

# Modification to Planning Condition

Land at Disused Railway Line, Rachan, Broughton



Planning Statement  
24<sup>th</sup> October 2022

**rm** architecture ltd

bloomfield heatherlie park, selkirk TD7 5AL  
t: 01750 21709  
e: rmarchitecture4@gmail.com

# Modification of Planning Condition

Land at Disused Railway Line, Rachan, Broughton.

## Appraisal

### The Application

The application is to modify Condition No.1 attached to Planning Consent Reference 15/01355/FUL. The condition permits the occupation of the dwelling for self-catering holiday accommodation over a restricted time period. The application seeks to remove this condition to allow the property to be occupied as a private dwelling.

### The Location



The application site lies along a section of disused railway line to the south-west of Rachan Home Farm and is reached from a minor access single track road off the B712 public road between Rachan and Drumelzier.

#### ▪ Planning History

The site was the subject of a Planning Approval ref: 15/01355/FUL for the erection of a holiday chalet along with 3No. Motorhome pitches (see Appendix 2). The application was approved as a delegated decision on 12<sup>th</sup> February 2016 with conditions attached.

## Modification of Planning Condition

Land at Disused Railway Line, Rachan, Broughton.

The construction work on the property is substantially complete and requires an internal fit out for the dwelling to become ready for occupation.



### Planning Proposal

The applicant wishes to have the restriction imposed under Condition 1 of the planning consent ref:15/01355/FUL modified to allow the dwelling to become a private domestic residence.

The application for this modification has come about partly due to the health risk to the applicant following the Covid-19 pandemic. The applicant suffers from a respiratory condition and is at a higher risk of developing serious symptoms in the event of contracting Covid-19. The manner in which the property will be occupied is no longer tenable for the applicant given the frequent turnover of guests and the health risk that presents to the applicant.

The motorhome pitches approved along with the chalet will be relinquished providing sufficient garden ground for the dwelling as a private domestic house



## **Modification of Planning Condition**

Land at Disused Railway Line, Rachan, Broughton.

It is worth noting that the applicant has since further enhanced the external appearance of the chalet (with the approval of the LPA) with areas of natural stone.



The other benefit to be gained from the proposed modification include a clearly defined residential use pattern in the area with the removal of the tourism related activity created by the coming and going of holiday makers & motorhomes. This in itself will result in fewer, safer vehicle movements in and out of the existing access together with less volume of traffic and bulky vehicles along the single track public road.

RM Architecture Ltd  
24<sup>th</sup> October 2022