

PLANNING STATEMENT

Change of Use from Single Dwellinghouse (Use Class C3) to 2 No. Self-Contained Flats

80 Main Street, Egremont, CA22 2DJ

1. Introduction

This Planning Statement has been prepared in support of a full planning application for the change of use of the existing single dwellinghouse (Use Class C3) to form **2 no. self-contained residential flats**, comprising:

- 1 no. three-bedroom flat
- 1 no. one-bedroom accessible flat

The application relates solely to internal reconfiguration. As confirmed on the submitted drawings (Drawing No. 0011)

2277-0011-Proposed Plans and El...

The external elevations remain unchanged.

The site location and red line boundary are shown on Drawing No. 0010

2277-0001-Location and Block Pl...

2. Site and Surroundings

The application property is an existing residential building located on Main Street, Egremont, within an established residential area characterised by a mix of dwelling types and sizes.

The site is sustainably located within walking distance of local amenities, services and public transport routes. The proposal therefore represents appropriate residential intensification within an existing settlement boundary.

3. Proposed Development

The proposal seeks permission for the conversion of the existing dwellinghouse into two self-contained residential units.

Flat 1 – Accessible (Ground Floor)

- 1 bedroom
- Kitchen

- Bathroom facilities
- Internal layout reconfigured only

Flat 2 (Upper Floors)

- 3 bedrooms (including second floor accommodation)
- Kitchen
- Living area
- Bathroom facilities

Each unit will be fully self-contained with independent access arrangements as shown on Drawing No. 0011

2277-0011-Proposed Plans and El...

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Importantly:

- No extensions are proposed
- No alterations to the building footprint
- No changes to the roof form
- Elevations remain unchanged

The development is therefore visually neutral in the street scene.

4. Principle of Development

The site lies within an established residential area where the principle of residential use is already established.

The proposal does not introduce a new land use; it intensifies an existing lawful residential use by subdividing a single dwelling into two units.

National planning policy encourages the effective use of land and buildings, particularly in sustainable locations. The proposal:

- Makes efficient use of an existing building
- Contributes to local housing supply
- Provides family-sized accommodation (3-bed unit)
- Avoids greenfield development

The proposal is therefore consistent with the presumption in favour of sustainable development.

5. Design and Impact on Character

As clearly shown on the submitted elevations (Drawing No. 0011)

2277-0011-Proposed Plans and El...

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“Elevations remain unchanged.”

There are:

- No alterations to fenestration pattern
- No external alterations
- No increase in height, bulk or massing
- No change in materials

The visual appearance of the building within the street scene will remain identical to the existing condition.

As such, the proposal has **no adverse impact on the character or appearance of the area.**

6. Residential Amenity

Internal Standards

Both flats provide:

- Clearly defined living, kitchen and sleeping areas
- Appropriate natural light via existing windows
- Adequate circulation space
- Separate bathroom facilities

The 3-bedroom unit is arranged across upper floors and provides suitable family accommodation.

The 2-bedroom ground floor unit provides practical and functional accommodation suitable for smaller households.

The layouts demonstrate that the proposal results in practical and policy-compliant residential units.

Neighbouring Amenity

As there are:

- No extensions
- No new windows
- No changes to external openings

There will be:

- No overlooking impact
- No loss of daylight
- No loss of privacy
- No overshadowing

The proposal therefore preserves neighbouring residential amenity.

7. Highways and Parking

The proposal represents a modest intensification from one dwelling to two residential units.

Given the sustainable location of the site and proximity to services, the uplift in vehicle movements is expected to be minimal and typical of residential use.

The development does not alter the highway arrangement or site access.

There is two existing car parking spaces at the rear of the property.

8. Waste and Servicing

Each flat will have access to refuse and recycling storage in accordance with local authority requirements. Collection arrangements will follow standard residential procedures.

9. Sustainability

The proposal represents a sustainable form of development because it:

- Reuses an existing building
- Avoids demolition and rebuild
- Reduces embodied carbon compared to new construction
- Increases housing supply within an existing settlement

It is therefore consistent with sustainable development objectives at both national and local levels.

10. Planning Balance and Conclusion

The proposed development:

- Retains the existing building envelope
- Makes no external alterations
- Preserves the character of the area
- Provides two well-proportioned residential units
- Contributes to housing supply
- Causes no demonstrable harm to neighbouring amenity

The change of use from a single dwelling (C3) to two self-contained flats represents an efficient and policy-compliant use of an existing residential building.

In the absence of any material planning harm, the proposal accords with national and local planning policy and should therefore be approved.