

The Dene, Hook Lane, Aldingbourne, PO20 3TQ

Application for change of use of cottage to use for holiday letting



Supporting statement

1. The property

The Dene is located in Aldingbourne on a site of approximately 4 acres, this being level and well drained. The site lies outside any defined built-up area in the countryside, and is outside the Aldingbourne conservation area. It is not within an AONB and the site has no ecological or other special designation. The property has two long-established accesses from Hook Lane, with a large area for parking. Both the main house and the cottage have been on the site for several hundred years, with the main house undergoing extensive refurbishment and extension 10 years ago.

The cottage has not been used as a separate dwelling during the period of our ownership, and over the last 10 years has been used as a home office and a party room.

2. Change of use and associated works

We are seeking change of use planning permission for holiday letting purposes. A precedent exists as similar permission was granted to Rowemount, the property next to ours, just a few years ago.

The cottage will require some work to return it to the standard required for the holiday letting market as follow:

- The roof will be renewed
- Insulation and damp proofing will be updated to modern standards
- The property will be rewired
- A new kitchen and bathroom will be fitted
- A modern heating system will be installed
- Drainage will be into the current on-site sewage treatment plant

No changes are intended to the overall dimensions of the building and the external finish will be largely unaltered, with the exception of the installation of two Velux roof windows and possible minor changes to windows and doors.

Salient points:

- The property has no bats, owls or other wildlife
- The traffic generated by the proposed use will be negligible, primarily seasonal and can be accommodated safely by the local road system and current property access. It is expected that tenants will largely remain on site to enjoy the current or intended facilities, including a newly refurbished tennis court and gym and other leisure facilities.
- Visitors will contribute to the local economy.
- The cottage is not visible from the road