

Avalon

Chartered Town Planning



Town Planning - Architectural Design - Building Regulations - Surveying

PLANNING STATEMENT

FOR

**VARIATION OF CONDITION NO.3 ON APPROVED PLANNING
APPLICATION REF 3/2012/1099**

AT

**FORMER GARAGE ADJACENT TO 1 SWINGLEHURST COTTAGE,
GARSTANG ROAD, CHIPPING, PRESTON, PR3 2QW**

OCTOBER 2014

1.0 **Introduction**

1.1 Planning consent was granted on the 19th March 2013 under reference 3/2012/1099 for the proposed change of use of domestic garaging to form a 1 bedroomed holiday let and for the erection of a single storey building to create a further 2 bedroomed and 1 bedroomed holiday let cottage the garage and land adjacent to 1 Swinglehurst Cottage Garstang Road, Chipping. Works on site have commenced with the erection of the main new build structure although this needs fitting out internally. The purpose of this application together with the accompanying Unilateral Undertaking is to seek consent for the utilisation of the 2 bedroomed holiday cottage as a social residential unit for local occupiers whilst retaining the remaining 2 holiday cottages by varying condition number 3 on the initial consent (3/2012/1099) and at the same time providing an undertaking that the present property occupied by my clients which is subject to a local occupancy condition would be released back for purchase by persons who could demonstrate eligibility within the local community .

2.0 **Planning History**

2.1 The site has an extensive planning history with regards to seeking consent for the development of purpose built managers accommodation at the caravan park and this can be best summarised as follows:

- 3/2011/0256 – Proposed erection of new live/work unit (Wardens House) in conjunction with the existing Caravan Park – Refused 17/11/2011. (Appendix 1)
- 3/2012/0291 – Resubmission of application 3/2011/0256P for the erection of a new live/work unit (wardens house) in conjunction with the existing Caravan Park – Refused 25/5/2012. (Appendix 2)
- 3/2012/1099 – Proposed change of use of domestic garaging to one 1-bed holiday let and erection of a single storey structure to form one 2-bed holiday let to form a total of 3 holiday lets – Approved 19/03/2013. (Appendix 3)
- 3/2013/0334 – Proposed amendment to approved plans to extend the garage building to form a separate kitchen for the holiday let – Approved 12/06/2013. (Appendix 4)
- 3/2014/0074 - Variation of condition 3 of planning consent 3/2012/1099 to allow holiday let to be used as a dwelling for the owner/manager of the adjoining touring caravan park - Refused 21/03/2014. (Appendix 5)

3.0 The Case for this proposal

- 3.1 Clearly the planning history associated with the development of this caravan park and holiday let business is quite extensive and certainly so as far as the development of a social occupancy dwelling is concerned the application to vary the occupancy condition is materially different than those applications previously considered by the authority in that it is accompanied by a unilateral undertaking which will ensure the release for their present property as a local occupancy dwelling back to another local family in housing need. In this regard I attach a copy of a letter which my clients have received from Miss Helen Newell dated the 29th December 2013 (Appendix 6).
- 3.2 In recognition of my clients volunteering to enter into the accompanying unilateral undertaking then this will have the added benefit of allowing their present property to be of benefit in continuing to meet local need to people such as Miss Newell or others in the local community who could similarly meet the occupancy criteria.
- 3.3 Our clients find themselves in the situation that their present property whilst close to the park is due to its size and internal configuration not ideally suited to providing the management function of the park as it inevitably results in people walking directly into their private kitchen but it is impractical to adapt or extend the property to meet the operational needs of the park in providing a much needed dedicated office.
- 3.4 Conversely if my clients elected to stay in this property despite its inappropriateness for fulfilling the function of managers accommodation to the park then were this application before you, formatted simply to allow the conversion of the approved 2 bedroomed proposed holiday cottage to a social housing unit then this, I would venture to suggest could be a matter that would be compliant with adopted policy given its location on the edge of the village of Chipping and therefore, as such, would simply add another unit of social accommodation to the village. By approaching matters in the way advocated in this latest application then this still results in the same outcomes albeit with a formal switch over of function between their present house and this 2 bedroomed holiday unit.