

SUPPORTING STATEMENT FOR THE REMOVAL OF CONDITION 2 OF THE APPROVAL.

LAND TO THE WEST OF WARLAWBANK STEADING. RESTON. TD14 5LW

1. The original application was for a dwelling house. We were advised that this would be refused as it was contrary to the council's housing in the countryside policies. The advice was that it would get approval for holiday accommodation.
2. The house has been designed to be fully compliant with the building regulations, for normal living. It is clearly designed for permanent occupation. The site already has a water connection and a septic tank, that was installed for Warlawbank Steading, and has the capacity for this property.
3. The property has been on the market now for several months, but the condition is proving to be too onerous for potential buyers. There has been no interest in the site ,as advertised, for a holiday house.
4. It would appear that the economics of this location do not suit the holiday market. The site is fairly remote, at the top of a hill, which can suffer from extreme winter weather. Access, during this type of weather would only be by 4x4 vehicle, which clearly is only for a minority of potential renters. This reduces the viability of the property. This would greatly reduce the economic value and create an unsuitable business risk.
5. The physical construction is the same for any user and this type of property is now desirable for home working, which his now going to be much more prevalent, due to the ,current, Covid scenario.
6. The addition of this property, to this small hamlet, makes it much more sustainable , to create a small community.

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