

PS114

By Direction of Messrs M & G German

**Detached Stone Barn With Detailed Planning Permission  
For Conversion Into 4 Bed Dwelling**

**Sowermire Farm Barn**

**Sowermire**

**Middleton-In-Lonsdale**

**Nr Barbon**

**Kirkby Lonsdale**

**LA6 2LX**

(Subject to Approved Person (Local Occupancy) Planning Condition - see attached copy PP)



**Price: Offers Invited Over £200,000**

**Viewing: Strictly by prior appointment through Richard Turner & Son Bentham Office.**

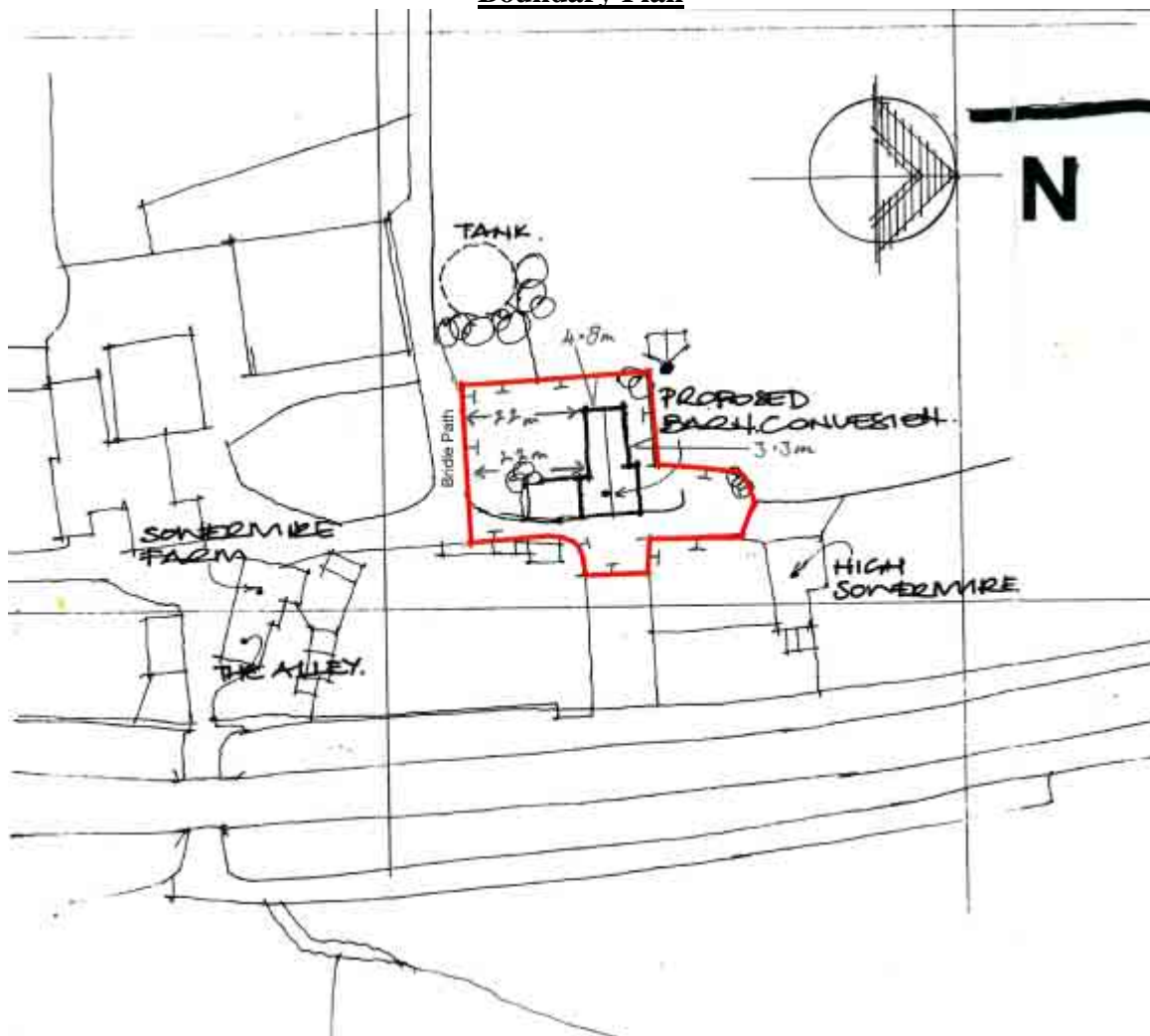
A traditional stone built detached barn extending to approx 141sq m (1500 sq ft) ground floor having detailed planning consent for conversion into a fabulous 2 storey (circa 3,000 sq ft/282sq m) 4 bedroomed dwelling with good sized curtilage providing parking and generous garden areas. Up to circa 1 acre adjoining land also available by negotiation.

Occupying a wonderful rural location adjacent to only 3 other dwellings with fabulous rural views onto beautiful rolling open countryside conveniently within only 1 mile of Barbon Village and 4 miles of Kirkby Lonsdale.

Sedbergh 6 ½ miles, Kendal and The Lakes 14 miles approx.

- Services:** Mains electricity to be installed subject to application by the purchaser.  
Proposed private bore hole water supply to be installed by the purchaser.  
Private septic tank drainage system to be installed ideally within the barn curtilage by the purchaser.  
Mains gas available subject to application by the purchaser.
- Planning Permission:** Copy Planning Permission attached (or available upon request from the Agents).
- Architects Plans:** Architects scale approved drawings available for inspection at Richard Turner & Son Bentham Office during normal office hours.
- Tenure:** Freehold with vacant possession on completion.
- Solicitors:** Mr R Brey. Oglethopre Sturton & Gillibrand Solicitors, 17 Main Street, Kirkby Lonsdale, Carnforth, Lancashire, LA6 2AQ. Tel: 015242 71388.
- Agents:** Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.  
**Through whom all offers and negotiations should be conducted.**

**Boundary Plan**





**Up To Circa 1 Acre Adjoining Land Available By Negotiation**

**North Westerly Views onto Rigmaden Park**



**North Easterly Views onto Middleton Fell**



**Easterly Views onto Middleton Fell**

# SOUTH LAKELAND DISTRICT COUNCIL

MIDDLETON

Reference: **SL/2009/0210**

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS

NOTICE OF GRANT OF PLANNING PERMISSION

(THE WRIGHT DESIGN PARTNERSHIP)

To: MRS ERICA WRIGHT  
15 MAIN STREET  
KIRKBY LONSDALE  
LANCASHIRE  
LA6 2AQ



*[Signature]*

Name and Address of applicant  
(if different from above)

MR MICHAEL GERMAN  
SOWERMIRE FARM  
MIDDLETON in LONSDALE  
CARNFORTH  
LA6 2LX

Site of Proposal:

**BARN AT SOWERMIRE FARM, MIDDLETON**

Development forming the  
subject of the application:

**BARN CONVERSION TO FORM DWELLING INCLUDING  
INSTALLATION OF SEPTIC TANK**

In pursuance of the powers under the above Act and Orders, the South Lakeland District Council as district planning authority **HEREBY PERMIT** the development described in your application and on the plans and drawings attached thereto, received on the **11 March 2009** subject to due compliance with the conditions specified hereunder.

Condition (1) The development hereby permitted shall be commenced before the expiration of **THREE YEARS** from the date hereof.

Reason (1) 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) This planning permission relates to drawing number KL2347/04A, deposited with the Local Planning Authority on 27 March 2009 and drawing number KL2347/03B deposited with the Local Planning Authority on 8 April 2009.

Reason (2) For the avoidance of doubt.

Condition (3) The dwelling hereby permitted shall be occupied as the sole or main residence by an Approved Person.

In this condition an "Approved Person" shall be deemed to be a person who has immediately prior to such occupation:

- (i) been continuously resident in the Locality for three years; or
- (ii) been permanently employed or has a firm permanent job offer in the Locality, or
- (iii) been employed in the Locality on a fixed term contract of no less than one year in duration or has a firm job offer in the Locality on a fixed term contract of no less than one year in duration; or
- (iv) is self employed in a viable business based in the Locality, or

(v) has completed a post secondary education course within the past 3 years outside the administrative area of the Council (hereinafter referred to as "the District") and prior to attending such course lived in the District for a period in excess of 3 years; or

(vi) is currently in the Armed Forces, in prison, in hospital or similar accommodation outside the District and for whom such location is beyond their control, and immediately before moving to such accommodation lived in the District for a continuous period of at least 3 years; or

(vii) needs to live in the District because he/she is ill and in need of support from a relative who lives within the District; or

(viii) needs to live in the District in order to give support to a relative who is ill and needs support and lives in the District; or

(ix) has spent most of his/her life living in the District and left the District less than 10 years prior to his/her intended first occupation of the dwelling (for this purpose "most of his/her life" shall mean over half of his/her life up to the point that he/she left the District; or a continuous period of 20 years up to the point that he/she left the District); or

(x) has spent at least 10 years of his/her school education living in the District but has left the District in excess of 10 years prior to his/her intended first occupation of the dwelling; or

(xi) is the widow or widower of the previously Approved Person resident in the dwelling; or

(xii) in the case of a civil partnership is the survivor of the previously Approved Person resident in the dwelling together with any person living in the dwelling as a member of his/her household.

In this condition, of "Locality" shall be deemed to comprise the following:

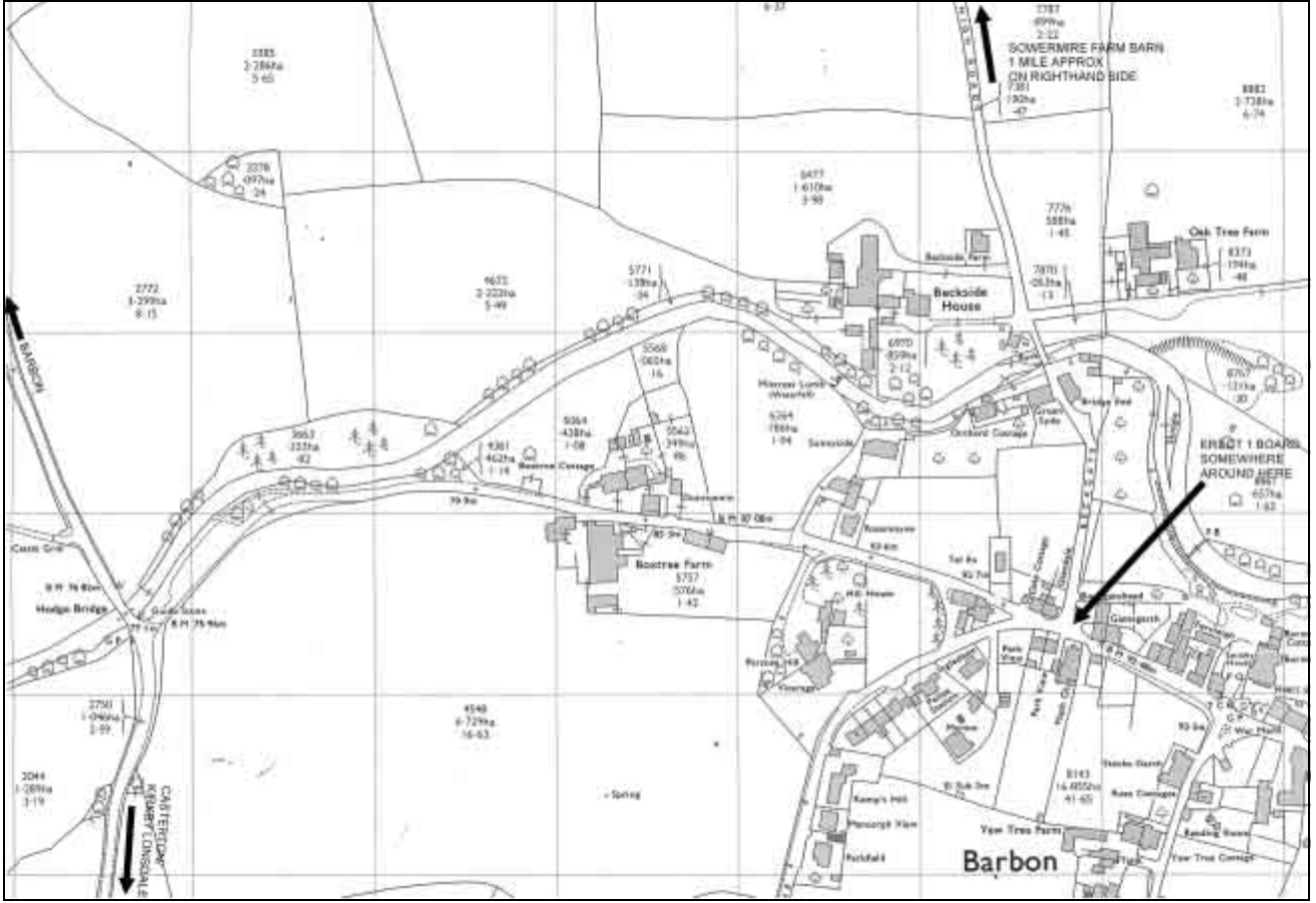
- (i) the District; and
- (ii) the administrative area of the Barrow in Furness Borough Council; and
- (iii) the administrative area of Shap Parish Council; and
- (iv) the administrative area of Shap Rural Parish Council; and
- (v) the administrative area of Orton and Tebay Parish Council; and
- (vi) the administrative area of Thornton-in-Lonsdale Parish Council; and
- (vii) the administrative area of Burton-in-Lonsdale Parish Council; and
- (viii) the administrative area of Ingleton Parish Council; and
- (ix) the administrative areas of Lancaster City Council excluding the areas of the parishes of Overton, Cockerham, Thurnham, Ellel and Over Wyresdale.

Reason (3) To ensure that the development is compatible with current housing policy in rural localities

Condition (4) No part of the building shall be taken down and rebuilt without the prior written consent of the Local Planning Authority

Reason (4) To ensure that the development is consistent with the aims and objectives of Policy H12 of the South Lakeland Local Plan.

Condition (5) Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended, (or any Order revoking and re-enacting that Order) express planning permission shall be obtained for any development falling within Classes A, E or H of Part 1, Schedule 2 of that Order.



Reason (5) To ensure that subsequent alterations or extensions do not detract from the appearance of the conversion.

Condition (6) A sample of the slate to be used for roof repairs shall be submitted to and approved in writing by the Local Planning Authority before any building works are commenced.

Reason (6) To ensure that an appropriate roofing material is used.

Condition (7) The development shall not proceed except in accordance with the Mitigation Strategy described in Section E of the Bat and Barn Owl survey prepared by Envirotech NW Limited. (Ref. BAT/09/482) deposited with the Local Planning Authority on 11 March 2009.

Reason (7) To ensure that adequate provision is made for protected species.

Condition (8) No development hereby permitted shall be commenced until a scheme for the disposal of foul drainage to the septic tank has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include details of the soakaway system, percolation tests and the measures to be undertaken to ensure that the system is properly maintained. The dwelling shall not be occupied until the drainage system has been constructed and completed in accordance with the approved scheme.

Reason (8) To prevent the pollution of water resources.

**REASON FOR GRANTING PLANNING PERMISSION**

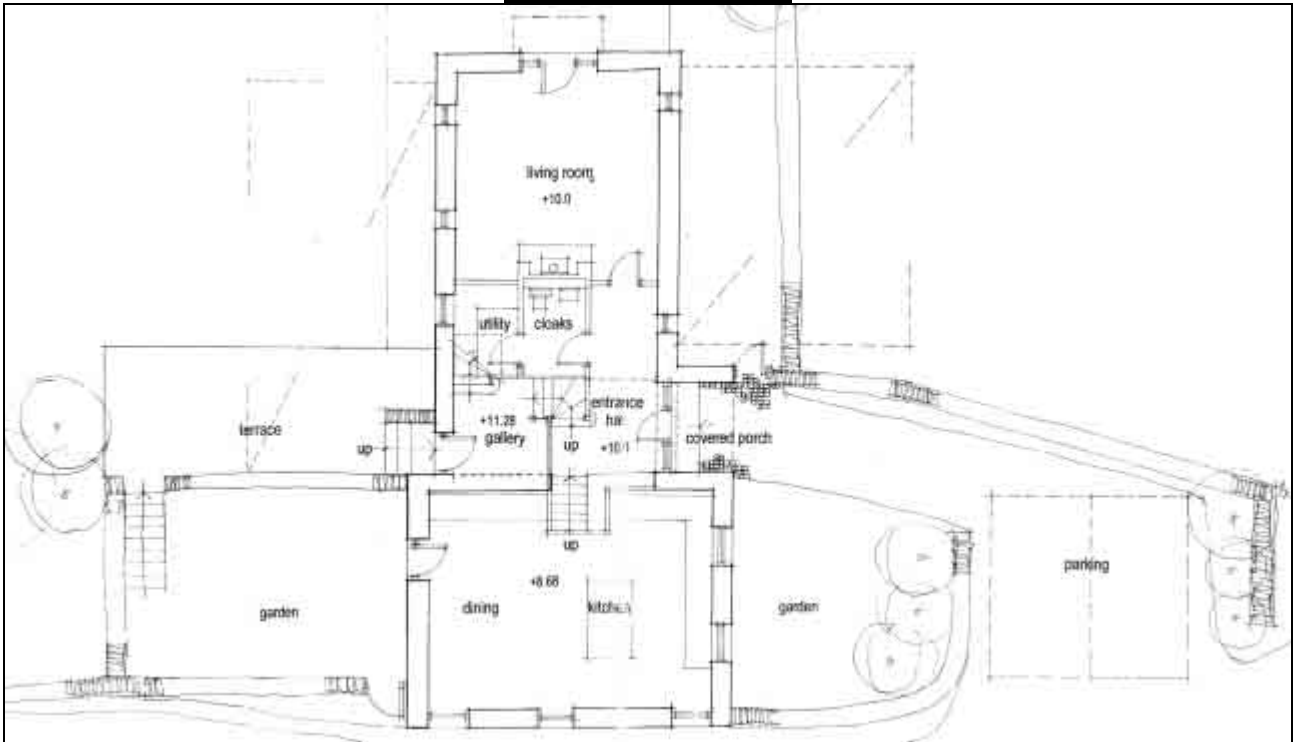
The conversion is compatible with the aims and objectives of Policy H12 of the South Lakeland Local Plan.

Corporate Director (Communities)

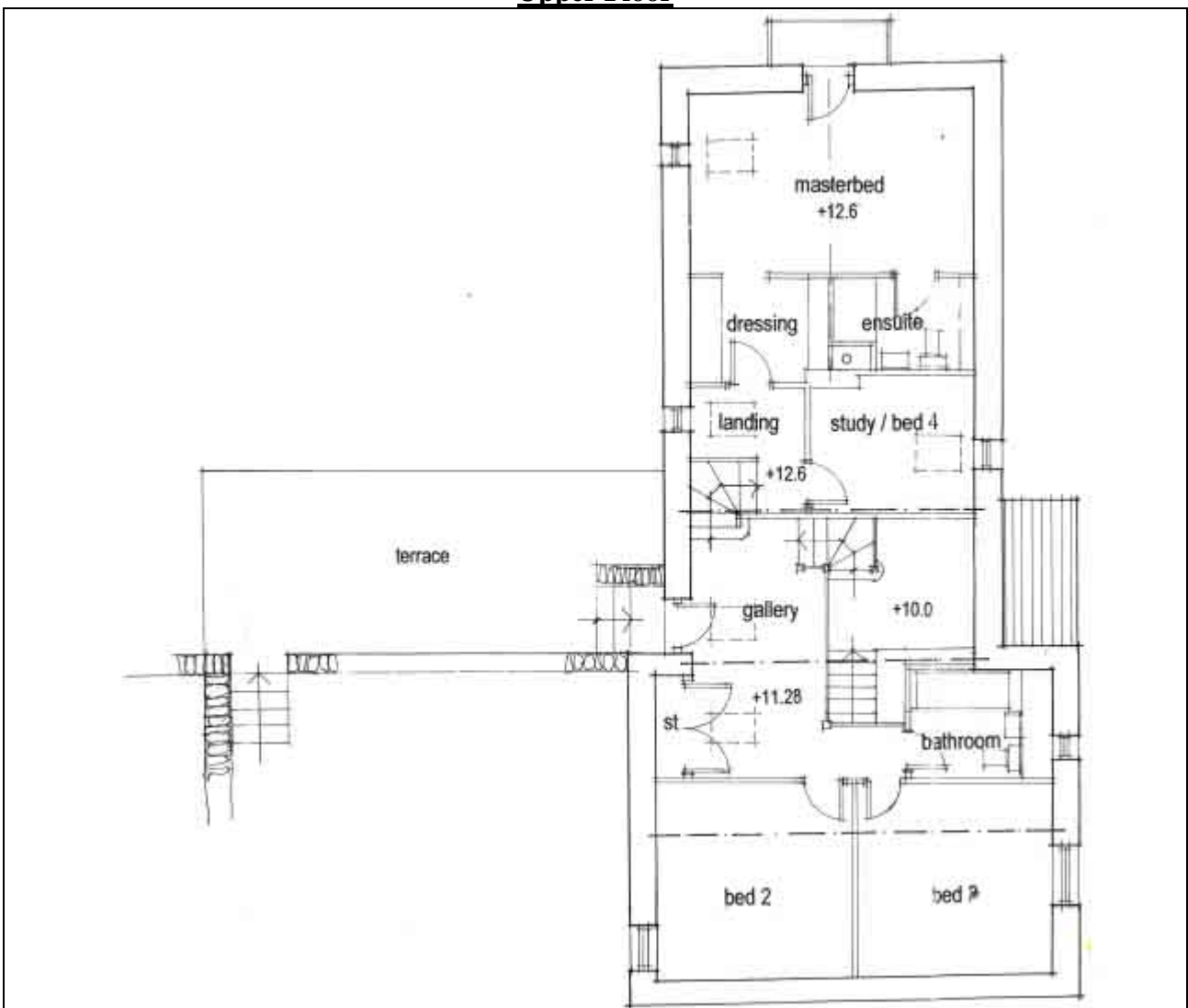
Lowther Street  
Kendal

24 September 2009

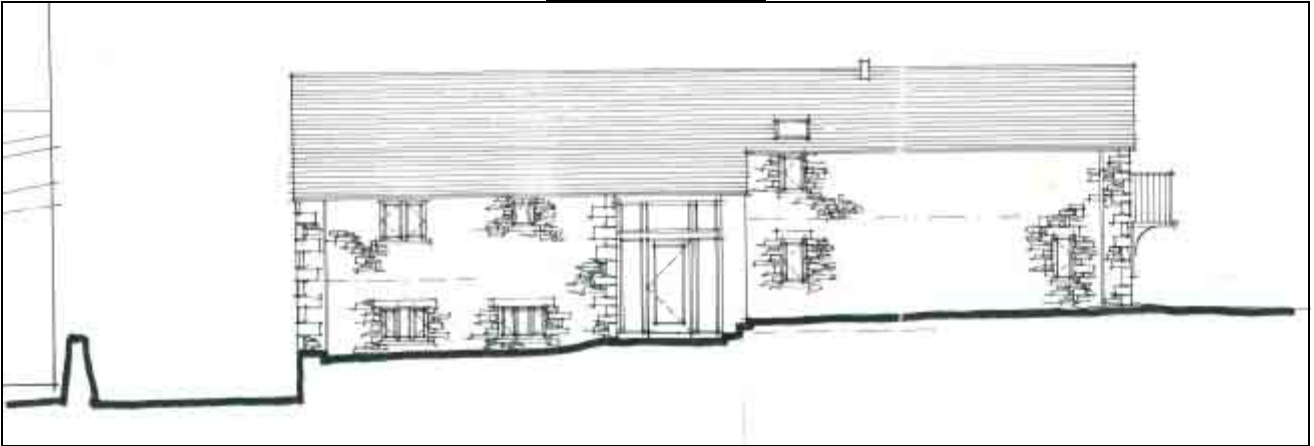
## Lower Ground Floor



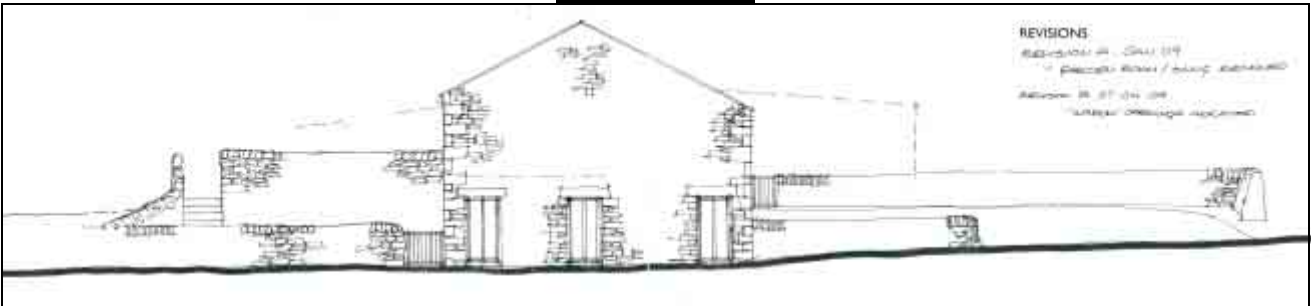
## Upper Floor



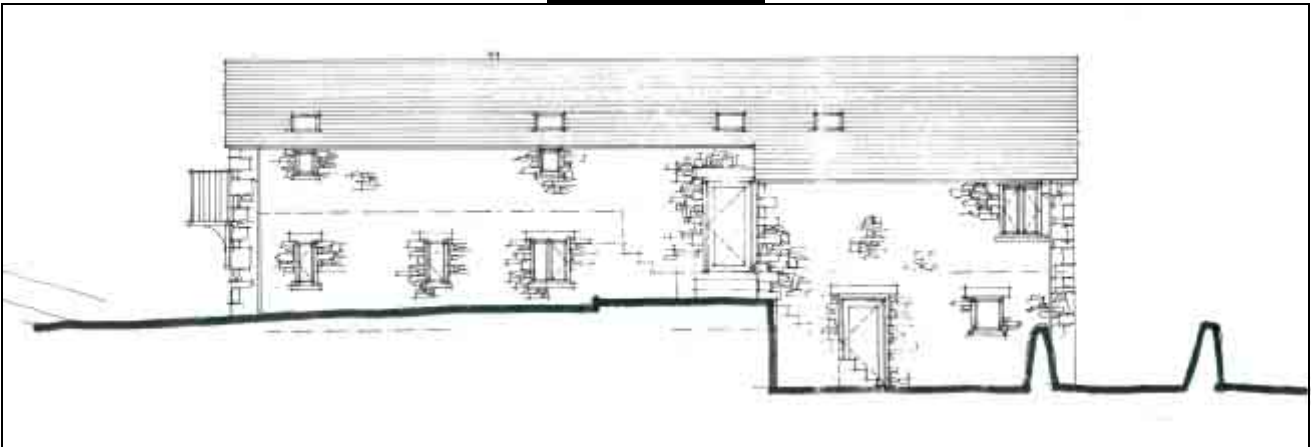
**North Elevation**



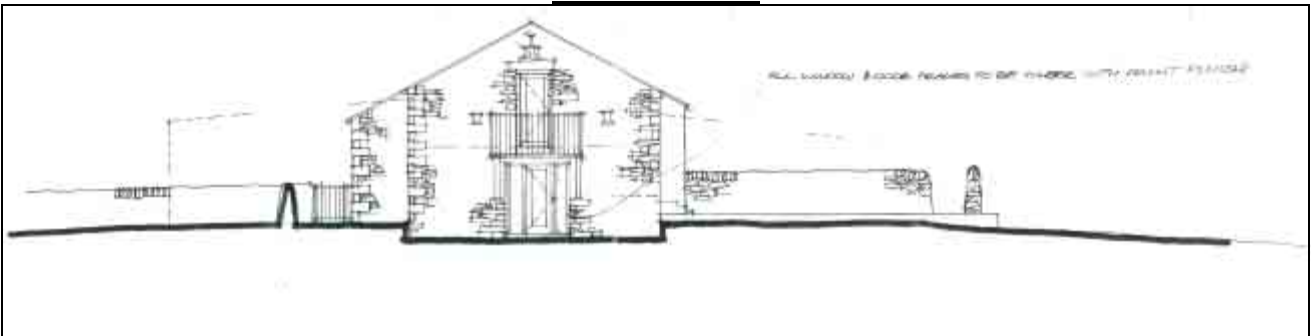
**East Elevation**



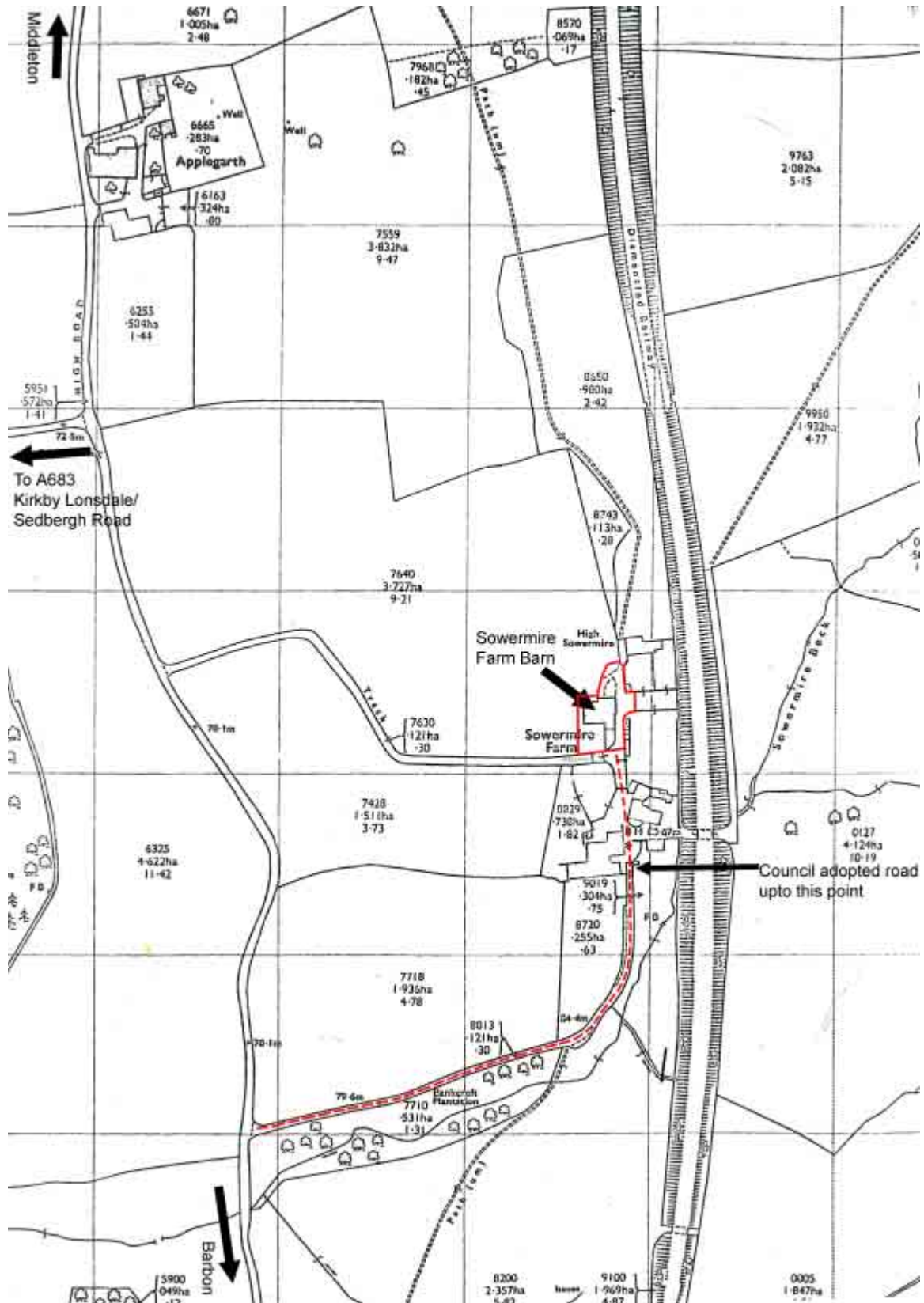
**South Elevation**



**West Elevation**



**PLAN NOT TO SCALE - For Identification Purposes Only.**



**MISREPRESENTATION ACT 1967:**

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