

Planning Reference 4/26/2217/0F1

Beach Road Café St.Bees

Change of use of part ground floor from domestic use to commercial use, installation of new entrance to first floor accommodation and alter existing window to form serving hatch.

STATEMENT

The natural habitat on the periphery of the property will not be impacted by any of the proposed works. The development will be localised to the existing footprint as noted on the application plans. The only physical work will be the straight replacement of the existing front window to one that will be a serving hatch and the removal of a window, opening up of wall below and replacing with a door and side light all annotated clearly on the application plans.

The first floor accommodation is already formed and no further works will be carried out to the fabric of the roof or building

John Reed for the Applicant