

REFERENCE

Application: 24/1427/FUL

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Proposal: To exceed 90 days use of Airbnb

Site: 2 Palace Gate Hampton Court Road Hampton East Molesey

Applicant: Alexander Fox

Planning Statement

1. Introduction

This relates to a Change of Use from dwelling to short-term lets accommodation to allow for 90 days + of Air BNB (or like accommodation) for short terms stays of families/ those travelling together as a unit. No other changes are required.

2. Description of the Proposal

The property will continue to be used on occasion as a family home and no works have been or are required for the planned change in use. The increased use as AirBnB is expected to enhance access to the site and contribute positively to the local area as local businesses are supported. The property promotes environmentally positive living. The proposal supports a locally based (and owned) micro business.

3. Site Analysis

The site has been used as AirBnB for a considerable amount of years preceding our purchase. Since we took over the AirBnB business is now taking off and planning permission is required to reflect the uptick in demand to stay. The adjacent sites (run by commercial enterprises) are used for hotel and public house and/ or cafe use and the guests use the local amenities and support local business. Local businesses support the property for food supply, cleaning and maintenance support.

4. Compliance with Local Planning Policies:

We have considered RBC planning polices/ the local plan, Please see above Heritage Statement (and incorporate that in this response) showing the sympathetic use of the property in line with the local plan. The change of use funds the good upkeep of the property in line with the setting/ local area. The planned use enhances the Local Centre of Hampton Village as it improves the frontage consistent with the neighbouring traders and heavy tourist and local footfall. There is significant capacity being introduced by new builds near Hampton Court station so this change of use does not materially impact local housing supply but enhances the setting's offering of affordable short term lettings for larger families.

5. Sustainability and Energy Efficiency:

Guests are encouraged to use local mass transport as much as possible (good train and bus links are sign posted/ encouraged on our website and in our guest book). None of our paying guests over the past two years have been known to bring a car into the area. Safe cycle storage for 5 + pedal bikes is provided. Recycling facilities are provided and encouraged. Heating is on a timer and only on during guest stay. No air conditioning facilities are offered (all to reduce the impact on the environment).

6. Access and Infrastructure:

Front and rear door access (the latter permitting wheel chair use for ground floor). There is unimpeded space outside the house for safe temporary loading, allowing elderly or disabled guests to visit the property.

7. Conclusion

We would like to apply for permission to increase the volume of short-let of our property to over 90 days per year, primarily to fund the maintenance and improvement of this beautiful, period property with history integral to the local area. Without adequate funds, the cost of maintaining and improving such an old property (with a substantial mortgage) will not be sustainable. We have witnessed first-hand the care guests have taken to keep the house and the local area in good condition, and have verbal and written evidence of their positive contribution to the local economy. We personally enjoy the beautiful surroundings and community feel, both of Palace Gate and the local area. We are keen to share and promote these lovely surroundings with a sustainability focus.