

HWE

Wendy Strangeway

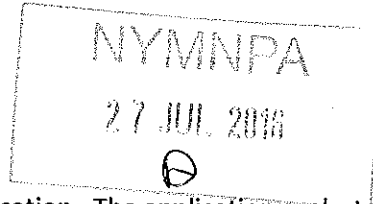
From: Steve Reynolds
Sent: 27 July 2016 16:40
To: Planning
Subject: Application to subdivide to create 1 no. additional unit of residential accommodation for local occupancy letting at Post Office, King Street, Robin Hoods Bay NYM/2016/0500/FL

FAO Helen Webster

Application to subdivide to create 1 no. additional unit of residential accommodation for local occupancy letting at Post Office, King Street, Robin Hoods Bay

Your ref: NYM/2016/0500/FL

Our ref: 16/02497/PSH451



I refer to your e-mail of the 22nd July 2016 regarding the above application. The application seeks to divide the existing property into two separate dwellings (I appreciate that the original dwelling was, historically, three separate dwellings). No further details are given regarding the proposed separate properties but there are several issues which need to be brought to the attention of the applicant should permission be granted:

Front Property

- The front property will require a kitchen and bathroom facilities prior to occupation.

Rear Property

- The rear property appears to have two kitchen areas.
- The first floor living room is accessed through the kitchen area. The latter is a high risk area in terms of fire and the layout needs to be planned such that the fire escape route from the living room is not through the kitchen area.
- The second floor has a second bedroom but this is accessed through another bedroom; this is not a satisfactory arrangement. The layout needs to be revised so as to ensure the second bedroom can be accessed without going through another room.

I am sure that the applicant has taken these matters into consideration and that relevant details have been omitted as they do not necessarily form part of this application. However, in passing comments on this application it would be remiss not to make reference to these issues.

Other than the above points, I would have no objection to the application on housing grounds.

Thanks

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