

Introduction

The land and buildings are located on the junction of Howbank Road and Gillfoot Road, Egremont, as indicated on the attached plans and are in the ownership of the applicant Mr D.Mitchell.

The site and existing buildings had been operated for many years as a Maintenance Depot by Home Housing, with offices, meeting and interview rooms, stores, and welfare facilities together with associated detached workshop buildings and enclosed yard area providing off street parking.

The site recently came up for sale, as now being surplus to their requirements and as such retains the benefits of having a long standing existing commercial use of the site.

Pre Planning Advice was sought under reference PAA/22/0057 for the proposed change of use of the existing office building to domestic use

Proposed Scheme

The proposed scheme would see a complete renovation and extension of the existing building, with the existing felt roof to be removed and replaced with a new pitched roof structure, which will have a tiled covering to match with adjoining properties and enable the provision of additional first floor living accommodation, which will incorporate dormer windows and sub division to provide 2 self-contained units.

The applicant's wife is registered disabled, and this gives Mr Mitchell the opportunity to provide for the ever changing needs of his wife and his family by converting the existing office to 2 units with one a suitable adapted dwelling to accomodate the needs of Mrs Mitchell and a separate self contained unit for a family member, whilst retaining his well established business in the yard and buildings to the rear.

The existing car parking to the front apron of the building will be retained for visitors, with parking to the rear for the dwellings, utilising an existing highway access.

Conclusion

In conclusion therefore we would seek to make an application for change of use of the office building to a pair of self-contained dwellings, of which one would be suitably adapted to the needs of the applicant and his wife and allow a family member residing in the other dwelling, whilst retaining the use of the existing workshop buildings to the rear, which currently has the benefit of being an established use of the site, which would enable relocation of the applicants current business.

The proposal's as detailed above will have no detrimental effect on the locality or indeed neighbouring properties, who welcome the proposal and will also overcome the current anti-social problems developing on the site, especially to the rear wooded area.

However and more importantly it will enable the applicant to operate a more cohesive business operation from the site, being able to address the needs of his family commitments, without having to close up and travel home to address matters as at present.

Ken Thompson
Coniston Consultants Ltd
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