

PLANNING COMMITTEE

19th December 2023

Extra Information Book

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2	2023/0464	175-177 Dalton Road, Barrow-in-Furness

Date of Meeting : 19/12/2023

Reporting Officer : Head of Development Management (Barrow)

Reference Number : B20/2023/0464

Location : 175-177 Dalton Road, Barrow-in-Furness, Cumbria, LA14 1PX

Proposal : Proposed conversion of commercial premises (use class E(a)) to 12 no. bedroom HMO (Sui-Generis) at first and second floors and welfare facilities at ground floor. Raising the roof height to the rear of the property by 1 metre and remodel of large existing ground floor shop unit to two smaller shop units and associated external alterations (amended description).

Report :

Please find attached the developer's supporting statement which is referred to in the officer's report.

DEVELOPERS STATEMENT

2023/0464
COMMERCIAL TO HMO CONVERSION OF 175 – 177 DALTON ROAD, BARROW

Dear Sir/Madam,

I write this letter to you in regard to our planning application B20/2023/0464. As can be seen from the application, we plan on converting the derelict building into a 12 bed hmo and 2 separate commercial units on the ground floor.

Having looked at the building originally and consulted with our architect we felt this proposal best suited the building layout and needs of the town centre.

As you are probably already aware, the town centre has gradually become less populated over the years with lots of businesses, including the larger chains struggling to continue to operate due to rapid decline in footfall in the town, which has resulted in sales decreasing, which has resulted in many of these businesses and buildings closing.

This lack of footfall is a problem in a lot of towns and cities across the UK due to a lot of people now using the internet for their shopping in certain sectors e.g. Clothes shopping. Lots of businesses are therefore struggling to compete in this market.

This has obviously had a negative impact on the town with many buildings now being derelict, which results in some areas looking an eye sore. The knock-on effect of this has seen less people visiting the town centre, which obviously has a knock-on effect to other businesses struggling financially.

A main factor of this could be the business rates these businesses were paying, which made it financially un-viable.

The businesses that tend to survive are the smaller ones that aren't having to compete with the internet e.g. Coffee shops, Beauty salons, Hairdressers, Restaurants and food shops etc.

We feel by carrying out these type of conversions that we can create smaller commercial units on the ground floor, which enables the rateable values of these units to decrease to a level whereby smaller businesses can qualify for business rates relief, which gives them more of a chance to survive.

Also by creating residential units on the upper floors, this will create more footfall in the town centre, which should benefit the businesses in the town.

This strategy is championed by the government, which is evident with the recent permitted development rights for these type of buildings.

On a personal level, I am a local developer who has been in and around the town for over 30 years and has seen the changes over the years.

I started developing properties 6 years ago, which has resulted in carrying out 3 commercial conversions of similar type properties in the town centre. It has by no means been easy and sometimes very stressful, however seeing the end results and finish of these once tired and derelict properties has made it worthwhile.

2 of these properties have been converted into semi-commercial properties, whereby we have 2 commercial units on the ground floor of Dalton Road (82 and 243 Dalton Road).

2023/0464
These businesses are smaller local businesses who seem to be doing well and providing a service to the town.

The upper floors are residential, which results in these people using the other businesses in the town centre.

The buildings are also modern and make the town look more aesthetically pleasing.

I have spent over £1,000,000 on purchasing and converting these properties, which has been mostly funded by outside investment.

I have also whenever practically possible used sourced and purchased the materials from the local suppliers within the town and used local trades for the majority of the works.

I hope it can be seen that I am trying to provide a good service to the town whilst also bringing in outside investment into the town to develop these derelict buildings.

I understand that hmo's are sometimes deemed as a negative to towns with locals not always wanting these type of properties.

I understand the reasons why and sympathise in certain instances, however I also feel these type of properties is beneficial in certain areas.

In Barrow town centre you don't tend to see a lot of locals wanting to live in the town centre itself, however people travelling into the area seem to want to stay central.

Having these type of properties in town centres can therefore only be a positive to increase footfall to the town centre, which results in more footfall to other supporting businesses.

Having too many hmo's can be seen as a bad thing, however I feel there is still a need for ones that are well designed and are of a high standard.

I would welcome any request for visits to our previous developments so you can see the high standard we provide.

However if this isn't possible I'd like to refer you to the attachment photograph's so you can see how we have converted these type of properties.

I hope you can support our application and also welcome any further questions.

Kind regards

52 Manchester St:
2023/0464

Before:



After:



2023/0464



82 Dalton Road:
2023/0464

Before:



After:



2023/0464



2023/0464



243 Dalton Road:

Before:





After:





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