

Application for full planning permission for:

Change of Use of land to Residential

PROPOSAL AND LOCATION DETAILS

The proposal is to change the use of the land and mobile home therein to residential use. The mobile home has been granted permission for a Welfare Unit to be used when attending the site. The application was put together to assist the applicant's grandson who has severe learning difficulties. He is no longer able to live in shared accommodation due to his behavioural issues, and the family have been evicted from regular bricks and mortar living.

Site and Surroundings

The application site measures approximately 1.3 acres and is located in the countryside approximately 1 mile east of the settlement edge of Ratcliffe Culey and is located on the southern side of Sibson Road. The site is bound by dense hedgerow on all boundaries and would be accessed via an existing point on the northeastern corner of the site. The site has been separated, and the residential use is NOT for the whole site. There is a section which will remain undeveloped for a sustainable living project.

There are currently wooden five bar farm gates at the entrance to the site and also within the site, so it is clear which part is residential. 2m post and rail fencing separates the proposed residential area from the undeveloped land and a small amount of closed board fencing is at the entrance to the site.

Planning History

23/00987/CLP - Proposed lawful development certificate for the siting of a caravan for agricultural use

RELEVANT PLANNING POLICIES AND GUIDANCE

Principle of Development

This proposal is for the change of use of a mobile home to that of residential use. The principle therefore should be on the affect this change would have on the local area and whether or not it can be counted towards meeting the housing needs of the Local Authority.

The mobile home benefits from a CLD for it is to be used as a welfare, dayroom facility for the applicant when he visits the land with his grandson who has severe learning disabilities.

There were no conditions or restrictions on the certificate granted with regards to whether this should be permitted to a certain number of days or even if there could be overnight stays. There is no development required, no further buildings to be added and no increase in footfall or traffic considerations compared to that of the site being visited daily by the family.

Townscape and visual impact

The proposal would not introduce any further built form that was already on site. The property has a street address and its design used to enable it to blend in with the surrounding countryside as can be seen from the photos below. It is akin to most barns/stables that are found within the countryside and local to the site itself.

The proposed development would not introduce any external alterations. No development is to take place along the Eastern boundary as this will be kept for the families sustainable living project. This will be to house poultry

The proposal now submitted will not result in the loss of historic integrity of the locally listed building. A balance has been made between the provision of suitable community space and the new introduction of private amenity.

The new proposal would not result in any harm in terms of the appearance of the site to the detriment of the countryside area, street scene and setting. It relates to the change of use of the land and the very special circumstances of the family.

Residential Amenity

The nearest residential property is approximately 150m from the proposal site and the change of use of the land would not result in any undue impact on neighbouring amenity. The proposal would not impact the outlook for neighbours, and the extent of parking and bins are contained within the site itself.

It is acknowledged that there will be some noise and disturbance with increased activity to the site, however in view of the residential surroundings it is not considered that this would be significantly discernible as to result in loss of amenity for neighbouring occupiers. The mobile home already has permission for a welfare/dayroom facility with no restriction on hours/attendance.

The development due to the design and appearance would not now be detrimental to the residential amenities of the occupiers of the adjoining properties and the proposal would therefore comply with policy.

Waste

The proposal already has refuse storage arrangements arranged at the front of the site which are suitably screened. Both the capacity and location of the bins are adequate both in terms of appearance and access. This has no adverse impact on the street scene. This approach is now able to demonstrate capacity, security and appearance and the proposal more than meets policy requirement for suitable refuse storage arrangements.

Flooding

The property has been identified as being located within an area subject to low surface water flooding (1 in 1000yrs). The proposal continues the residential use at this site, and a condition would ensure suitable SUD measures are introduced.

Conclusions

This application relates to a change of use and not a new built form of development. The property to be changed already benefits from planning permission. The change of use will not have an adverse effect on the surrounding area, countryside or have add any increased pressure on the local road network.

Conditions are capable of limited any further development and to control PD rights. This proposal is NOT a scheme to make money but to house the family. If the LPA see fit, a personal permission could also be granted which will allow the applicant and his direct dependents only to reside on site.

The family living her on a permanent residential basis means that they will have a settled base for them and their children and the needs of the 1no child who has severe learning disabilities can be met without any undue pressure on the Local Authority to provide assisted living and a new property for the applicants' family.

We would therefore ask that the Local Authority seek to grant permission for the change of use.