

Design and Access Statement - Mobile Home, Cedar Orchard, Copse Lane, Hayling Island,
PO11 0QB - Airbnb Proposal

The Mobile home is currently situated in the garden on Cedar Orchard, Copse Lane, Hayling Island, PO11 0QB is currently empty. Its last use was as a successful Airbnb until the owners were contacted by the council regarding the necessity to obtain planning for a change of use. The Airbnb was active for a number of months. Once the council contacted the owners the property seized to be used on Airbnb. The change of use of the property is to convert it from its original residential purpose in to a single, one bedroom Airbnb.

There are a number of shops near by including Hayling farm shop and Hayling Chinese with a main bus route located a 5 minute walk away next to the yew tree pub. The proposed change of use positively utilises a vacant space within a well established area making use of a smart well presented property.

The property comprises of double bedroom, bathroom and an open planned Kitchen/Living room.

The property is fully accessible along side the main property and allocated parking has been provided to support the property. It is noted that the parking is off road on a private drive way and will not cause obstructions to the public roads. There are no accessibility issues with the proposal. Comprehensive instructions will be provided to the users of the mobile home. Down the side of the main property there is sufficient motion detection lights in order for users to see as they walk to the mobile home and a personal contact number will be provided to the users should they have any questions or need assistance. A fire extinguisher and fire blanket have also been added to the property along with smoke detectors. Please see images for egress routes to and from the property

As above there is also a bus stop situated a 5 minute walk from the property. This bus goes all around the island to havant station. Who ever chooses to use the Airbnb will be provided with two non obstructive parking spaces. This is a single floor property with no stair cases. The Airbnb will be self accessible. Users will be provided with a combination to access the key attached to the side of the main house for self check in. Peter Beard will maintain the property. After every use users will be provided with a freshly cleaned property, including new toiletries and bedding etc.

It is considered that the proposal is sympathetic to the setting and will be considered to have a minimal impact on the surrounding area. Both neighbours have been spoken to and are both advocates for the change of use. It is also worth noting that they were both unaware that the property was being used as an active airbnb for a number of months.

Regarding the development. There will be no physical changes to the property and no building work conducted on the mobile home. The Mobile home is ready to let on Airbnb straight away with no modifications. Regarding the electric, plumbing and sewage, these are attached to the main property and share the same access.

If the change of use is accepted each person trying to use the mobile home will be vetted through Airbnb and only those who have a high star rating will be accepted to ensure the property is maintained and the users do not cause trouble to the local community. The property will bring money to the local community by bringing users to the island and allow holiday makers to stay in a secluded well looked after property.

Please see the image pack provided for a comprehensive break down of the property.