

31 Key Way,
Fulford,
YORK,
YO31 7PW.

10th October 2023.

Your Ref: 23/00768/FUL.

Dear City Of York Planning Department,

Please find enclosed four copies of the above referenced planning application. I have also enclosed copies of the brochure in regard to the short term let at 17 Penley's Grove Street, and copies of the contract to the same property, I hope you find these useful.

I started letting 17 Penley's Grove Street as a short term let in August of 2021. The property is an end terrace with enclosed rear garden and off road parking for up to four cars. It is advertised and managed by City Letts of Fossgate, York. City Letts also provide the cleaners.

Sadly, I am aware that City Of York Council has received complaints From (I believe) one neighbouring property, but hopefully the brochure and contract will demonstrate that I allow neither stag or hen parties at 17 Penley's Grove Street. Unfortunately, it would appear that not all guests tell the truth as to why they are visiting York, which is very regrettable.

In light of this it was then suggested to me by City Letts to employ a security company to deliver a letter explaining to guests their responsibilities whilst staying at Penley's Grove Street, which I did.

I then decided to back up this initiative by requiring guests to pay a deposit of £100, and explaining to them that a telephone number has been given to neighbouring properties, and if they have any concerns, they can call the number. An employee from the security company will then visit 17 Penley's Grove Street and remind the guests of their responsibilities whilst staying in the house. If this visit is required, the £100 deposit will be forfeited. To my knowledge, this telephone number has never been used.

I am writing this in an attempt to demonstrate that I have taken my neighbours concerns seriously and I believe that I have taken all reasonable steps to try to ensure our guests act responsibly and consider other homes around them during their stay.

I feel it is also important to mention that my wife Donna and I recently had a conversation with a couple who lives directly opposite 17 Penley's Grove Street. We explained some of the complaints that have been received, their response was one of disbelief, they “ did not recognise “ any of these complaints. Despite this conversation, should we be allowed to continue as a short term let, we will endeavour to only allow responsible guests at Penley's Grove Street.

Finally, I would like to apologise for not lodging my application before now. The reason for this is, because of the complaints we have received from the neighbour, I have regrettably put No 17 on the market. I was hopeful that it would sell quickly, so the need for planning permission would no longer be relevant, sadly however this has not been the case.

If you have any questions, or I can be of assistance in any way, please do not hesitate to contact me, thank you.



CHRISTOPHER RYMER.