
Planning Application no. SL/2022/0160

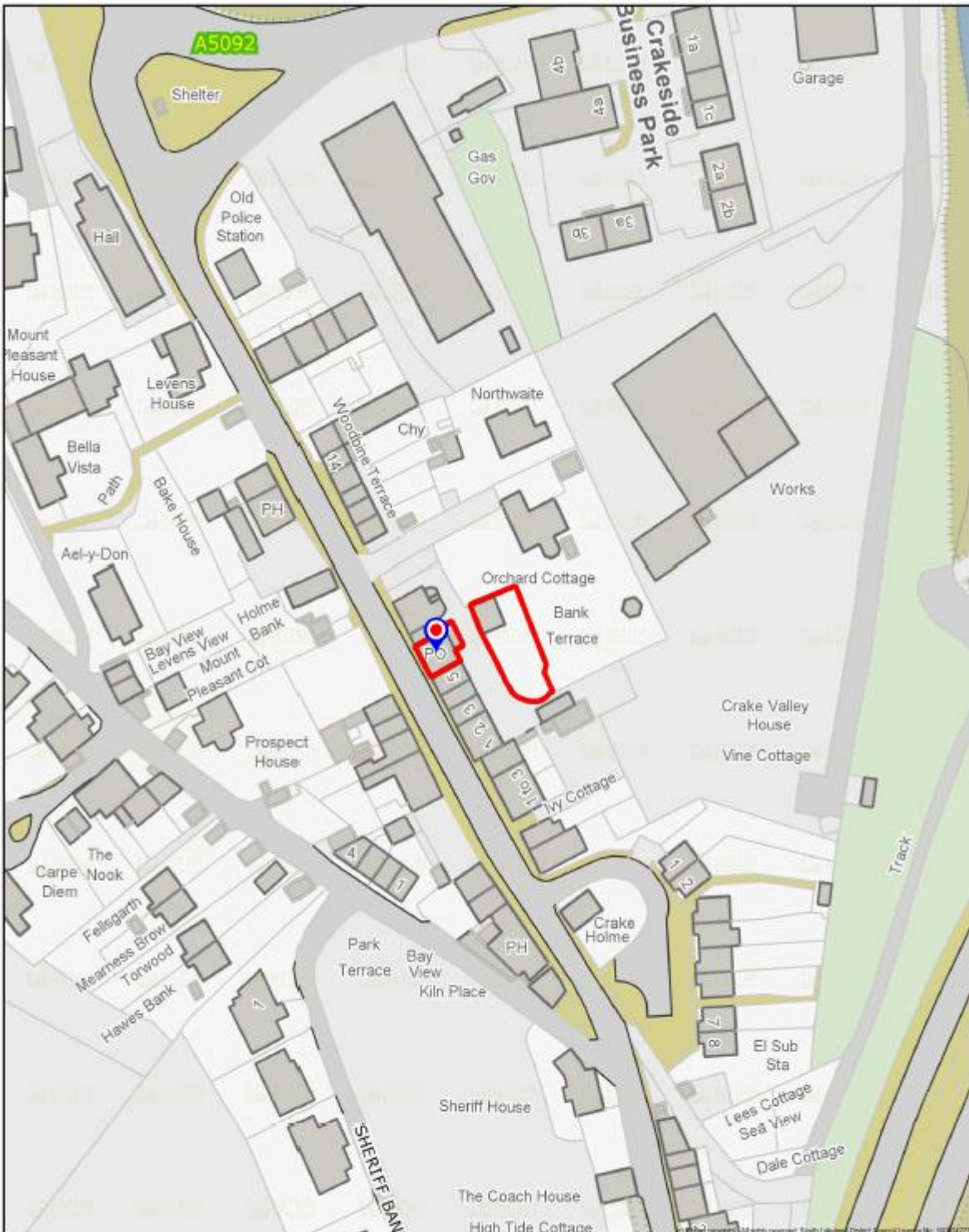
Post Office, Main Street, Greenodd
ULVERSTON, LA12 7RB

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SL/2022/0160

Post Office, Main Street, Greenodd ULVERSTON LA12 7RB



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Printed on: 2022-05-23 13:01:57 by karen.shanks@SLDC

Summary

SL/2022/0160

PARISH: Egton with Newland

ADDRESS: Post Office, Main Street, Greenodd, ULVERSTON, LA12 7RB

PROPOSAL: Change of Use from a Post Office, shop & dwellinghouse (Use class E) to dwellinghouse (Use class C3)

APPLICANT: Mrs Janet Willis – Greenodd POLtd.

Grid Ref: E: 331397 N: 482539

Committee date: 16th June 2022

Case Officer: Liz Arnold

The application is being presented to planning committee as the applicant is a South Lakeland District Council councillor

Recommendation

The recommendation is to approve the application.

1.0 Description and proposal

Site Description

- 1.1. The property is situated on the eastern side of Main Street Post Office and comprises a mid-terrace two and half storey property, with habitable roof space and a lower ground floor area. The property directly fronts the street with steps up to the main entrance. The terrace comprises a mixture of one, two and three storey properties, which are all residential. The street scene is characterized by similar terraces on both sides of the road and with some on street parking.
- 1.2. Greenodd is a village is located approximately 3 miles north east of Ulverston and lies to the south west of the junction of the A590 and the A5092, with the A590 running along the western edge of the village and the A5092 to the north. The village has a number of facilities, including a Butchers and the Village Hall situated towards the northern end of Main Street close to the junction with the A5092. Crakeside Fish & Chips, Bakehouse Born & Bread, The Handmade Ice Cream

Company and the Porterage are also situated nearby in the Crakeside Business Park, which has direct access from the A5092 and better parking options.

- 1.3. The property lies within the village boundary. It also lies within flood zones 2 and 3.

Proposal

- 1.4. The proposal seeks planning consent for the change of use of the ground floor shop area (Use class E) to residential (Use class C3).

Consultations

Economic Development

- 1.5 No response

County Highways

- 1.6 This falls within our Service Level Agreement.

Egton with Newland Parish Council

- 1.7 ENMO Parish Council have discussed the planning application and have agreed that they have no objections they wish to comment on.

Public Responses

- 1.8 Two letters of representation were received, 1 from the Post Office and another from a neighbouring occupier raising the following issues:
- As regards to the potential loss of the Post Office in Greenodd, it is our intention, as the operator of the mobile Outreach Service on behalf of Post Office Ltd to relocate the service to a yet to be confirmed new location within the village. Once a suitable location and an agreement can be reached, Post Office Services will continue
 - I wish to object, the removal of the general store, newsagents and post office from the heart of the village would result in a serious loss of amenity to the community and the wider Crake valley
 - Increased traffic on the A590 between Greenodd and Ulverston, as people would have to travel more
 - Greenodd has a thriving school and many thriving businesses including the bakery, which had to move to bigger premises due to demand, a butcher's, an ice cream parlour, an off licence and a fish & chip shop

- Unfortunately, the post office has become run down in recent years but there seems no reason why it could not thrive with new ownership. Recent success of Levens General Store shows such a rejuvenation is possible. With good local estate marketing & a price reduction on the premises, new interested parties could be attracted to purchase the premises.

2.0 Relevant planning history

2.1 None

3.0 Relevant planning policies

National Planning Policy Framework

Chapter 2, Achieving sustainable development

Chapter 4, Decision Making

Chapter 12, Achieving well-designed places

Chapter 16, Conserving and enhancing the Historic Environment

Local Development Policies

South Lakeland Core Strategy Policies (CS)

CS1.1, Sustainable Development Principles

CS1.2, The development strategy

CS8.4, Biodiversity and Geodiversity

CS8.10, Design

CS10.2, Transport Impact of New Development

South Lakeland Development Management Development Plan Document Policies (DM)

DM1 – General Requirements for all development

DM2 – Achieving Sustainable high quality design

DM4 - Green and Blue Infrastructure, Open Space, Trees and Landscaping

4.0 Assessment

Principle of Development

- 4.1 The application is for the change of use of the ground floor of the building from a Post Office/store to use as additional living accommodation as part of the existing residential accommodation on the lower ground level, first and second floors to effectively form a single dwelling.
- 4.2 The site is within a street of predominately residential properties but with some remaining retail/public houses. Greenodd is an existing settlement, as defined in the Core Strategy and policy CS3.1 and support the reuse of buildings.
- 4.3 Policy DM17 supports sustainability of the districts communities and protection/retention of community facilities such as shops and pubs, the loss of which will only be support where it can be demonstrated that:
1. There is adequate accessibility to such facilities in the locality, or
 2. Replacement is secure by suitable premises in the locality, or
 3. It is no longer economically viable to provide the facility; evidence needs to be shown, such as the site has been marketed in its current use for at least 9 months.

Such development should also accord with the approach of, first use as alternative community purpose; second, part community part other uses; third, re use for other use such as housing.

- 4.4 The premises comprises a mixed use, with the village store and Post Office located on the ground floor and the other 3 floors in residential use. The property was originally built as a terraced residential unit, prior to the ground floor area being converted and trading as the store. The supporting information has identified that the business has not produced a profit in the last 4 years and only marginal profits in the preceding 3 years.
- 4.5 The demise of the business has resulted from growing competition from other local retail units in conjunction with a shift in form of the village away from the Main Street and towards the A5092 and Crakeside Business Park. Shopping facilities in Greenodd also include a bakery; a butchers (which also stocks a small supply of fruit, veg and tinned goods) and the Porterage (wine, boutique beer, cheese and gifts), as well as a Fish and Chip shop, ice cream parlour and a public house. A second public house, situated on Main Street, close to the Village Store has been closed a number of years.

- 4.6 The changing Post Office practices have also impacted on the viability of the business, with it re-catergorised to only an Outreach Service for three half days a week. It is also noted that the Post Office has confirmed that they intend to continue this service in a new location within the village.
- 4.7 The supporting documentation also confirms that the premises have been advertised at a competitive price, as a going concern for 18 months but with no interest other than for residential.
- 4.8 In terms of Policy DM17, both criteria 1 and 3 are met, as there are other shop premises in Greenodd and the current shop is no longer economically viable. In terms of use by community facilities, the premises are small and not separate from the living accommodation, the use of the former ground floor premises to support the existing living accommodation would have less impact than the current situation in terms of parking provision and infrastructure requirements and is considered acceptable in terms of policy DM17.

Design

- 4.9 Core Strategy Policies CS1.1, CS8.10; DMDPD Policies DM1 and DM2, in addition to the revised NPPF all require development to be of a high quality that maintains or enhances the quality of the existing character and distinctiveness and makes an overall positive contribution to the locality.
- 4.10 Policy CS8.6 also advises that the core strategy support the safeguarding and enhancing of historic environment assets, including their characteristic settings. This is further reflected in Policy DM3 of the DMDPD.
- 4.11 The proposal does not include any external alterations to the building. Therefore it is not considered that the proposal would impact on the character and appearance of the building or the wider street scene and would comply with the principles of adopted policy.

Impact on neighbouring occupiers

- 4.12 The existing property has living accommodation at the lower ground floor, first and second floor levels. The change of use affects the ground floor and the proposal is to change the use of the shop to part of the existing living accommodation.
- 4.13 The adjacent properties are also in residential use as are the properties opposite. This relationship is the same along the street. With the likely cessation of comings and goings from the shop use, traffic and parking, the overall level of residential amenity to the existing properties is considered to be acceptable. The proposal is

therefore considered acceptable and in accordance with planning policies DM1 and DM2 to maintain and protect existing residential amenity and privacy

Biodiversity net gain

- 4.14 DMDPD policy DM4 and para 174 (d) of the NPPF requires all development to result in environmental net gains for biodiversity. The supporting text advises that it is recognised the nature and scale of net gains that can be achieved from proposals will vary depending on the size, location and type of development under consideration. The policy seeks to apply a pragmatic approach that contributes to delivering net gains for the natural environment. In consideration of this proposal, there are no physical alterations to the property or existing landscaped garden. It would be possible for the shop to close and remain empty with change of use. It is therefore considered that the imposition of a condition requiring biodiversity net gains would be unreasonable for such a very small scale development to form ancillary living accommodation in a road frontage property.

Access and Parking

- 4.15 The use of the ground floor of the premises as a shop is likely to have resulted in on street parking and the proposed use as part of the existing accommodation will effectively reduce on street parking and therefore the proposal is considered acceptable and in accordance with policy DM1, DM9 and CS10.2.

Floodrisk

- 4.16 It is noted that the property lies within Flood zones 2 and 3, where a change of use to a more vulnerable use, such as residential, would usually be resisted. However as the lower ground floor is already in use as part of the dwelling and the shop is situated in an elevated position to the street, in conjunction with the fact that this would not result in any additional residential units within the property, it is not considered that the occupiers would be at any additional or greater risk than existing.

Conclusion

- 4.17 Although the proposed development would result in the loss of a community facility, the supporting information demonstrates the shop is no longer economically viable. It is also noted that there are other shop premises in Greenodd. The use of the ground floor as ancillary accommodation for the existing residential use of the building would not impact on the streetscene or the amenity of neighbouring occupiers, and would reduce on street parking. As such the proposal would comply with the requirements of Policies CS1.1, CS1.2, CS8.4, CS8.6 and CS8.10 of South Lakeland Local Development Framework Core Strategy (October 2010) and Policies DM1; DM2;

DM4 and DM17 of the South Lakeland Development Management Policies (March 2019) and the NPPF.

5.0 Recommendation

- 5.1 Planning permission SL/2022/0160 is recommended for approval subject to the following conditions:

Condition (1) The development hereby permitted shall begin not later than three years from the date of this decision.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Condition (2) The development hereby permitted shall be carried out in accordance with the following approved plans:

- Site location plan, received 21 February 2022
- Ground Floor Plan, received 21 February 2022
- Lower Ground Floor Plan, received 21 February 2022
- First Floor Plan, received 21 February 2022
- Second Floor Plan, received 21 February 2022
- Garden Plan, received 21 February 2022
- Existing/proposed elevations (no changes), received 28 March 2022

Reason: For the avoidance of doubt and in the interests of proper planning.