

13 Roding Court
Deepdale

Town Planning Dept,

We wish to provide a bed and breakfast facility on our land of 1 hectare at 13 Roding Court in Deepdale, in a fully self contained 1 bedroom with ensuite flat with kitchen, living and dining room plus laundry.

There will no storage of goods or equipment in the building. There will be an absolute minimum of extra noise generated by this proposal. All things remain the same in regard to vibration, smell, electrical and waste etc. and should have no impact on our neighbours.

This venture will not employ people and only private motor vehicles for personal use only will be on the property with compacted blue metal/blue metal dust driveways and parking areas. We propose that this operation will be 24/7 with the flat as the bed and breakfast facility, to have up to 2 people per day staying with access to the gardens and exterior shower/toilet block. The other buildings ie. shed (with living quarters) and greenhouse to remain as our private residence. There will be no unloading of goods other than personal shopping. This property is on a level block with easy access for vehicles and pedestrians via existing sealed roads. Water is provided either from scheme water or rain water tanks.

Continental breakfast will be provided daily, any other meal preparation will be by guests in the fully equipped kitchen or on a BBQ.