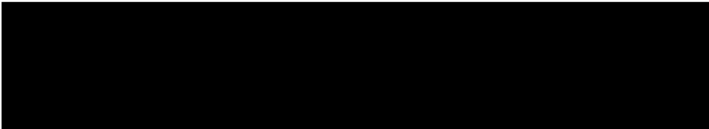


Statement in support of an application for change of use of residential annex to single family dwelling

at:

Paddock End, King's Arms Lane, Polebrook

on behalf of:



Background

The applicant, Mr Terence Middleton, has lived at and worked from Paddock End since 1999. He started his construction company, Chantry Renovations, in 1987 and has developed it into a well respected and successful business. The company specialises in bespoke building work and high-class joinery.

Mr Middleton's son, Oliver has lived at Paddock End all his life. He attended Polebrook Primary School and Prince William School in Oundle. He has followed his father into the construction industry having studied construction and building technology at Peterborough and Tresham colleges. He now works alongside his father in Chantry Renovations.

In around 2003, the existing outbuildings were used as a joinery workshop and storage of building materials for the business. In 2018 the existing garage beside the house received planning permission for conversion to a residential annex. The annex was intended for Middleton senior and the main house was to become a family home for his son.

Related developments

In April 2010 permission (10/00029/FUL) was granted for a new detached dwelling adjacent to the applicant's land.

In May 2014 permission (14/00837/FUL) was granted for a new detached dwelling at the rear of Judys Hill, King's Arms Lane. Justification for the new house was that it was intended for the applicant's son who was a local young man.

It is submitted that the two developments cited are significant in relation to this application in that they caused an increase in housing density and intensified the traffic on King's Arms Lane. It is to be noted that this proposal does not increase housing density or increase traffic.

This proposal

The proposed change of use from residential annex to single family dwelling does not require the erection of any new buildings or the extension of any existing buildings. It will not increase the volume of traffic along King's Arms Lane as the residents already live there. There will no detrimental impact to either the neighbours, other users of King's Arms Lane or the environment.

The reason for the change is so that Oliver Middleton can own a property in his own right. This will enable him to raise working finance for the construction company from time to time after Terrence Middleton retires.

It is submitted that the applicant and his son are local people, who work locally and want to maintain their close relationship with Polebrook. The continued success of Chantry Renovations is of benefit to Polebrook and the wider local community. By approving this application, the Council will demonstrate its support for the local community and local businesses.