

Planning Statement

4/18/2296/0F1 - Blackbeck Inn, Blackbeck, Egremont

Economic Viability

Following the initial Planning Statement submitted as part of the earlier details, this statement sets out updated circumstances and the rationale for the amended proposal for a new single dwelling.

The proposed development of a new dwelling situated on-site at the Blackbeck Inn is to ensure the ongoing long term viability of the business.

Due to the nature of the business, a 24-hour presence on site is required. Whilst this is currently accommodated within the existing hotel building it occupies space that would be better used for letting accommodation which would, in turn, improve the economic viability of the business. The current accommodation is also unsuitable as a family home.

The previous statement successfully argues that for the business to remain viable there is an essential need for on-site management accommodation. That need has been accepted and agreed by the local planning authority.

The original statement was submitted some time ago and since that submission circumstances have changed. Previously it was envisioned that only a 2-bed dwelling was required however this did not take in to account the needs of a growing family. Therefore this proposal amends the original application to allow for a modest-sized 4-bed house which will enable the applicants current family to grow without the need to seek a substantial extension to the original proposal or lead to the possibility that the applicant must seek alternative accommodation off-site and thus place the viability of the business in jeopardy once again.

The application for a 4-bed house is therefore submitted so that the long term viability of the business is ensured.

Providing 4 bedrooms allows the current family of 3 to grow without the need to move away or extend the dwelling. It also allows for a spare room for occasional guests and as use as a home/business office freeing more space in the business to offer more letting rooms.

In summary, the previous proposal for a 2-bed house does not address the long term viability of the business as it assumes the on-site manager is a single person or does not have a growing family. This proposal for a 4-bed dwelling allows for a more realistic long term investment into the business ensuring its long term viability.

Design & Location

The proposed dwelling is located adjacent to the existing grouping of buildings and will require the relocation of the BBQ huts. The location of these and details will be handled in a separate application at a later date if required.

A critical minimum distance of 6m from the rear boundary is required to meet fire regulations. This dimension dictates the extent at which the proposal must extend toward the A595.

The amended proposal extends into the metalled area of the hotel car park but does not occupy any car parking spaces or area required for vehicular turning. The car park currently has a capacity for 70 cars and this will not change. The dwelling has its own dedicated 3 spaces.

The public car park is accessed via the purpose-built access to the north-west. This is not to be altered or restricted by the amended proposal.

The apparent access to the south-east running to the side of the hotel does not serve the public car park as it is substandard and replaced in its entirety by the purpose-built access to the north-west.

The location of the amended proposal is such that it does not require the loss or alteration of any facilities required for the essential running of the business. Only the BBQ huts will require relocation, indicative locations are shown on the site layout drawing.