

Staythorpe House, Loughbon, Orston: CHANGE of USE of OFFICE to SHORT TERM HOLIDAY LET
Supporting Statement for Planning Application

Staythorpe House is a three-bedroom family home, originally built in 1870 and located on Loughbon in the centre of the village of Orston.

To the rear of the property is an outbuilding, previously used by the former occupiers as an open plan office.

Planning permission was originally granted for the outbuilding to be converted to offices in 1996 [96/00836/FUL]. An extension was approved in 1997[97/00539/FUL].

The house and outbuilding have a shared driveway accommodating 3 cars, with the outbuilding being set back from the road.

Located within the curtilage of the dwelling house, with its own private courtyard, the outbuilding could be used for purposes incidental to the enjoyment of the dwelling house, without the need for a planning application. This could include for example use as a guest annexe for the principal dwelling.

This application proposes the change of use of the unit from office to short term holiday let, with one designated bedroom. There is buoyant demand for this type of facility in the local area and there is some considerable evidence of similar units being marketed in the local area. The use can be accommodated in this instance without impacting upon the character and appearance of the locality and without impacting upon residential amenity.

Minimal works will be required to the property, although the existing bathroom and kitchen will be updated. The outbuilding will continue to have its own designated single parking space.

It is anticipated that the property will be rented out for 90 days per year, while the principal dwelling will remain occupied full time by the residents. As a short-term holiday let the property would not be occupied as a permanent dwelling or by any persons for a continuous period exceeding 28 days in any calendar year.

The proposed use will not cause a more traffic-intensive development than has already been approved elsewhere in the village; being set back from the road it will not impact Loughbon with additional noise or traffic.

The property is not intended to be used as a separate private residential unit, and use would remain incidental to the principal dwelling. Further, the proposals will ensure that the historic outbuilding is maintained to a high standard, in order to protect these assets and their contribution to the villages area setting.