

Planning Statement for the proposed Change of Use of holiday let to ancillary building to Main Dwelling at New Haven Farm, Dan's Lane, Leicester Forest West, LE9 9RY

1. Overview

- 1.1. This planning application is submitted by Everything is Somewhere Ltd on behalf of the applicant Mr & Mrs Moore.
- 1.2. The Application Site is shown edged red on Plan Ref No 16387/Newhaven.
- 1.3. This application seeks planning permission for a Change of Use for a building from a holiday let to an ancillary building to the Main Dwelling.
- 1.4. The building used for the holiday let is shown shaded blue on Plan Ref 16397/Newhaven/Bldgs.

2. Site Description

- 2.1. The Application site lies north of the A47 and east of Dan's Lane and is shown edged red with the building currently used for the holiday let shown shaded blue on Plan Ref 16397/Newhaven/Bld.
- 2.2. The Application Site comprises the main house and garage and two brick buildings one being the building used as a holiday let. The second building is shown shaded green. In addition to the buildings there are gardens, mainly lawns which extend towards the lake. These areas have been maintained as a garden for many years.
- 2.3. The land is generally flat with agricultural land surrounding the Application Site. To the east of the main house are a range of farm buildings.
- 2.4. Access to the Application Site is off Dan's Lane.

3. Planning History

- 3.1. The building used for the holiday let was granted planning permission reference number 07/1107/1/PXCS was on 5th March 2008.
- 3.2. The application was for the conversion of an existing barn to form a holiday cottage with the creation of a new driveway and subject to seven planning conditions.
- 3.3. The building adjacent to the holiday let (shaded green) was subject to a planning application Ref No 12/0211/1/PY for a new pitched roof and external alterations to front elevation. This building is ancillary to the main dwelling.

4. Proposed Development

- 4.1. The proposal is to seek permission for a Change of Use from the current holiday let to a building ancillary to the main dwelling.

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- 4.2. Since the grant of a planning permission for the holiday let it has been used for that purpose but with decreasing lets over time. In recent years COVID has adversely impacted this use. Over the past 5 years the average annual lets have averaged 31 days. The continued use as a holiday let isn't a viable proposition.
- 4.3. The proposal is to include the building as an ancillary building to the main dwelling. In the immediate future the intent would be use the ground floor as a Garden Room on the ground floor and an office and store on the first floor.
- 4.4. As the building would be ancillary the main dwelling no car parking would be required.

5. Conclusion

- 5.1. This application seeks planning permission for a Change of Use to a building ancillary to the main dwelling.
- 5.2. The land adjoining and surrounding the building has been used as a garden for many years.
- 5.3. The use as a holiday let has proved not to be a viable proposition.
- 5.4. The building would be used as a Garden Room and Office or in time other uses as allowed under permitted development.