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21st October 2009

Dear Sir,

Supporting Information
Alteration to condition 4 of SM98-0227 from Holiday Use to Residential Annex, Ladymoor View, Holehouse Lane, Brown Edge.

Introduction

Planning permission was originally granted for the conversion of the attached barn at Ladymoor View both to form an extension to the dwelling and create a self-contained holiday unit in June 1998. The development was completed in accordance with the approved plans and for a short period of time the holiday unit was let for the purpose intended and in accordance with Condition 4 of the permission which stipulated that this part of the converted barn should not be occupied on a permanent residential basis. Unfortunately after a relatively short period of time the holiday use became affected by the foot and mouth epidemic of 2002, which completely discouraged holiday lettings in rural areas. Following the foot and mouth epidemic the applicants were approached by persons requiring temporary accommodation in the locality, and two different tenants did reside in the holiday let for around four years. Subsequently the applicants have developed a dog boarding business which they feel, because of the noise aspect, is not compatible with use of the holiday let. At present, and from spring this year, the applicant's daughter and partner have resided in the accommodation as although they are looking for their own property, there is nothing affordable in the area.

The Proposal

The applicants no longer wish to continue the use of that part of the barn intended for holiday letting. They have found the holiday market to be very competitive and with the establishment of their dog kennelling business no longer wish to retain the holiday use. Moreover their family circumstances are such that the self contained accommodation is ideally suited for their daughters requirements, who wishes to live locally but cannot yet afford to acquire her own property. A change in the condition to allow a self contained residential unit would therefore enable the holiday let to provide an alternative use for a member of this household.

Planning Considerations

The premises, Ladymoor View are situated within the designated Green Belt where there is a presumption against most forms of development unrelated to the needs of agricultural, with certain exceptions which includes the conversion of rural buildings. In this particular case the building has already been converted partly to a holiday let and partly as additional living accommodation to the farmhouse. As it is the intention to change the status of the existing accommodation only, no alterations either externally or internally would be required. In planning policy terms as the application is for a residential annex which would be subject to a standard condition preventing the accommodation being let or sold separately from the main property, it is contended that the change in the condition would not result in the creation of a new dwelling unit in the open countryside. Moreover, the change in the terms of the condition would satisfy the needs of a member of the household who requires separate living accommodation for herself and partner, who need to live in the locality.

Conclusion

The change in the condition of the original permission for this converted building would not result in the creation of a new dwelling in the open countryside contrary to Development Plan policies. The applicants accept and appreciate that in such circumstances the condition would be changed to ensure a separate dwelling would not be created in accordance with advice in Circular 11/95 Use of Conditions in Planning Permission, specifically relating to residential annexes. In this particular case the accommodation would be occupied by a member of the household (and partner) and in physical terms would continue to form a part of the main grouping of buildings at Ladymoor View.

Yours Faithfully

S.J. Gower .

Mr. S.J. Gower.