns the front driveway and all the garden/outbuildings to the right of the property as seen on the land registry. The land/garden at the back was property separated with a 6ft new fence.

This is why the competition certificate is addressed as number 20 Station Road as the outbuilding was then owned by number 20 rather than by number 22 Station Road.. The sale of the upper flat number 22 was completed in 2019. Planning permission is being requested for what was an unused outbuilding and a coal store which were in a very bad state of repair. No extension has been added. The existing floor space was used to upgrade the building.

5. The document named 'Details of Use of Garden Studio' has been resaved and uploaded again. This can be email direct if there are any issues accessing the document.

6. My house number 20 has 3 bedrooms. I live alone with my 2 children. My son is at University and does not drive or own a car and my daughter is 17 and is not a driver and does not have a car, so there is only one car in the household parked in my driveway. The driveway is large with 2 areas which would accommodate 6 cars. The area I have allocated for the 2 guests when using the studio has a separate area to park at the side of the house closest to the studio which is accessed by a garden gate next to where they park. There is enough room for 2 cars there but there is only ever one car space required as the studio tends to be used by couples or individuals. I use the parking area at the front of the house. No new arrangements for parking have been required due to the large existing driveway. Please see images of the driveway uploaded.

Please let me know if you require any other documents or information.

Yours Faithfully

Helen Barrington
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