



16 February 2021

Environment  
East Lothian Council  
John Muir House  
Brewery Park  
Haddington  
EH41 3HA

Email [environment@eastlothian.gov.uk](mailto:environment@eastlothian.gov.uk)

Dear Sirs

**Alterations to garages and formation of dormers to form ancillary residential accommodation**

**33 The Village Archerfield Dirleton North Berwick East Lothian EH39 5HT**

**Ref. No: 20/01446/P**

We refer to the above application for planning permission relating to the above subjects, which lie within our community council area. We object to the application on the following grounds.

1. The application heading, as advertised, is misleading. It is stated in the application form to be for "redevelopment of existing garage block to form additional accommodation to the main house". Even that is misleading. It is apparent from the application form that it is for conversion of the existing block of four garages with ancillary accommodation above, to form two semi-detached dwellinghouses, each containing two bedrooms. Apart from the heading, there is no explanation in the form as to how, or whether, these additional dwellinghouses are to be ancillary to the main house. The form is also misleading as the applicant's address is stated to be the same as that of his architect, at Cardrona, near Peebles, whereas we are advised that he is in fact resident in the main house at the application site.
2. In view of the true nature of the two new houses proposed in the application, as explained at 1 above, if the application is granted it will result in there being three separate dwellinghouses on the site. We suggest that this would be the equivalent of infill development, amounting to overdevelopment, which we understand is contrary to the Council's policy within Archerfield Village – as referred to for instance in the refusal of planning permission for an additional house at 51 The Village, reference 13/00851/P. Granting the application would be contrary to that policy. We also note that in the officer Report relating to that application it is stated that the Village is characterised by large two storey houses with detached garages generally set with



spacious garden grounds. Allowing the addition of small semi-detached houses of the kind proposed in the current application would be contrary to that characterization and alien to the environment of the Village as a whole.

3. We cannot see that there would be a need for the existing dwellinghouse have so much additional accommodation as would result in the application being granted, unless it is the intention of the applicant to use the existing and additional accommodation other than for private residential purposes. We understand that such purposes would involve a change of use, for which planning permission would be required but which would be contrary to the Council's planning policy for the area.
4. The present dwellinghouse on the site is very large. If the application is approved, the only garage remaining on the site, to serve all three houses, would be a single garage located in the corner between the house and the present garage block, which appears to have restricted access on account of its corner location. This would be likely to result in the front garden of the site being overcrowded with parked vehicles. It is also understood that the remaining garage, referred to above, has wide doors at the rear, allowing through access for vehicles to the back garden of the present dwellinghouse. This would be contrary to the nature of the surrounding area, would create a precedent which others might seek to follow and would be liable to create a nuisance to the occupiers of neighbouring properties.

For the foregoing reasons we ask you to refuse the application.

Yours faithfully

[REDACTED]

Community Councillor

For and on behalf of Gullane Area Community Council

Email [REDACTED]

Telephone [REDACTED]

