

- ii. A RESIDENTIAL CONVERSION AS A SUBORDINATE PART OF A SCHEME FOR ECONOMIC RE-USE OR AS A RURAL WORKERS DWELLING IN ACCORDANCE WITH POLICY HP6; OR
- iii. A RESIDENTIAL DEVELOPMENT TO MEET A PROVEN LOCAL NEED FOR AFFORDABLE HOUSING AND WHERE THE APPLICANT COMPLIES WITH AFFORDABILITY CRITERIA IN UDP POLICY HP10. SATISFACTORY ARRANGEMENTS MUST BE IN PLACE TO ENSURE THE DWELLING REMAINS AFFORDABLE IN PERPETUITY AND FUTURE OCCUPANCY WILL BE LIMITED TO PERSONS COMPLYING WITH UDP POLICY HP10.

Whilst the justification statement submitted states that Highways would be unsupportive of a commercial use, not all commercial uses would significantly increase the traffic movements from the site currently benefitting from consent as a stable. Whilst a dwelling could possibly reduce the numbers of vehicle movements from the site its current use as a stable, as states within the justification statement, would generate significant traffic movements and this would need to be considered if a commercial use was proposed.

Consideration would also need to be given to the use of the building as a rural enterprise dwelling. The justification statement states that the building is clearly unsuitable as a rural worker's dwelling and there has not been any interest for such a use by the local community. It is considered that as the building has been marketed at an inappropriate level that this could dissuade individuals looking to convert a building for a rural worker's dwelling. Equally little consideration to the suitability of the building for a rural enterprise dwelling has been given. Whilst the building does not come with a considerable amount of land individuals within the local area with land holdings or agricultural contractors may consider the building appropriately located for the functional need for their enterprises. As such Officers consider that insufficient consideration to the conversion to a rural enterprise dwelling has been given.

Comments have been received regarding the scale of the building, in looking at determining conversions consideration should be given to splitting large buildings to allow for the most appropriate use. No consideration has been given within the justification report over whether the building could be suitably converted to provide two rural enterprise dwellings or affordable dwellings.

Conclusion

As such, whilst a justification report has been submitted with the application, Officers consider that this has not adequately assessed the proposed development against policy GP6. Also the submission of a marketing report demonstrating that the building has been marketed at too high a level casts doubt on the validity of the justification report.

Officers have considered the additional information submitted, however this does not overcome the reason for refusal in the original report and as such the application is recommended for refusal as detailed within the original report.