

Planning Statement

12 – 14 MAIN STREET, HAVERIGG, MILLOM, LA18 4EX

Change of use from shops to two 4 bedroomed houses

23RD JUNE 2020 (RevA)

INTRODUCTION

This statement is to accompany the planning application for 12-14 Main Street, Haverigg, which is a change of use from Class A1 (2 shops) to C3 (2 No. 4 bedroom dwellings).

DESIGN AND ACCESS STATEMENT

DESIGN

Use

The site currently has two shops, 1 vacant and 1 being used as a hairdressers. Above the shops is a flat which is uninhabitable in its current condition and does not comply with current regulations.

Layout

The properties are three storey and although are currently linked at ground, first and second floor (loft) levels, it is thought that they would have both been completely independent dwellings originally.

It is proposed that each property will have four bedrooms (one of which will be ensuite), 1 bathroom on the first floor, with sitting / dining, kitchen and wc on the ground floor.

Formal entrances will be from the front, off the main street, in keeping with other properties on Main Street and another entrance will be from the kitchens to the rear of the property.

The proposal involves the demolition of the existing large rear garage to create space for off road parking and amenity space for the properties.

Scale

The scale of the properties will be very similar to their original build, other than the lean too extension at the rear, being maintained, to form the kitchens to the properties. The proposals do not increase the footprint of the building.

Appearance

The existing properties are not very attractive in their current condition. Both shop fronts are dilapidated and generally the whole property is in need of modernising and refurbishment internally and externally.

Converting the properties to two dwellings allows the buildings to be made more symmetrical and more in keeping with properties on Main Street.

Details such as the glazing bars on the new windows, paneled front doors and painted cills and surrounds will vastly improve the appearance from Main Street.

ACCESS

Access

As part of the pre-application consultation Cumbria County Council were contacted and asked to comment specifically on the parking requirements of the proposal. A response from CCC was obtained on the 26/2/20 from James Moultrie, Assistant Development Management Officer, as follows:-

I would have no objections in principle to the proposed change of use of the two existing shops with flats above into two dwellings subject to the following points:-

- 1) The creation of two parking spaces on the site of the rear garage building, which is to be demolished, details to be agreed.***
- 2) Provision of secure cycle parking for each of the two properties.***
- 3) New ground floor windows and doors abutting the highway on Silverdale Street and Main Street, shall be of a style that do not open outwards over the highway.***

Given there is access to public transport and visitor parking is available on street then this would be acceptable.

Therefore we feel adequate access and parking arrangements have been made and shown on the attached application.

JUSTIFICATION

The following information is provided to justify the conversion of two shops into two residential properties.

Condition - The current owners of the property have only owned the property for 11 months and have not seen any return on their initial investment due to several factors, including the low rent of No.14, No.12 being vacant and the general disrepair of the property which in its current form needs a substantial investment to deal with defective roof, rewiring, lack of fire protection, lack of subdivision, replacement windows and doors, etc.

Due to the extent of the work required to bring the property into a suitable condition the current tenants of No.14 have been served notice and this notice will end on the 20th July 2020.

Financial – The rental return from No.14 is very low and whilst we do not wish to disclose this, we can advise the running cost of the two properties is approximately £4500 per annum combined and the rental income from No.14 does not cover half of these costs.

Even with a substantially increased rent the return from the salon could not justify the investment required to bring the property into a reasonable state of repair for the foreseeable future.

Alternative properties – We feel there are adequate suitable alternatives for the relocation of the business that currently rents No.14 Main Street, which is a hairdressing salon called 'His and Hers'.

There is a former salon in Millom on Newton Street currently advertised for rent at £450pcm.

Other alternatives would be mobile hairdressing, freelance work, or rent a chair at various hairdressing salons in the area including but not limited to:-

- Innovation Hair & Beauty (1.4 Mile)
- The Hair Gallery (1.5 Mile)
- Macie's Hair & Beauty (1.6 Mile)
- Envy Hair, Nails & Beauty (1.7 Mile)

Another alternative would be to rent a room at the following:-

- Lighthouse Centre (130 Yard)
- St Luke's Institute (0.2 Mile)

PHOTOS



EXISTING STREET VIEW OF DILAPIDATED SHOP FRONTS AND EXTERIOR