

IP-17-058

Auriga

RECEIVED BY THE
PLANNING DEPARTMENT
18 JUL 2017

Porthcressa Rd

St Mary's

17.7.2017

SUPPORTING STATEMENT FOR APPLICATION

Auriga is a semi-detached dwelling subdivided into 2 apartments, 1 for personal use and the other as a holiday let. It has been on the market now for 6 years, in 2 guises, a B&B and as the present set-up. We have discussed with the estate agent the best way forward and have concluded that the most likely way to sell is to separate the 2 apartments completely, keeping one for ourselves and selling the other. In order to do this we are applying for the removal of Condition 4 of planning Application P/12/086/COU.

There will be no external alterations necessary to do this. Access to both apartments will be via the front door which leads into a shared hallway which has a cupboard housing all the fuse boxes. There is an existing doorway into the ground floor apartment and a new doorway will be constructed, fireproofed, leading to the stairs up to the 2nd apartment on the 1st and 2nd floors.

As both the electric and water are metered as one, we will have both separated for each unit, with meters for both installed side by side the present meters. Sewage is already in place as there will be no extra waste created. There will be no overlooking from 1 apartment to the other and there will be new soundproofing installed between the 2 apartments.

Refuse bins are at present behind a wooden fence in the back garden which will be removed and a Keter all-weather cupboard put in its place accessible from the side of the house. Any vehicles are parked on permissible public parking on the highway.

Should we get this permission then solicitors will be instructed to legally draw up new deeds for both Auriga and the new "Porthcressa View".

Chris and Sheila Thomas