

Oliver Hoban

From: Chloe Wootton
Sent: 21 September 2023 15:13
To: Development Control
Subject: FW: Planning App 4/23/2243/0F1 - Change of Use from Dwelling to Airbnb House, 7 Hilton Terrace, Whitehaven

Hi, Please can you add these comments to the website.

Please note that the advice in this email is given in good faith on the basis of the information available at the present time. The advice may be subject to revision following further examination or consultation, or where additional information comes to light, and is therefore not binding on any future recommendation which may be made to the Council or any formal decision by the Council.

Kind regards

Chloe Wootton

Planning Officer | Development Management
Thriving Place and Investment | Cumberland Council
The Market Hall | Market Place | Whitehaven | CA28 7JG



From: Kevan Buck
Sent: Tuesday, September 19, 2023 1:44 PM
To: Chloe Wootton
Subject: Planning App 4/23/2243/0F1 - Change of Use from Dwelling to Airbnb House, 7 Hilton Terrace, Whitehaven

Dear Chloe

Further to the above planning application.

The Environmental Health team have no objection to the general principle of the change of use to a short-term holiday let but are not happy with the proposed elevated rear balcony.

The terrace is situated on a hill, sloping upwards from both gable to gable / party wall and front to back, with the rear gardens sequentially stepped with the rising contours.

Whilst the far back of the rear gardens forms the highest external point of each property on the terrace, the stepped design of each respective garden does afford some element of privacy.

The elevated design of the prospective rear balcony at number 7, however, would partially but significantly circumvent this stepped arrangement and create an external level off the back of the property that in turn would reduce privacy of neighbours and would dominate the external viewpoint across the other rear gardens of at least nine other dwellings on the terrace.

This prominent lofted position may also allow for later evening / night disturbance from patrons using the proposed balcony that would unduly affect other residents. The rear bedrooms of other dwellings on the terrace are within earshot of the proposed balcony. This, together with the current quiet, sheltered nature of the rear terrace, is likely to cause noise disturbance to residents and loss of amenity.

An acceptable alternative would be to renovate the rear garden of no.7 on its current levels so that it may both provide an attractive useable external area but one that fitted in with the immediate environment.

Regards

Kevan Buck

Environmental Health Officer - Environmental Health
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cumberland.gov.uk

