

## **CONCLUSION**

The proposed scheme would see the Change of use of an existing dwelling, with permission to operate as a Guest House to enable full use of the building by providing a permanent dwelling for the owner with the additional tourism based facility of holiday let and will have no impact on the locality or indeed the built environment, but will strengthen the sustainability and operation of local businesses and the area in general.

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# PLANNING STATEMENT

SH/KT/23/PS

Littlebeck Warren, Hayescastle Road, Disitngton, Workington

## INTRODUCTION

The proposed scheme is on land as indicated on the OS and Block Plan extracts submitted as part of this Planning Application.

The site is currently used as a Domestic Dwelling and has approval for Bed and Breakfast for 5 letting bedrooms Ref: 4/11/2369/OF1.

The Copeland Local Plan welcomes tourism related applications, that will provide for the longer term sustainability of attractions and services offered in the area.

## BACKGROUND

The building has been used as a dwelling by the present owners and has permission to operate, part of the building as a guest house with a maximum 5 lettable bedrooms and has off street parking and amenity areas around the property..

## PROPOSED SCHEME

The proposal is to apply for a change of use of the current approval to enable its use as a family dwelling and have the ability, to offer holiday let, in lieu of guest house facilities. This will enable families to visit the area and in so doing will promote the Western Lakes as a tourism area. The dwelling is located on the South West end of the village, which gives potential clients the choice of many options from walks along the coast, cycling, with the cycle track close by or just a short drive to the beauty of the Lakes and will in addition promote potential growth and sustainability of the area, whilst also retaining the use as a dwelling for the owner.

## DESIGN

There are to be no structural alterations undertaken to the external fabric of the building as part of this application.

## ACCESS

The site benefits from having existing highway access for Hayescastle Road and the property has a double garage and parking provision within the site curtilage which will be unaltered as part of this Change of Use Application.