



PLANNING STATEMENT IN CONNECTION WITH A PLANNING APPLICATION FOR THE CHANGE OF USE FROM GUEST HOUSE TO DWELLING AT 22 WEYDALE AVENUE SCARBOROUGH NORTH YORKSHIRE YO12 6AX

22 Weydale Avenue is situated on the west side of Weydale Avenue close to the southern junction with Scardale Crescent. Previously a pre World War Two detached two storey dwelling. This has then undergone various stages of development into a Guest House including forming a second floor in the roof space in a Mansard design, which appears regularly within the surrounding areas, plus single storey extensions to the rear and side. The ground floor rooms are allocated to living accommodation to the previous owners and public rooms in connection with the Guest House. The first and second floors have guest bedrooms which have had en suite bathrooms built within the rooms. By today's standards these rooms appear to be rather small when equipped with the necessary bedroom furniture. The Guest House cannot provide easy access to the first and second floors for disabled persons and when converted insulation within the walls was probably not undertaken. To bring this particular Guest House up to more modern standards to include lift and re-siting of bedrooms would entail major construction and finance and would actually lead to a reduction in bedroom numbers. Modern day hotels now provide disabled access as standard to all floors, restaurant facilities, bar, and even spas and pools.

There is no problem with the Local Authority through its adopted Policies to try and maintain numbers of guest bedrooms but in reality neither the Local Authority nor Guest Houses and Hotels cannot predict occupation numbers. Over the past few years many Guest Houses have appeared on the market for sale due to decline in visitor numbers and also competition from new chain hotels. Some have been divided into flats and to houses in multiple occupation.

The applicant has purchased this particular property as it suits a particular need in the floor space and light provided. The whole of the premises will be used for domestic purposes only. There will be no internal or external alterations to the building. The building lies within an area of both Guest Houses and Hotels and detached domestic dwellings therefore there is no conflict with the proposed change of use. There is no loss or gain in floor area or in the number of rooms. One impact on the area which would be a bonus is the reduction of delivery vehicles associated with Hotels and Guest Houses in general. This also helps air quality and traffic management in the local area.

Possible reasons for the sale of the property as the buyers were obviously were not made privy to all the issues as follows :-

- a. Guest House Trade may not have been financially viable with so much competition from larger Hotels with better and more modern facilities.
- b. Guests expectations are now very high and The Lysander (22 Weydale Avenue) may not have been able to update the facilities to meet these standards without major investment which was not viable for the size and layout of the property.
- c. There may have been difficulties in obtaining and retaining staff within the Hospitality Trade which is a known problem where the larger establishments are able to offer higher wages.
- d. The property now requires an urgent programme of significant repairs and a substantial works schedule put in place to address long standing problems where possibly the Business income has not provided the funds to do this.
- e. Commercial utility costs e.g. gas and electric consumption has kept increasing whereby in an older property with less heat retention this may have become unviable.
- f. The heavy burden of work involved in running this smaller Family owned Residential Guest House may have just not been workable or viable any longer.
- g. We were lead to understand that the previous owners felt they could no longer continue under the current circumstances resulting in the sale of the property.