

Sarah Hardy
3C Eagle Wing
Temple Quay House
2 The Square Bristol
BS1 6PN

7th March 2023

You Ref: APP/Z0835/W/22/3301914

To the Inspectorate

Town and Country Planning Act 1990
Appeal by Mrs Carmen Stevens
Site Address: 2 Matthews Field, Church Road, Hugh Town, St Mary's,
TR21 0NA

RESPONSE TO LPA APPEAL STATEMENT

Reference LPA Appeal statement paragraphs:

- 1: States "*installation of kitchenettes as proposed did not in itself require planning permission*" we were never advised of this important fact.

States "*but the creation of an external means of access to the upper floor*" No creation of an external means of access was applied for or has occurred. States "*separate occupation of the two units*" nothing has changed from our planning permission 2018: P/18/052/HH

- 2 No comment

- 3 States "*two kitchenettes within each room*". There is one kitchenette in each room.

States: "*separate access to ground floor accommodation*". Originally when we bought the house there was one front access which is still existing and two rear access doors to the ground floor. One of the rear access doors was blocked up and the other still exists as per Planning permission 2018: P/18/052/HH

States: "*The first floor accommodation would be accessed using stairs via the front entrance to the building*". This is how our home has always been.

- 7/8 Refer to our letter dated 14.2.22 emailed to Lisa Walton, Planning Officer.

9. *Part (5) of Policy WC5 (Part 1) “unless a certificate of lawful use has been obtained to demonstrate that the use of the property, as a C1 guesthouse is lawful”.*

Our response: Reference Paragraph 1 stating that we did not need to apply for planning permission to install kitchenettes then the point of requiring a Certificate of Lawful Use is un-necessary. Also as it takes 10 years to gain a Certificate of Lawful Use we feel the relevant policy is unreasonable and ageist to people 60 years and older

10. “R1” refer our response to 9 above.
11. Refer to our letter dated 14.2.22 emailed to Lisa Walton, Planning Officer.
12. No comment
13. *“upper floor and let out as holiday suites”* link supplied. Our Response: Our advert in the link does not state that we offer self catering and the advert is listed under B&B for searches. We do state: ‘Each studio room is fitted with a fridge, microwave, dining table/chairs and also a comfortable sitting area’ ‘Breakfast options are available’.
14. No comment
15. See our letter dated 14.2.22 emailed to Lisa Walton, Planning Officer.
16. No comment

In conclusion, given that the *“installation of kitchenettes as proposed did not in itself require planning permission”* (Paragraph 1), why were we advised to submit a planning application for sub-division of the house? Surely planning permission would only be required for the porch over the existing rear entrance?

