



02 November 2021

via the Planning Portal only.

To Whom It May Concern,

**HOUSEHOLDER APPLICATION FOR MINOR AMENDMENTS TO MELLOR
KNOLL, DUNSOP BRIDGE TROUT FARM, BB7 3AX**

JWPC Chartered Town Planners have been instructed by the applicant, Phil Mart, to submit a planning application for minor amendments to his home known as Mellor Knoll at Dunsop Bridge Trout Farm.

The dwelling was granted consent in 2015 (application reference 3/2015/0305) as an agricultural workers dwelling for the Trout Farm. The Applicant has built the dwelling in accordance with the approved plans and has lived in the dwelling since its completion. The planning consent included a number of conditions, including Condition 4 which relates to the use of individual rooms within the dwellings, Condition 7 which removes permitted development rights for the approved dwelling and Condition 9 which related to the retention of the parking areas at the site.

Since the application was submitted in early 2015, the use of the site and the associated agricultural business has evolved requiring some. As a result, a householder application has been submitted for some minor amendments to the dwelling.

Due to the relative size of the garage room and the larger rural vehicles owned by the Applicant it has never been convenient or necessary to use the room as a parking area. The garage has instead been used by the family for storage purposes as is common with a domestic integrated garage. The applicant now seeks to make better use of this space by using it as a larger office area which will facilitate extra storage room for the expanding Dunsop Bridge Trout Farm business. In order to facilitate the change of the rooms intended use, the garage door has been replaced with double French style doors. The existing ground floor WC will be retained and a boot room will be created for ease of transition between farm and office work, which can occur several times in a working day. A double gravel driveway has been landscaped at the site to account for the loss of the garage parking space.



The delegated report for the application confirms that the office room and WC is for use by members of staff. The submitted amended floor plan to relocate the office room will contain the staff facilities within one area of the dwelling.

The minor amendments presented by this application are wholly reasonable and acceptable and will contribute towards the successful operations of the existing Trout Farm business. The parking space within the garage has been replaced with a double gravel driveway and so there is no loss of parking provision as a result of the proposed development. The proposed French style doors which have replaced the garage door is in keeping with the existing dwelling and does not cause any undue harm to the visual amenity of the area, which is entirely private within the existing Trout Farm Site.

If you have any further questions regarding the proposal please do not hesitate to contact me via the contact details provided within the application forms.

Yours faithfully,

Bryanni Lane MRTPI
Planning Consultant

