

Planning Statement

Foreshore, Coast Road, Littlestone. TN28 8QZ

Change of Use

Mr B Boudierba

Job Number 18056DJ

Business Proposals:

My client is looking to change the listing of Foreshore from C2 to C1.

I am told that the building was purchased by the applicant some 11 years ago. At the time it had been used as a Nursing Home, but not at the time of purchase.

My client then applied for and was granted a licence for HMO, this has since that time been renewed twice. I am told that planners did visit in the early days and their advice was that no planning application was required. So, although its official class is for a Nursing Home, it has not been one for 11 years.

We are now looking to use the building as a guest house. There is a great demand in the area from the visiting and temporary workers at the power station.

The property has 19 bedrooms, as the rooms are for single occupancy, if all the guests had a car, along with the 3 part time staff that will give us 22 parking spaces required.

I am informed that Coast Road is a unadopted road, this I can not confirm. Currently there is parking for 30 cars on the frontage either side of Coast Road. I have marked the 22 parking spaces required on drawing S-(13)03. There will be no change to the parking arrangements.