

Ref 4/26/2155/0E1 LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED USE OF THE EXISTING DWELLINGHOUSE AS SHORT-TERM HOLIDAY LET ACCOMMODATION FOR UP TO 6 GUESTS

3B TOMLIN HOUSE, BEACH ROAD, ST BEES

Part of the application seems to be cut and pasted from another application, referring to 13 North Road rather than a property in St Bees. The floor plan and virtual tour links for 3B Tomlin House indicate only 2 bedrooms and this does not align with the 6 person limit being proposed. This would appear to be an increase in occupancy density and would require careful consideration.

Short term lets are a hollowing out of local communities in the St Bees area where there is already an abundance of underused rentals and is contrary to the base need for homes of an affordable nature in St Bees to keep alive the sense of community. St Bees is short of affordable family homes.

The application needs to be revised and focused on detailing the intent being submitted and would benefit from a proper internal layout of how the home is currently set up in order to understand the implications of the accommodation being proposed. The layout referred to does not align with the occupancy level being quoted.

The application states that the owners will not be on site but there is no information on oversight and management of the let eg .how is the let to be marketed, and what rules will be in place to ensure the privacy and enjoyment of residents in neighbouring properties. There is no market review of the need for this conversion.

For all the reasons stated above the application should be refused in its current form.