

## Supporting Statement

### **Property Address:**

Hampton House  
29 Main St  
St Bees  
Cumbria  
CA27 0AD

### **Proposal:**

Change of Use from C3 Dwelling to Holiday Let

### **Overview:**

Hampton House is a 7 Bedroom property with 2 bathrooms and a separate WC.

The entire property is to be let out using Sykes Cottages with a target market of multi-generational holidays. For example, Grandma or Grandads 75<sup>th</sup> Birthday, their 3 kids and the 6 grandkids.

It is estimated that 34 annual bookings will be made for a mix of short stays, (Monday to Friday, Friday to Monday) or week long stays.

All bookings are managed by Sykes Cottages, a significant Good Housekeeping Bond must be provided by each booking for every visit to ensure good behaviour and the property is treated with due respect.

Handovers will be managed by a local cleaning & maintenance company that specialises in Holiday let properties.

As the property is to be maintained at a 4 Star standard, maintenance will occur whenever needed at each and every handover.