

REPORT TO: Planning Committee
MEETING DATE: 16 August 2022
BY: Executive Director for Place
SUBJECT: Application for Planning Permission for Consideration

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Application No. **22/00393/P**
Proposal Extensions to hotel
Location **Bayswell Hotel
16 Bayswell Park
Dunbar
East Lothian
EH42 1AE**

Applicant Bayswell Hotel
Per Fitzgerald + Associates Ltd

RECOMMENDATION Consent Granted

REPORT OF HANDLING

PROPOSAL

This application relates to the Bayswell Hotel, a predominately three storey flat roofed building and associated land situated on the north side of Bayswell Park in Dunbar. The building is located within a predominantly residential area as defined by Policy RCA1 of the adopted East Lothian Local Development Plan 2018. It is also within Dunbar Conservation Area.

The main three storey hotel building has a two storey flat roofed component with further a single storey component and bin store attached to its east side. Attached to the west elevation of the three storey building is a single storey flat roofed conservatory. There is also a single storey extension attached to the western end of the north elevation of the building.

To the south of the hotel building is land in use as a car park for the hotel which is enclosed by railings. To the north of the hotel building is land within the ownership of the hotel that is steeply sloping and largely laid to grass. At the bottom of the steeply sloping

land is a public footpath (designated as Core path 259) which forms part of the John Muir Way, beyond which is the Firth of Forth. To the east of the hotel premises are neighbouring residential properties, to the south of the car park is the public road of Bayswell Park beyond which there are neighbouring residential properties. To the west of the building is land owned by the hotel beyond which is an area of open space.

In August 1999, planning permission (Ref: 99/00590/FUL) was granted retrospectively for the addition of a single storey, UPVC framed, conservatory onto the north end of the side (west) elevation of the building. The conservatory has been erected.

In October 2008, planning permission (Ref: 08/00808/FUL) was granted for the addition of a single storey flat roofed extension onto the west side elevation of the building to provide an additional private function suite and dining facilities for the hotel, and the formation of an additional car parking area in a position to the west of the hotel building. Planning permission 08/00808/FUL lapsed on 16th October 2013 without it having been implemented.

In September 2014, planning permission (Ref: 14/00631/P) was granted for alterations to building, formation of steps, hardstanding area, raised decked balconies with hot tubs, erection of balustrading and screens, all to the north of the building. Planning permission 14/00631/P has been implemented for some time and the hot tubs, balustrades, screens and steps are in situ.

In November 2020, planning permission (Ref: 20/00886/P) was granted for alterations to the hotel building, a single storey extension to the attached to the side and rear elevations of the main hotel building and for a second floor extension to be added to the 2 storey component attached to the east elevation of the main building. Planning permission 20/00886/P has not been implemented but remains extant until 6th November 2023.

Planning permission is now sought for:

- (i) the addition of a single storey flat roofed extension with decked area that would attach to the side and rear elevations of the main hotel building that would extend some 4.9m further along the rear elevation of the building than the single storey flat roofed extension approved by planning permission 20/00886/P; and
- (ii) the addition of a three storey flat roofed extension that would abut, and integrate with, the side (east) elevation of the main hotel building as a replacement for the existing two storey and single storey flat roofed components that presently exist there. The proposed extension would have balconies with hot tubs projecting out from its north elevation.

The existing two storey and single storey flat roofed components attached to the side (east) elevation of the main hotel building would be removed to facilitate the positioning of the proposed three storey flat roofed extension. The removal of the existing two storey and single storey flat roofed components do not require conservation area consent or planning permission for their demolition and thus they are not the subject of this application.

Subsequent to the registration of this application, the applicant's agent has provided a revised site plan drawing to show how a total of five additional car parking spaces can be accommodated within the application site to address initial concerns raised by the **Council's Road Services** department. The applicant's agent has also submitted a Design and Access Statement and a supporting statement.

The supporting statement submitted with this application states that the principal three

storey hotel building currently has, on its east side, a two storey flat roofed component which accommodates 6 en-suites, private hot tubs serving the ground floor rooms to the rear (north) and a store. It states that the single storey component to the front of the building is used as a preparation area, laundry and store.

It states that planning permission 20/00886/P has not yet been implemented but that it is intended to construct the single storey component of that application. However, the second floor extension that was approved through the grant of planning permission 20/00886/P cannot be implemented because the structure of the existing two storey extension has been found to be incapable of supporting the additional weight (as evidenced in the structural engineers report contained within the submitted Design and Access Statement). It states that it is also incapable of accommodating the quality of suites which today's market demands for a hotel of this standing.

The supporting statement also informs that a private residents and staff car park is positioned to the front (south) of the hotel which provides a total of 26 parking spaces. It also states that, in order to comply with the Council's parking standards, five additional car parking spaces are to be provided to increase the number of parking spaces from 26 to 31. It also confirms that the erected pergola, positioned some 12 metres away from the side (west) elevation of the hotel building, which was erected to provide an outdoor seating, eating and drinking area during the COVID pandemic outbreak will be removed to facilitate the creation of the proposed additional five parking spaces within the grounds of the hotel.

The supporting statement also informs that the proposal seeks to erect a three storey flat roofed extension onto the east side of the main hotel building to replace the existing two storey and single storey extensions. The proposed new extension would accommodate 15 bedroom suites, 9 of which would be hot tub suites facing northwards towards the sea. It states that it will be connected to the main building by a fully glazed stairwell and lift section which would be set back from the front (south) and rear (north) elevations of the main building and that a new internal corridor will be formed at ground floor level in the main building connecting it to the accommodation in the proposed extension. It states that the principal south facing external wall of the extension will be faced in over-sized stone cladding panels (colour to match the existing main building) and will incorporate a vertical section of cedar panelling. The recessed top floor south facing elevation, as well as the gable and north facing external walls, would be clad in k-render. It states that the existing two storey component, which would be replaced by the new three storey side extension, presently abuts the east boundary of the application site and that the new extension will be set back from this boundary by some 2 metres at its north end and some 1.3 metres at its south end. It also states that the second-floor accommodation will be set back from both the south and north elevations of both the ground and first floor levels of the proposed extension and main building which will visually assist in reducing its scale/massing alongside the existing main building whilst also creating room for outdoor hot tub and balcony space. At its highest point, it states that the proposed extension will be in line with that of the main building.

It also states that the other proposed extension would be single storey in height and would enlarge the extension approved by the grant of planning permission 20/00886/P. That single storey extension would have a flat 'sedum' roof and would be largely glazed as was the external finishes of the approved extension the subject of planning permission 20/00866/P.

DEVELOPMENT PLAN

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that the

application be determined in accordance with the development plan, unless material considerations indicate otherwise.

The development plan is the approved South East Scotland Strategic Development Plan (SESplan) and the adopted East Lothian Local Development Plan 2018.

There are no relevant policies of the approved South East Scotland Strategic Development Plan (SESplan). Policies CH2 (Development Affecting Conservation Areas), DP5 (Extensions and Alterations to Existing Buildings), NH1 (Protection of Internationally Designated Sites), NH2 (Protection of Sites of Special Scientific Interest and Geological Conservation Review Sites), NH5 (Biodiversity and Geodiversity Interest, including Nationally Protected Species), T1 (Development Location and Accessibility) and T2 (General Transport Impact) of the adopted East Lothian Local Development Plan 2018 are relevant to the determination of the application.

Material to the determination of the application are Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and the Scottish Government's policy on development within a conservation area given in Scottish Planning Policy: June 2014.

Scottish Planning Policy echoes the statutory requirements of Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 that a planning authority must have regard to the desirability of preserving or enhancing the character or appearance of a conservation area in exercising its responsibilities in the determination of any application for planning permission for development affecting a conservation area. It is stated in Scottish Planning Policy that proposed development within conservation areas and proposals outwith which will impact on its appearance, character or setting, should preserve or enhance the character and appearance of the conservation area. Proposals that do not harm the character and appearance of the conservation area should be treated as preserving its character and appearance.

REPRESENTATION

Twenty objections to this application have been received. The main grounds of objection are:

- (i) the submitted application drawings do not show neighbouring/surrounding buildings within the context of the site;
- (ii) the proposed alterations and extensions would, due to their size, scale, heights, designs and materials, have an adverse impact on the character of the neighbourhood, the surrounding houses (which are mainly of Victorian era) and would not preserve or enhance this part of the Dunbar Conservation Area;
- (iii) the proposed extension is almost double the size of the existing three storey footprint of the building and would be an over-development of the site;
- (iv) the glazed link and poorly composed extension would be finished in materials that are inappropriate within a Conservation Area;
- (v) the proposed extension would read as an over-scaled block in a residential street;
- (vi) the 9 hot tubs and balconies will look unsightly from the John Muir Way coastal path to the rear of the application site and will not enhance visitor experience of the environment;
- (vii) the noise from the hot tubs will harm the well-being of, and have a negative impact on, the occupiers of neighbouring properties and will disturb local wildlife;
- (viii) the amount of electricity needed to power the hot tubs will be huge and will not be environmentally friendly;
- (ix) the use of the proposed balconies and hot tubs will impact on the privacy and

amenity of neighbouring properties;

(x) the proposed side extension would result in a loss of natural light to the garden of a neighbouring property;

(xi) the proposals include one extra parking space to accommodate 15 new bedrooms and an expanded restaurant which will result in significant parking overspill to nearby residential streets as local car parks at Lauderdale and the swimming pool are already overflowing and should not be relied upon;

(xii) it is likely that heavy construction traffic will add to the already badly worn road surface due to the numerous vans and lorries that already visit the site on a regular basis; and

(xiii) there is likely to be an increased risk of accidents both during and after construction because members of the public use the street to walk their dogs.

Some of the objectors state that they recognise the need for the hotel to be upgraded especially given that it benefits from spectacular views across the sea which will attract visitors from across the globe all year round. However, they state that there is no need for hot tubs and ugly extensions.

Some of the objectors also note that the erected pergola, positioned some 12 metres away from the side (west) elevation of the hotel building, remains in place without planning permission having been sought nor granted for it but are aware that it can remain in place, and be allowed to operate temporarily as an outdoor seating, eating and drinking area, until the end of the September 2022 in accordance with the current advice and guidance from the Scottish Government and Chief Planner.

The matter of the amount of electricity required to power the hot tubs on the extension is not a material planning consideration relevant to the determination of this planning application.

The application drawings are sufficient to allow the determination of this planning application and which include a scaled 1:1250 location plan which depicts the application site in relation to neighbouring residential properties.

COMMUNITY COUNCIL COMMENTS

Dunbar Community Council, as a consultee to this planning application, state that they recognise the need for quality hotel accommodation in the town which will bring forward employment opportunities. However, they state that they object to this application for the reasons outlined below:

- o the mixture of finishes of differing textures and colours is out of keeping with the red sandstone of surrounding buildings within the Conservation Area;
- o the extension will be prominent and visible and detract from the amenity of the John Muir Way which runs below the application site;
- o the extension will be physically heavy and could pull away from the main building (a reason for not going ahead with the application consented in 2020). The site is on soft ground with cliffs that are prone to erosion;
- o there is insufficient provision of fire escapes for the building. There is not sufficient provision for access by emergency vehicles;
- o there is insufficient provision for the maintenance of waste and access for waste disposal vehicles;
- o there seems to be no clear safe route provision for delivery vehicles to the building;
- o there seems to be no provision for plant room/boilers/ water storage and no associated vent/exhausts;

- o there seems to be no provision for the management of exhausts from the kitchen extractor system; and
- o parking provision is inadequate for the combination of hotel bedrooms and increased restaurant capacity. There is limited public transport to the venue. Local residents have already expressed concerns about road safety and speeding in the area to the Community Council which have been raised with ELC Transportation Officers and the Police.

In response to the points raised by Dunbar Community Council set out above, the applicant's agent advises that:

- o the palette of materials represents a render previously approved along with the addition of a sandstone cladding panel which will complement the colour of the existing sandstone building but also provide a clear architectural distinction between old and new;
- o the building height respects that previously approved. However, in this application consideration has been given to stepping back the top floor of the new build facing the John Muir Way to architecturally visually reduce its mass appearance;
- o the reason for removal of the old extension is a simple engineering design solution to accommodate the additional floor. There is categorically no sign of subsidence or the old extension pulling away from the main building;
- o fire escape will be fully compliant within this scheme, indeed a vast improvement on the two external escape routes that currently exist. Emergency vehicle access will not be affected by the proposal and access will be greatly improved with the new extension being built of the east boundary, thus allowing full firefighter access around the building from all sides;
- o waste storage will be vastly improved with the provision of internal storage fully complying with Environmental Health requirements;
- o deliveries for the hotel will remain as existing, with the proposal having no effect on same;
- o existing boilers serving the hotel are currently located in the laundry room and it is proposed to simply re-locate to the new laundry room;
- o the existing kitchen extract is ducted externally via flat roof over kitchen prep room, it is proposed to exit new kitchen canopy duct via a grille above new bar servery; and
- o parking provision has been covered within the supporting planning statement.

Notwithstanding the response received from the agent to the Community Council comments the matters of the need for the extension, fire escape, internal linkages and the ventilation of the building are matters controlled by legislation other than planning. They are not material planning considerations relevant to the determination of this planning application.

PLANNING ASSESSMENT

The Bayswell Hotel is a long standing and well established business operating at Bayswell Park in Dunbar. The proposed extensions would allow for the upgrading and modernisation of that existing hotel business which would facilitate its continued operation offering holiday accommodation to visitors to Dunbar and contribute to the vitality of Dunbar as a holiday and tourist destination.

The proposed single storey flat roofed extension with decked area would largely reflect the single storey extension approved by the grant of planning permission 20/00886/P. The now proposed extension would extend the side (east) elevation of that approved extension such that it would be some 4.5 metres longer than that approved extension. Otherwise it would be some 5.6 metres wide and some 3.4 metres high to the upper

surface of its flat roofed top. The proposed extension would create additional dining space within the restaurant as an enlargement of the existing single storey flat roofed extension the subject of planning permission 20/00886/P. Its flat roof would comprise of a 'sedum' roof and its rear (south) facing elevation would be fully glazed. Its side (east) elevation wall would have a high level, rectangular shaped, window formed within it and otherwise it would be rendered in a terracotta colour.

Through the grant of planning permission 20/00886/P the principle of adding a single storey flat roofed extension onto the side (west) and rear (north) elevations of the hotel building to provide a lounge bar and restaurant for the hotel was established. As is now proposed, the approved single storey extension would be enlarged by some 4.5 metres at its eastern end on the rear (north) elevation of the hotel building at ground floor level. Whilst the proposed single storey extension and its associated decked area would increase the size and scale of the previously approved extension, it would not be so large or extended to such an extent that would result in it being an overdevelopment of the hotel building or its associated garden ground. Moreover, it would be clad in materials to match those of the single storey ground floor extension approved through the grant of planning permission 20/00886/P and would, as an enlargement of that approved extension, appear as a lightweight and contemporary addition to the building. It would not by virtue of its architectural form, size, scale, contemporary design, materials, proportions and position, be an inappropriate addition to the building. Due to its single storey glazed and contemporary form and the relationship it would have with the approved extension the subject of planning permission 20/00886/P, it would not draw focus from the much larger stone built building which would continue to remain the focus of its setting. Although the rear component of the proposed extension would extend beyond the building line of the existing single storey rear extension by some 2 metres with the decking area protruding a further 2 metres, they would not, due to the extent of their projection, compromise the architectural identity of the existing hotel building within its landscape setting or harmfully detract from the character and appearance of this part of the Dunbar Conservation Area. Therefore the proposed extension and its associated decking area would not be harmful to the visual integrity, character and appearance of the existing building or to the character and appearance of this part of the Dunbar Conservation Area.

The proposed three storey side extension would replace the existing two storey and single storey components that is attached to the east side elevation of the main hotel building. It would project some 12.4 metres out from the side (east) elevation wall of the main building and would measure some 13.8 metres long and some 10.5 metres high to the surface of its flat roofed top. It would have a recessed, flat roofed, glazed link component that would abut and integrate with the side (east) elevation of the hotel building. It would be clad in black powder coated aluminium frames. The remaining and larger component part of the proposed three storey extension would predominately be clad in terracotta coloured sandstone panels (to match the external walls of the main building) with some limited use of timber cladding on its front (south) elevation. Its side (east) elevation would be rendered in a terracotta colour and otherwise it would have a long rectangular shaped window formed within it to serve a landing area within each floor of the proposed extension. Its flat roofed components would be clad in a dark grey coloured 'Sarnafil' roofing membrane. Its front (south) elevation would have black coloured Alu-clad framed windows formed within it and its rear (north) elevation would have black coloured Alu-clad framed glazed doors formed within it. The rooms with windows facing northwards would each have a balcony with a hot tub, projecting out from the rear (north) elevation of the proposed extension at each level. Those balconies would each be enclosed by a 1.1 metres high glazed balustrade along their north edges and otherwise by a 1.1 metres high solid timber screen along their east and west edges.

The proposed extension would be a large addition to the east side of the main hotel building. It would be visible from Bayswell Road to the south albeit in short duration views due to its positioning in relation to the existing hotel building and the neighbouring properties to the east. It would be seen in longer distance views from the public core footpath to the north and northwest and also from the area of open space to the west. However, the principle of a second floor extension above the existing two storey component on this side of the building has already been established through the grant of planning permission 20/0088/P. This now proposed extension would replace the existing two storey structure and would be slightly higher than that structure as it was to be extended by the second floor extension approved by the grant of planning permission 20/00886/P. However it would be no higher than the existing main hotel building to which it would attach and integrate with. Moreover, unlike that existing structure, it would be set back some 2 metres from the east boundary of the property and not built up against it as is the current situation. Therefore whilst being a distinctive new component to the hotel building, it would be of a size, scale and positioning that would sit comfortably alongside the existing hotel and would not appear as an overly dominating or inappropriate addition to it. Although with the proposed balconies and hot tubs it would be different in character to the existing hotel building, it would be a contemporary addition to the side of the building that would sit comfortably in its relationship with the existing building. Therefore, by virtue of its architectural form, size, scale, massing, positioning and materials, the proposed three storey side extension and its associated terrace area would not be harmful to the character and appearance of the building or to the character and appearance of this part of the Dunbar Conservation Area.

The proposed extensions would not either individually or cumulatively, in their positions, compromise the architectural identity of the existing hotel building within its streetscape setting or harmfully detract from the character and appearance of this part of the Dunbar Conservation Area.

On these considerations of design, the proposals do not conflict with Policies CH2 or DP5 of the adopted East Lothian Local Plan 2018 or with Scottish Planning Policy: June 2014.

Policy DP5 of the adopted East Lothian Local Development Plan 2018 also requires that a proposed extension should not adversely affect the existing residential amenity of neighbouring properties. Accordingly it should not result in any significant loss of privacy, daylight or sunlight to neighbouring properties as a result of overlooking or overshadowing.

In assessing whether or not a proposed new development would result in harmful overlooking and therefore loss of privacy to existing neighbouring residential properties it is the practice of the Council, as Planning Authority to apply the general rule of a 9 metres separation distance between the windows of a proposed new development and the garden boundaries of neighbouring residential properties and an 18 metres separation distance between directly facing windows of the proposed new development and the windows of existing neighbouring residential properties.

The full height glazed windows to be formed in the rear (north) elevation wall of the proposed ground floor rear extension would not allow for harmful overlooking as there are no immediate neighbouring residential properties in that direction.

Notwithstanding the high fencing and hedging positioned along the east boundary of the rear garden of the building, the rectangular shaped window to be formed in the side (east) elevation wall of the proposed ground floor rear extension would be positioned some 2.2 metres above the internal floor level of it and thus would not, at that height,

allow for harmful overlooking of any neighbouring residential properties.

Use of the decked area, which would about the base level of the rear (north) elevation of the proposed ground floor extension, would not allow for harmful overlooking of any neighbouring residential properties.

The windows to be formed in the front (south) elevation wall of the proposed three storey side extension would face onto the existing hotel car park and beyond towards the high planting and trees within the existing grounds of the hotel building. Thus they would not allow for harmful overlooking of any neighbouring residential properties on the opposite side of that intervening public road.

The long rectangular shaped window to be formed in the side (east) elevation wall of the proposed three storey side extension would serve a landing area and would not serve any habitable rooms. Therefore it would not allow for harmful overlooking of any neighbouring residential properties in that direction.

The glazed doors to be formed in the rear (north) elevation wall of the proposed three storey side extension would not allow for harmful overlooking as there are no neighbouring residential properties in that direction.

The proposed balconies that would project out from the rear of the proposed three storey extension would be enclosed by a 1.1 metres high, clear glazed, screen. The balconies would project some 3.9 metres out from the glazed doors to be formed within the rear (north) face of the proposed ground floor component of the three storey extension, some 2.9 metres at first floor level and some 2.5 metres at first floor level. Each of the proposed balconies would have a hot tub positioned on it - there would be three hot tubs on each level resulting in a combined total of nine. The proposed terrace areas and their associated hot tubs would have a partition screen erected between them on each floor.

A person sitting on the balconies and facing northwards would face towards the sloping garden of the hotel building and beyond towards the Firth of Forth. Accordingly, they would not allow for harmful overlooking as there are no neighbouring residential properties in that direction.

However any person sitting on the balcony could face, within a distance of 9 metres, towards the east boundary of the rear garden of the hotel building. Although the neighbouring property to the east is a flatted property and its rear garden ground is already overlooked by the first floor windows of the upper floor flat of 17A Bayswell Park, the number of balconies with hot tubs would be greater than what presently exists and would result in an intensification of the resultant overlooking to the rear garden of the ground floor flatted building of 17B Bayswell Park. Accordingly, to safeguard against this, it can be made a condition of any grant of planning permission that the east edge of the first floor and second floor balconies closest to the east boundary of the proposed extension be screened by a 1.5 metres high solid timber screen or other means of enclosure. Subject to such control, the use of the proposed balconies and their associated hot tubs at those levels would not allow for any greater overlooking of the rear garden of that neighbouring flatted building or to any other rear gardens of any other neighbouring residential properties.

Owing to their sizes, forms, heights, orientations and positions in relation to neighbouring residential properties, the proposed extensions, decked area and balconies, would not give rise to a harmful loss of sunlight or daylight received by neighbouring residential properties.

The **Council's Principal Environmental Health Officer** raises no objection to this planning application. Therefore it can be concluded that the proposals would not cause a significant loss of amenity to any neighbouring residential properties. Any complaints if they arise with regards to noise nuisance could be investigated by the **Council's Environmental Health Service** under the relevant statutory nuisance legislation.

On these foregoing considerations of the impact of the proposals on the privacy and amenity of neighbouring residential properties, with regards to the use, overlooking and overshadowing of the proposed extensions, decked area and balconies, the proposals do not conflict with Policy DP5 of the adopted East Lothian Local Development Plan 2018.

The **Council's Access Officer** raises no objection to this planning application.

The **Council's Biodiversity Officer** states that this application site is close to the Firth of Forth SPA boundary. However, she advises that due to the nature of the works on a previously developed site and the distance between the SPA and the existing hotel, the proposed extensions would not have a significant affect on the SPA or any adverse impact on wildlife. She also advises that there are no records of any protected species within this part of the site. Accordingly, the proposals do not conflict with Policies NH1, NH2 or NH5 of the adopted East Lothian Local Development Plan 2018.

The **Council's Road Services** state that the assessment of the proposal identified the only item of concern being whether the extended hotel will be provided with sufficient car parking spaces to meet potential demand associated with the additional rooms and public areas. East Lothian Council parking standards for hotels are based on the number of bedrooms (1 space per bedroom). However, where there is a bar and/or restaurant open to non-residents, some provision is also required for these elements, based on public floor area (1 space per 7m²). The full bar/restaurant provision would not generally be required as many of the users of these facilities will be staying at the hotel, so will be provided for through the hotel bedroom standard.

The Council's Road Services state that the hotel proposals increase the number of bedrooms from 21 to 25 and that the dining/bar area will also be extended from 85 square metres to 118 square metres, an increase of 33 square metres. She notes that the hotel currently has 26 car parking spaces and that drawing number 3998[2] 100 Revision E shows a total of 31 car parking spaces across the re-configured site.

She advises that, in order to comply with the Council's parking standards provision, the increased number of bedrooms and dining/bar area brings with it a theoretical requirement for an additional 9 parking spaces to be provided. However, she states that the parking assessment submitted with this application is accepted by the Council's Road Services and that the shortfall of 4 spaces can be mitigated by the following measures listed below:

- o cycle parking will be provided on site in line with ELC standards (which will help encourage more staff to cycle to work);
- o a Travel Plan will be developed aiming to minimise trips to the hotel by private car;
- o better management and operational use of the existing car park will be undertaken;
- o the hotel is accessible for staff and guests by foot, cycle and public transport (within 100 metres of the nearest bus stops, 600 metres of stops served by a wider selection of services and a short taxi ride to Dunbar station); and
- o the nearby Lauderdale car park generally operates at around 50% capacity and

lies within 100 metres of the hotel.

Accordingly, the Council's Road Services consider that the potential demand for 4 additional spaces can readily be accommodated off-street in the Lauderdale car park. However, they state that the demand for these should be minimised through a Travel Plan to be submitted to, and approved in writing by, the Planning Authority prior to the use and/or occupation of the proposed extensions. The Travel Plan should also include details of cycle parking provision and a management strategy for the existing car park. In addition, she recommends that suitable secure and undercover cycle parking provision be made a condition on a grant of planning permission and that a Construction Management Plan to include details of contractor parking and delivery areas to be accommodated off the public road be submitted for approval prior to the commencement of works. Subject to such controls, the proposals do not conflict with Policies T1 or T2 of the adopted East Lothian Local Development Plan 2018.

On these foregoing considerations, and subject to the above aforementioned controls, the proposals are consistent with Policies CH2, DP5, NH1, NH2, NH5, T1 or T2 of the adopted East Lothian Local Development Plan 2018. Therefore, the proposals are considered to be in accordance with the provisions of the stated relevant Development Plan policies and there are no material considerations which outweigh the proposal's accordance with the Development Plan.

RECOMMENDATION:

That planning permission be granted subject to the undernoted conditions:

- 1 Samples of the external finishes of the extensions hereby approved shall be submitted to and approved in advance by the Planning Authority prior to their use in the development. The materials used shall accord with the samples so approved.

Reason:

To safeguard the character and appearance of the building and the character and appearance of the Dunbar Conservation Area.

- 2 Notwithstanding what is shown on the docketed drawings, no use shall be made of the first and second floor balconies hereby approved unless and until a 1.5 metres high solid timber screen or other form of enclosure has been erected along the full length of their side (east) edges in accordance with a sample of that enclosure to be submitted to and approved by the Planning Authority prior to its use on the development. Thereafter, the 1.5 metres high solid timber screens shall be retained in place in their entirety, unless otherwise agreed in writing by the Planning Authority.

Reason:

To safeguard the privacy and residential amenity of the neighbouring flatted building to the east.

- 3 A Travel Plan to minimise private car trips and to encourage use of alternative modes of transport such as buses, walking and cycling shall be submitted to and approved by the Planning Authority prior to the use or occupation of the extensions hereby approved. Additionally, the Travel Plan shall include details of the measures to be provided for cycle parking, the methods of management, monitoring, review, reporting and duration of the Plan.

The approved Travel Plan shall be implemented prior to the use or occupation of the extensions.

Reason:

In the interests of ensuring sustainable travel patterns in respect of the use or occupation of the extensions.

- 4 Prior to the commencement of development hereby approved, a Construction Management Plan designed to minimise the impact of construction activity on the safety and amenity of the area shall be submitted to and approved in advance by the Planning Authority. The Construction Management Plan shall include details of contractor parking and delivery areas to be accommodated off the public road and mitigation measures to control noise, dust, construction traffic (including routes to/from site) and shall include proposed hours of construction work and details of any temporary measures to be put in place throughout the duration of the construction process.

The construction of the development hereby approved shall be carried out in strict accordance with the approved Construction Management Plan.

Reason:

To minimise the impact of construction traffic and activity in the interests of residential amenity and road safety.

- 5 Prior to the use or occupation of the extensions hereby approved, the five additional car parking spaces shown on docketed drawing number 3998[2] 100 Revision E, shall be fully formed and made available for use. Thereafter the car parking spaces shall be retained in place in their entirety for use for the parking of vehicles.

Reason:

To ensure the provision of adequate car parking facilities are available in the interests of road safety.

- 6 Prior to the use or occupation of the extensions hereby approved, a plan detailing a secure and undercover cycle parking area shall be submitted to and approved in advance by the Planning Authority. The cycle parking spaces shall thereafter be implemented in accordance with the approved plan and retained in place, unless otherwise approved by the Planning Authority.

Reason:

To ensure the provision of adequate cycle parking on the site in the interests of promoting sustainable transport modes.