

Hernhill, Manor Lane, Abbots Leigh

Removal of Condition - Section 73 Application

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Application No: 20/P/1489/FUH
Applicant: Sarah Cox
Site: Hernhill, Manor Lane, Abbots Leigh,
North Somerset

Description:
Demolition of porch and decking to the main house. Proposed single storey rear extension with new terrace and balcony. Demolition of lean-to and proposed conversion of garage structure into studio and ancillary accommodation to the main house

Removal of Condition 4

This application seeks to remove Condition 4 of planning application 20/P/1489/FUH which states:

‘The garage conversion hereby permitted shall not be used except for private and domestic purposes and shall at no times be used for any commercial or business purposes whatsoever.

Reason: In the interests of the living conditions of nearby residents and in accordance with policy CS3 of the North Somerset Core Strategy.’

The applicants at Hernhill have been made aware that the neighbouring house at The Beeches, Manor Road have no planning permission for an outbuilding which has been converted for Airbnb use. An enquiry has been raised whereby North Somerset council have responded with the following in relation to the conversion and building use:

Date: 29 June 2021
Reference: 20/00260/UAW
Contact: Chris Joannou

It is considered that the works conducted would be approved through application.

We then had to consider whether the use of the stable as an airbnb caused sufficient harm to warrant the use of formal enforcement measures.

From our assessment, we have no evidence to suggest that the degree of activity would not be approved via an application. Planning permission is likely to be granted, based on the information we presently hold.

This application seeks to remove Condition 4 for Hernhill on the basis that there is a precedent set for this type of Airbnb use in a converted outbuilding as the council clearly state that planning permission would be granted on the neighbouring situation.

The outbuilding at Hernhill bears no difference to the conversion at The Beeches which the council have accepted.