

**For:**

**Planning Department**

**East Riding of Yorkshire Council**

**Ref 23 34**

**September 2023**

## **Design & Access Statement**

**Change of Use From Manager's Accommodation to Holiday Bungalow.**

**26 Kenwood, Hollym, East Riding of Yorkshire, HU19 2PR.**

**ETTRIDGE**

**ARCHITECTURE**

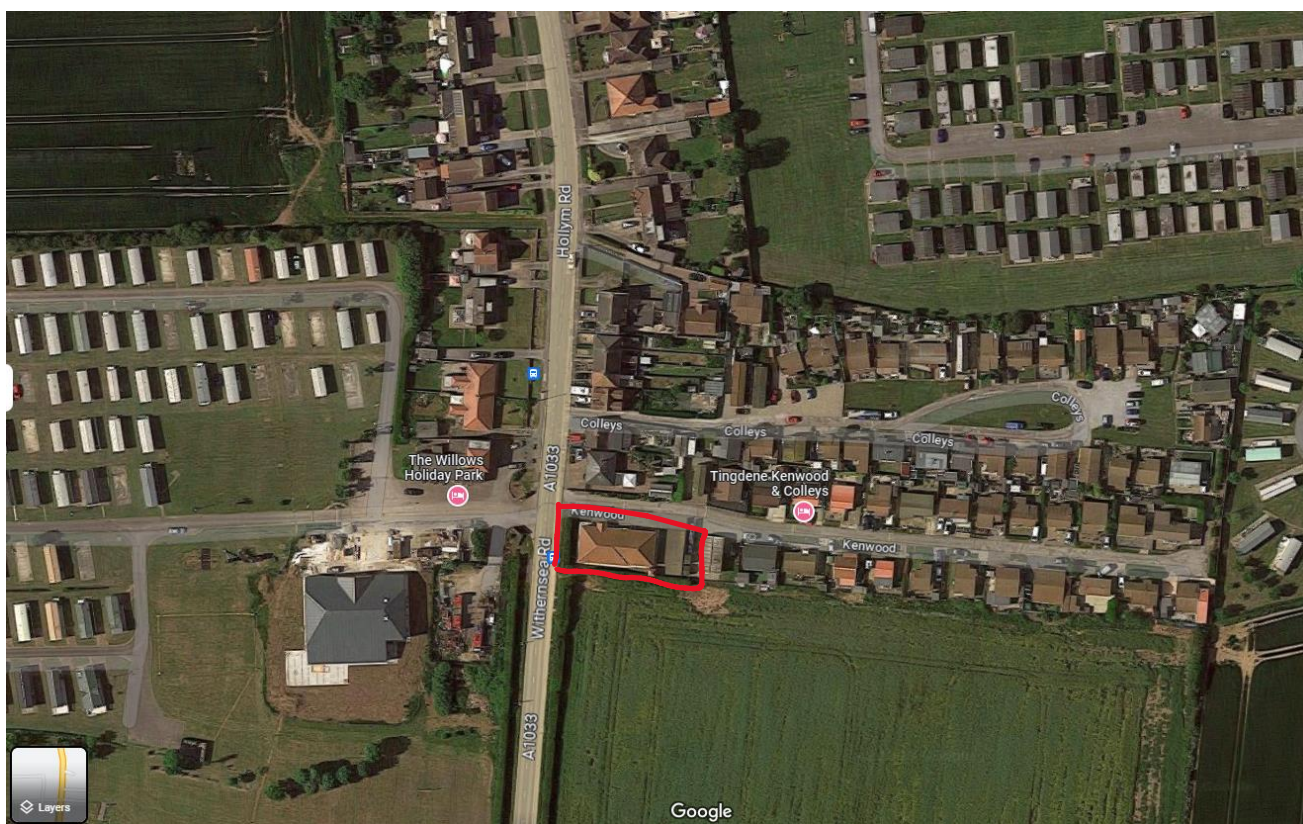
# Design & Access Statement

## Change of Use From Manager's Accommodation to Holiday Bungalow.

26 Kenwood, Hollym, East Riding of Yorkshire, HU19 2PR.

### 1. Introduction

The existing site is on the main road into Withernsea. Abutting the village boundary. The bungalow has been part of the Tingdene holiday Park and used as manager's accommodation.



**Image 1** – Existing site (courtesy Google Earth).

The application is for a change of use to use the bungalow for holiday accommodation. The new owners wish to use it as holiday accommodation for themselves and their wider family plus as a holiday let.

The bungalow will be marketed as a wheelchair accessible holiday let, as there is a demand in the area. The mother of the applicant is wheelchair bound, so the bungalow, along with very wide corridors and spacious bathrooms will be very well suited.

Further minor adaptations such as grabrails and handles will enhance the experience for wheelchair users and holidaymakers with disabilities.

The existing property sits well within the street-scene with other bungalows adjacent. These are within the boundary of Withernsea.



**Image 2** – Site showing 26 Kenwood at the end of the row of bungalows.

## **2. Planning History**

This application follows recent planning approvals at the property for change of use to holiday accommodation.

Reference: 20/03468/PLF

Subdivision of existing manager's bungalow to form two holiday bungalows with associated alterations and erection of an additional porch canopy.

Followed by: **21/01744/VAR**

Variation of Condition 10 (approved plans) of planning permission 20/03468/PLF (Subdivision of existing manager's bungalow to form two holiday bungalows with associated alterations and erection of an additional porch canopy) to allow external and internal design modifications.

However, these approvals proposed to split the property into two. This current application only differs in the fact that we propose to leave the building 'as is'.

As described above, the abundance of space is ideal for wheelchair users, but also the amount of work required to split the building into two is counter-productive to the investment.

As well as being cost-prohibitive to split into two, it also reduces the privacy (and holiday experience) on the site and will increase the requirement for parking.

Keeping the property 'as is' seems very sensible and will also omit the nuisance of noise and dust whilst the development takes place.

The previous approvals were supported by the Parish Council.

The site is not at risk of flooding.

### **3. Parking & Transport**

The parking arrangements are more than adequate. As the previous approvals were for two holiday lets, the car and parking demand is essentially halved.

There is ample space for parking on site and to store cycles securely.

### **4. Access**

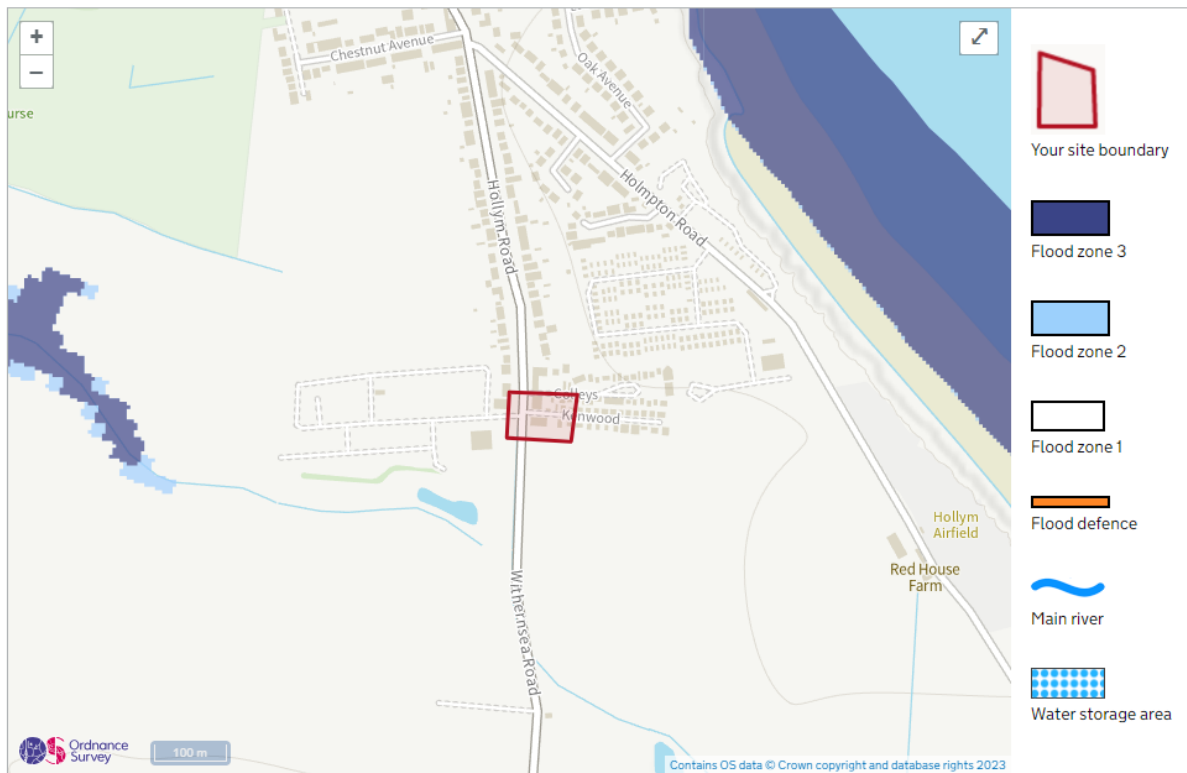
All works will be designed to Building Regulations Approved Document 'M'.

### **5. Flood Risk**

The site is not at risk of flooding. See below (extract from Flood Maps for Planning). It is in flood zone 1.

## Flood map showing the flood zone your site is in

The map shows the flood risk to your site and the surrounding area.



▶ [What the flood map shows](#)

**Image 3** – Extract from 'Flood Map for Planning'

[https://flood-map-for-planning.service.gov.uk/flood-zone-results?polygon=\[\[534725,426456\],\[534821,426452\],\[534812,426386\],\[534721,426391\],\[534725,426456\]\]&center=\[534771,426421\]&location=withernsea](https://flood-map-for-planning.service.gov.uk/flood-zone-results?polygon=[[534725,426456],[534821,426452],[534812,426386],[534721,426391],[534725,426456]]&center=[534771,426421]&location=withernsea)

**David Ettridge RIBA**

For and on behalf of Ettridge Architecture Ltd.