

Subject of Application

Overview

The house is a 1960s/70s build, built for an ex-mayor of Cromer.

In the 1980s/90s it was a 3 bed B&B with what is now an office, used as the owner's bedroom.

We have carried out a few small renovations to the property in the nearly 9 years we have been here, one of which (the most major) was to build a triple detached garage with annexe above.

The annexe is for overspill for family when they come to stay. The application was successful and we started work in 2018. Unfortunately, we could not afford to pay for the works to be done by others so we spent all our evenings and weekends building it and after 4 years it was finally finished and signed off by building control December 2022.

We now have the house to renovate with a few major works happening internally i.e installation of new kitchen, new Heating System and in-fill of front porch with new front door.

Also externally, we are looking to change all the windows from the current upvc/wood/aluminium mix and bring it all up to current day upvc double glazed units, the driveway needs doing and the garden needs a landscaping, this will all need to be done at a later date.

We are also changing the façade from 1960s mock York-stone concrete blocks to flint and red brick more in keeping with the North Norfolk look (planning has already been passed).

Obviously these changes are costly and we have limited means of income to pay for them.

With the annexe mainly empty until family come we feel it would be prudent to let out the annexe as a holiday let when the family are not up here.

This would work well as the annex has a self-contained bathroom/shower room, kitchen, bedroom and living room with balcony over our woodland.

We have also made provision for a parking space and electric car charging point as my partner has an EV (the potential clients could use this if they needed). With the permission, we could get another bin from the council which would stand with our current bin storage.

The annexe would still be used as ancillary to the house and the family would have to tell us in advance when they are coming so it didn't clash with any bookings.

This would be a business and we would be looking to pay business rates on the holiday let this would increase our income so we can afford to renovate the main house and also (as of recent changes) pay our mortgage which is set to double at end of this year. Also, obviously it would be bringing money into the local area boosting the economy.

Access is onto Metton Road, which although not ideal, ourselves and our visitors have not had any problems, and with a number of caravan/holiday premises already on Metton Road - Bramble Park caravan site, Four Winds self-catering holiday barns and Oakwood Park (which has very awkward access and they have caravans pulling in and out). We can't see that 1 other vehicle should cause a problem, as we stated before our house used to be a 3 bed B&B so there would have been 3 extra cars going onto Metton Road.

We have a Mirror which we will upgrade to be bigger and the hedge and verges are kept low for maximum visibility.

The property itself is in Cromer bordering Felbrigg and is a 10 minute walk to Felbrigg Hall and 20 minutes to Cromer town centre.

We would look to supply bikes for the walk into Cromer as there are no footpaths until Amazona Zoo although currently people walk the road from Fourwinds to Cromer without issue.

We love living here and do not want to have to move but this could be a possibility, as stated earlier, as our mortgage is due to double in December and we will not be able to afford to stay here, hence why we have made the decision to try and run the annex as a holiday let.

We hope this is a good insight as to why this application is going ahead and look forward to hearing from you with your decision. If you need any further information please do not hesitate to contact me.

Kind regards

Duane Wright & Clare Mangham