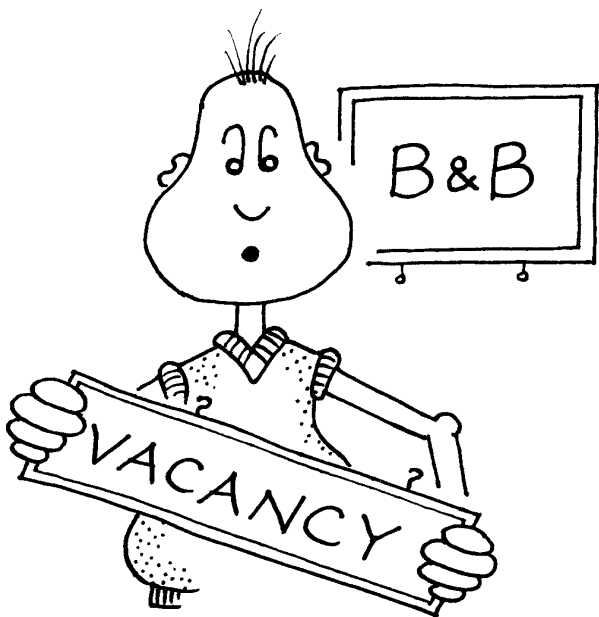


*Guidance Note No 11*

# **BED AND BREAKFAST**



**BOROUGH  
PLANNING**



**DEVELOPMENT**

**CONTROL**

# ***I WANT TO START A BED & BREAKFAST.....***

As families grow and children leave home many householders consider letting a spare room. Reasons vary from supplementing income to keeping active and perhaps meeting new people.

Most will consider implications such as Income Tax or VAT and may even approach Environmental Health or the Fire Service for advice on safety matters, but unless changes are proposed to the house few people realise that planning permission may also be required.

It is commonly believed that up to six guests can be accommodated without permission. This is wrong.

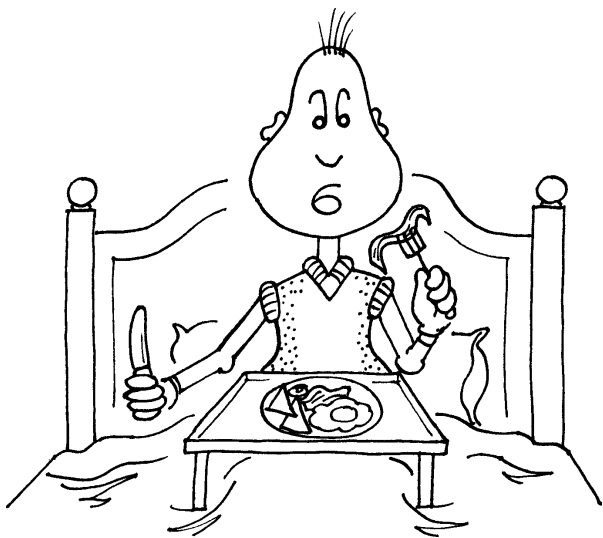
## **Is planning permission needed?**

**Planning permission is required** when the overall character of a house as a private dwelling is affected by the extent of the bed and breakfast use and the use has materially changed.

Unfortunately there is no simple test to identify when planning permission is required. However the main factors which will be considered in assessing the 'change of character' of your dwellinghouse include the following:-

- How many bedrooms does your home have, and how many are used for bed and breakfast guests?
- How many communal rooms (eg bathrooms, living rooms etc) are shared and how many kept private?
- Have you physically altered your home in order to offer Bed & Breakfast?

- How long do your guests stay on average?
- Do you advertise the bed & breakfast use? If so where and how often? (You may need advertisement consent for a sign at your home).
- Do you provide adequate on site car parking facilities for your guests?
- Do you have any rental agreements with long stay guests?



### **"I only want to use the spare room. . . ."**

The use of one room for a regular lodger or occasional holiday letting will not normally require planning permission. This is particularly the case if guests share the family lounge and bathrooms and eat with the family at mealtimes or meals are provided.

Using several rooms will more than likely mean that permission is necessary first. The greater the number of rooms offered, the more an awareness for security is raised; doors are locked and access is restricted within the house. The character of a private house is weakened, the house no longer appears as home for one family throughout and the use has consequently changed. Planning permission will then be required

## **"I only need to keep one bedroom private"**

You will almost certainly need planning permission.

Try as you might you will find it difficult to treat a number of guests or lodgers as members of your family. Limited access within the house has been described. You may also find your neighbours are disturbed by your inability to control access to the house, particularly late at night. Car parking provision may also become an issue

## **Car Parking**

Since car parking is often provided for guests this may also cause a problem by disturbing neighbours. Again this is an indication that the use has developed and planning permission is necessary.

Whether or not planning permission is required it is important that your bed and breakfast does not cause highway safety problems. The Borough Councils parking standards are two spaces per dwelling plus one space per bedroom used for Bed and Breakfast and the spaces should be provided within the curtilage of the dwelling.

## **The future?**

Even if planning permission is not required when you first start to offer bed and breakfast, you may find that the use intensifies over time to such an extent that planning permission becomes necessary at some time in the future.



## Will I get planning permission?

The fact that planning permission is necessary does not mean that it will be refused. The contribution made by tourism to the local economy is an important one which the Council wishes to encourage. It may be that permission is granted subject to conditions relating specifically to your proposal.

However, the law requires the Council to take into account a number of issues when deciding if permission should be granted or refused, for example problems affecting neighbours and highway safety. The Council must balance all of these issues before making a decision.

Where problems exist (or are foreseen) we shall discuss with you whether there are changes which would help. There is also a right of appeal.

The need for planning permission is a legal consideration and since each case is different this leaflet can only provide general guidance.

If you are unsure if Bed & Breakfast use will affect the character of your dwelling or the neighbourhood, and therefore require Planning Permission, please contact the Planning Department for **informal advice** (Tel No overleaf).

## **WHO TO CONTACT**

If having read the advice leaflet, you would still like a formal and definitive answer as to whether planning permission is needed for your proposal, you can apply for a 'Certificate of Lawful Development' from the Planning Department. Application Forms are available on request. There will be a fee for this service.

### **DEVELOPMENT CONTROL**

The Borough Planning staff are based at King's Court, Chapel Street, King's Lynn and are available on

Tel: (01553) 692722

Minicom: (01553) 692138

Fax: (01553) 691663

Planning Assistants deal with specific groups of parishes. If you wish to discuss an application please ask to speak to, or make an appointment with, the assistant dealing with the particular parish

### **BUILDING CONTROL**

You may need building regulations approval to use your dwelling for Bed & Breakfast. Check with a Building Control Surveyor on the number above if in doubt.

### **COUNCIL HOUSES** (and former council houses)

Whether or not you need Planning Permission and Building Regulations approval, you will need permission from the Housing Services Manager if you live in a council property or the Property Services Manager for a former council dwelling.



### **BOROUGH PLANNING**

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