



Planning Enforcement Team

Site Visit

Address: 289/291 Bath Road

Date: 28/04/2010

Reference:427256

Details

Had arranged to meet Mr Toor at the site with Simon Hoets (called ahead the day before).

We looked around the garden (effectively one garden – no boundary fence dividing them) and identified four single storey buildings (two along the east boundary and two along the west boundary). The northern most building on the west side is a brick built building that seems to have replaced an old outbuilding (photos of the building were shown to us by Mr Toor). Planning permission was granted for a replacement building but it has not been built in the location that was approved. The building is internally divided with a toilet/shower. Please note that a condition attached to the approval sought to prevent the instillation of such facilities. Further south on the west side of the site is a wooden built building. We did not gain access to the building but were told that it was used for storage. Opposite, on the east side of the site is a similar wooden built building. Again, access was not obtained but we were told that it was used for storage. A newer, wooden building has recently been constructed to the north of the site on the east side. This is divided into three separate rooms, one of which is used for storage. The others are unused but Mr Toor said that one would be a laundry. Both the empty rooms had a power supply and all three had a separate external door and were not internally connected.

I explained to Mr Toor that it was my view that at least three of the four buildings needed planning permission and didn't have it and that I would write to this effect. He disputed the fact that any other buildings than the new one needed consent but agreed that one did.

I asked how long the property had been used as a Bed and Breakfast and Mr Toor said 20 years.

We looked at the access behind the site and it appeared fairly clean of rubbish. There was a truck there with waste in the back.

He said that 291 had been converted into four flats (planning permission exists for this conversion).



New building to east of site



Inside new building 1



Inside new building 2



Inside new building 3



Garage in rear access seats do belong to the B&B



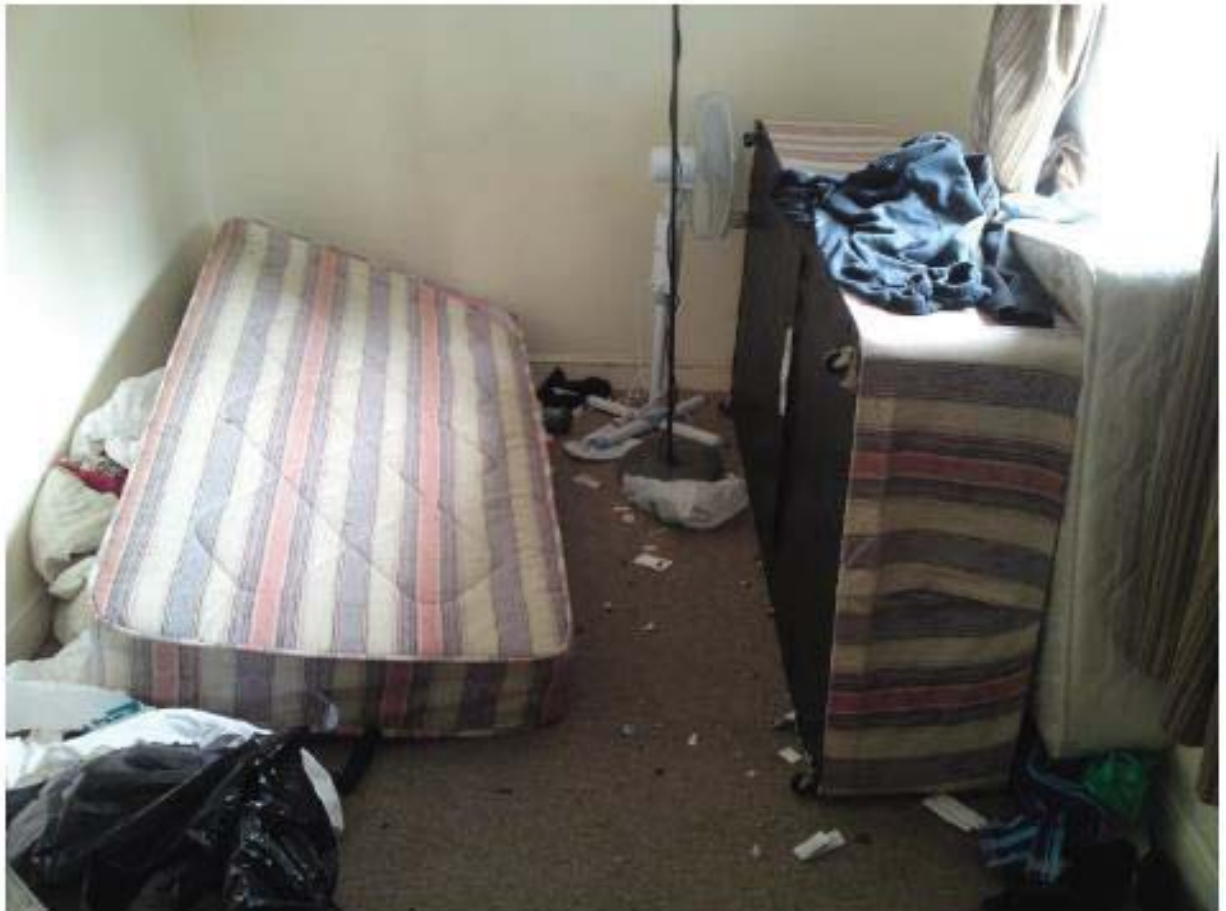
Rear access - clear



Replacement garage/store to rear of site on west side



And again.



Inside garage/store 1



Inside garage/store 2



Inside garage/store 3



Inside garage/store 4



Wooden building to west of site



And again



Wooden building to east of the site (in front of new building)



Inside that building - storage



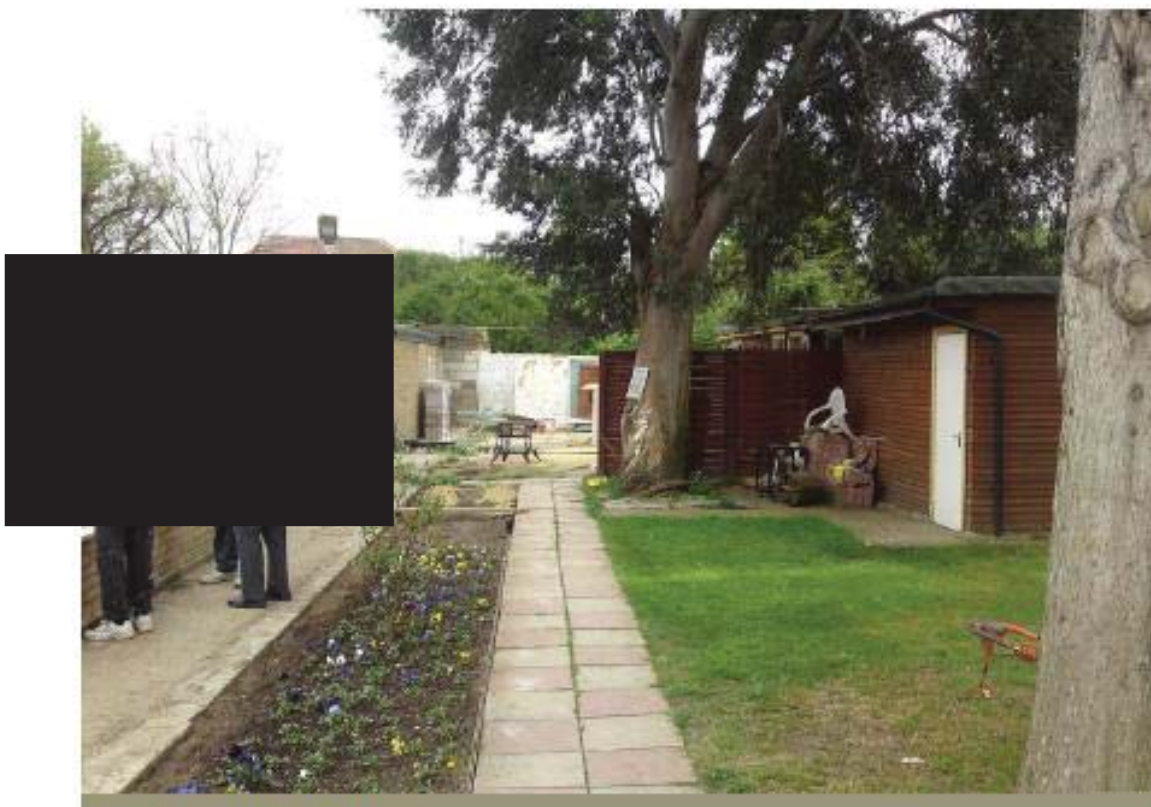
Long view of garden



Looking to east of garden



Looking to west of garden



Long view of garden two



Rear of property



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