

Appendix G – Supply from Change of Use of Rural Buildings

The potential supply from the change of use of rural buildings and offices outside of DDBs to dwellings through changes to permitted development rights, based on an annualised rate of 21 units applied from 2016/17. This gives a predicted plan period supply of 315 units (net).

Of these units, 63 units are likely to be provided in the first five years.


Source	Method of Assessment	Avoiding Double Counting
<p>Change of Use of Rural Buildings</p>  <p>Windfall-type allowance for existing rural buildings and offices that are no longer needed for the original purpose for which they were built.</p>	<p>➤ The assessment of the likely yield has been based on the past conversion rate of rural buildings and offices located outside the defined development boundary to residential through prior approval applications (pending, granted or refused) since April 2014 (see Tables F.1 and F.2).</p>	<p>In calculating the contribution towards the housing supply, no allowance from this source has been made for the first two years (to March 2016).</p>

Table F.1: Applications for rural buildings converted to residential outside defined development boundaries since April 2014 (pending, granted or refused).

Case Year	Location	Proposal	Units	Decision and Date
2014	Yellowham Farm, Yellowham Wood, Dorchester	Change of use farm office and general agricultural store to a dwelling	1	Pending
2014	Building 1 Townsend Farm, Townsend, Poyntington, Sherborne	Change of use of agricultural building to dwelling house (Use Class C3) and for associated operational development	1	Pending
2014	Frome Farm, West Stafford, Dorchester	Change of use of agricultural building to dwelling house (Use Class C3) and for associated operational development	3	Pending
2014	Spring Cottage Barn, Neals Lane, Chetnole, Sherborne	Change of use of agricultural building to dwelling house (Use Class C3) and for associated operational	1	Pending

		development		
2014	Duddle Farm, Bockhampton, Dorchester	Convert redundant agricultural building to one dwelling house	1	Approved 17/11/14
2014	Barn at Lower Elsworth, Crouch lane, Holwell	Change of use of agricultural barn to dwelling	1	Refused 13/10/14
2014	Barn, Lakegate Lane, Ryme Intrinsicca	Change of use of agricultural barn to a single dwelling house (Use Class C3)	1	Approved 13/10/14
2014	Old Dairy, Ridge Farm, Slyers Lane, Waterston, Dorchester	Change of use of agricultural store/workshop (formally a milking parlour) to a dwelling house (Use Class C3)	1	Refused 11/09/14
2014	Higher Totnell Farm, Totnell, Leigh, Sherborne	Change of use from agricultural building to dwelling house	1	Approved 28/08/14
2014	Barn, Netherton Lane, Ryme Intrinsicca	Change of use of agricultural barn to two no. dwelling houses (Use Class C3)	2	Approved 17/07/14
TOTAL UNITS			13	

Agricultural to dwellings 1/4/14 to 31/12/14 = 13 units

Agricultural to dwellings per month = 1.44 units

Agricultural to dwellings per year = 17.28 units

Agricultural to dwellings for the plan period (15 years) = 255 units

Table F.2: Applications for office buildings converted to residential outside defined development boundaries since April 2014 (pending, granted or refused).

Case Year	Location	Proposal	Units	Decision and Date
2014	20 Dorchester Road, Grimstone, Dorchester	Change of use of Office (Use Class B1) to a dwelling (Use Class C3)	1	Refused 19/12/14
2014	Clifton Barn, Huish Farm, Clifton Road, Bradford Abbas, Sherborne	Notification of a Proposed Change of Use Class B1 a office to Class C3 dwelling house	1	Refused 1/4/14
2014	New Barn Farm, West Milton, Bridport	Change of use of part of ground and first floor existing B1 office use to C3 residential use	1	Refused 1/4/14
TOTAL UNITS			3	

Offices to dwellings 1/4/14 to 31/12/14 = 3 units

Offices to dwellings per month = 0.33 units

Offices to dwellings per year = 4 units

Offices to dwellings for the plan period (15 years) = 60 units