

LOCAL REVIEW BODY

18th May 2023

Application No: 22/01125/P

14 Rhodes Cottages, Lime Grove, North Berwick

Applicant's Supporting Information

Grounds for Appeal to the Local Review Board by Mr K. Walker regarding Planning Decision re. Application Ref: 22/01125/P- Proposed Garden Room at: 14 Rhodes Cottages, Lime Grove, North Berwick EH39 5NL

The following points answering the main points of objection are presented in support of this appeal against the Council decision.

- 1 The garden room is only marginally bigger than the room that was previously there. The area of decking has not increased at all.
- 2 The garden room does not obscure the view of the end of the cottages. Indeed from the 2nd fairway on the golf course the only building that obscures the view of the cottages is one built by our next door neighbour.
- 3 The garden room is in keeping with the building we demolished and various other buildings within the Rhodes Cottages neighbouring buildings.
- 4 The garden room does not affect any light going into our neighbours windows.
- 5 The garden room was never built to be a holiday let and will NEVER be used as such. It is a seating area for leisure use of the owners of the cottage.
- 6 The trees were never cut back to enable construction. We pruned the trees recently in conjunction with our neighbours to cut back on pigeon droppings in the garden.
- 7 No one has used the room as yet and there would never be rowdy behaviour or unpleasant smells as has been suggested.
- 8 When we purchased the cottage it was in a state of disrepair and the garden room and associated decking were not fit for purpose. We apologise for not seeking planning, it was an oversight on our part. Our builders did not realise planning was required due to the size of the outbuilding and that we were replacing what was already there with something similar in size.
- 9 We purchased a hot tub for the property but decided against installing it out of respect to our immediate neighbour as we did not want to encourage unnecessary noise.
- 10 Neighbours within the Rhodes Cottages neighbouring buildings having seen the finished building and remarked on what an improvement the garden room and associated landscaping has made.
- 11 There are a number of garden rooms/buildings within the Rhodes Cottages neighbouring buildings which are of a similar form and structure plus the garden room is not in a Conservation Area.
- 12 We have invested a considerable amount in building this garden room and associated landscaping which has been considerably improved and would respectfully suggest that you reconsider the decision taken by East Lothian Council Planning.
- 13 The garden room height is 2500mm and has an area less than 30 sq. m. in line with Planning guidelines.
- 14 We would request a site visit with the Local Review Board to discuss the garden room.