

Appendix G – Supply from Change of Use of Rural Buildings

The potential supply from the change of use of rural buildings is based on an annualised rate of 11.6 units, dating from 2017. This gives a predicted supply of 127 units (net).

Of these units, 23 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 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 annual conversion rate of rural buildings to holiday accommodation (see Table F.1). The period of search for the evidence base covers 7 monitoring years (2007 – 2014).</p>	<p>In calculating the contribution towards the housing supply, no allowance from this source has been made for the first three years (to March 2017) given that there may be potential duplication with current planning permissions.</p>

Table F.1: planning consents for holiday let conversions outside defined development boundaries (2007-14).

Planning Application Ref	Location	Proposal	Units
1/E/07/000608	Befferlands Farm Berne Lane Charmouth	Convert farm buildings to holiday accommodation	1
1/E/07/000758	Oathill Farm Oathill Lane Oathill Drimpton	Convert farm buildings to holiday accommodation	1
1/E/07/001119	Lower Manor Farm Knights In The Bottom Chickerell	Convert farm buildings to holiday accommodation	3
1/E/07/001302	Wakeleys Farm Whitchurch Canonisorum	Convert farm buildings to holiday accommodation	2
1/E/07/001407	East Rew Farm, South Rew, Martinstown	Convert farm buildings to holiday accommodation	2
1/D/07/001716	Chideock House Hotel, Main Street, Chideock, Bridport,	Convert hotel and restaurant to a single dwelling house	1
1/D/07/002119	Blagdon Farm, Blagdon Hill, Martinstown	Convert farm buildings to holiday accommodation	1
1/D/07/002327	Honeysuckle Farm, Tunnel Road, Newtown, Beaminster	Convert farm buildings to holiday accommodation	1
1/D/08/000609	Hyde Farmhouse, Walditch Road, Walditch, Bridport	Convert farm buildings to holiday accommodation	1
1/D/08/000773	Carpenters Workshop, Sandy Lane, Minterne Magna	Convert redundant workshop to holiday accommodation	1
1/D/08/000970	Washing Pool House, Hillview Corner, Winterbourne St. Martin, Dorchester	Convert farm buildings to holiday accommodation	1
1/D/08/001275	Doghouse Farm, Doghouse Lane, Chideock, Bridport	Convert farm buildings to holiday accommodation	3
1/D/08/001797	Tuthill Farm, Tut Hill, Alweston, Dorset	Convert farm buildings to holiday accommodation	2

Planning Application Ref	Location	Proposal	Units
1/D/09/000302	Wears Farm, Ashley Chase Lane, Abbotsbury, Dorset	Convert farm buildings to holiday accommodation	3
1/D/09/000323	Higher Uploders Farm, Dorchester Road, Bridport, Dorset	Convert former grain store to holiday accommodation	1
1/D/09/000353	The Former Milking Parlour, Lamperts Farm, Dorchester Road, Sydling St Nicholas, Dorset	Convert farm buildings to holiday accommodation	1
1/D/09/000650	Charm Valley Cottages, Wolfeton Eweleaze Road, Charminster	Convert farm buildings to holiday accommodation	2
1/D/09/000674	Popes Cottage, Fudge Hill, Corscombe, Dorset	Convert farm buildings to holiday accommodation	1
1/D/09/001044	Bell House, Duck Street, Cattistock, Dorset	Convert outbuildings to form holiday cottage & erect 3 holiday cottages	1
1/D/09/001478	Oak House, Yeovil Road, Melbury Osmond, Dorset	Convert elderly persons home to private dwelling	1
1/D/09/001624	Lily Farm Buildings, Old Lyme Hill, Charmouth	Convert farm buildings to holiday accommodation	1
1/D/10/000005	Popes Cottage, Fudge Hill, Corscombe, Dorchester	Convert farm buildings to holiday accommodation	1
1/D/10/000603	Possum House, 1 Bramdon Lane, Portesham, Dorset	Convert garage/workshop & hobbies room to 2 holiday cottages	2
1/D/10/000949	Forsters, Forsters Lane, Bridport, Dorset	Convert outbuilding to holiday accommodation	1
1/D/10/001028	Marshwood Manor, Bettiscombe, Dorset	Convert courtyard building holiday accommodation	1
1/D/10/001251	Waylands Farm, Chedington, Beaminster	Retain barn as holiday accommodation	1
1/D/10/001319	Stable Court, Piddle Lane, Cerne Abbas, Dorchester	Convert employment building to 4 units of holiday accommodation	4
1/D/10/001576	Charity Farm, Main Street, Litton Cheney, Dorchester	Convert farm buildings to holiday accommodation	1
1/D/10/001657	Barn Adjacent Forge Cottage, Main Road, Tolpuddle	Convert part of building to holiday accommodation	1
1/D/10/002076	Waddon House, Winters Lane, Waddon, Weymouth	Convert farm buildings to form two holiday cottages	2
1/D/10/002110	Lower Bailey Ridge Farm, Bailey Ridge Lane, Leigh, Sherborne	Convert farm buildings to 3 holiday cottages. Convert outbuilding to annexe	3
1/D/11/000368	Faith House, Main Street, Litton Cheney, Dorchester	Convert outbuilding to holiday accommodation	1
1/D/11/001677	West Farm, West Lane, Mosterton, Beaminster	Convert barn to holiday accommodation	1
1/D/11/000931	The Stables, Bakers Mill, Mosterton, Beaminster	Convert former pig sties to holiday accommodation	1
1/D/11/000949	Parnham Park Farm, Crook Hill, Netherbury, Bridport	Convert barn to holiday accommodation	1
1/D/11/001088	Portesham Farm, Winters Lane, Portesham, Weymouth	Convert barn to form additional unit of holiday accommodation	1
1/D/11/001196	Lower Sturthill, Chilcombe Lane, Chilcombe, Bridport	Convert existing stable & garage to holiday accommodation	1
1/D/11/001570	Bridles Farm, Middlemarsh, Sherborne	Convert outbuildings into 2 units of holiday accommodation	1
1/D/11/001677	West Farm, West Lane, Mosterton, Beaminster	Convert barn to holiday accommodation	1
1/D/11/001723	Higher Corton Farm, Friar Waddon Lane, Friar Waddon, Weymouth	Change of use and conversion of agricultural barn to holiday accommodation	1

Planning Application Ref	Location	Proposal	Units
1/D/11/001783	7 Dorchester Road, Frampton, Dorchester	Convert building to holiday accommodation	1
1/D/11/001885	Warehams Barn, Puncknowle	Convert barn to holiday accommodation	1
1/D/11/001985	Whiteways Farm, Dewlish, Dorchester	Convert buildings to holiday cottages	2
1/D/12/000120	Rylands Barn, Martinstown	Convert barn to holiday accommodation	1
1/D/12/000146	Horchester Farm, Holywell, Dorchester	Convert light industrial building to holiday accommodation together with a self contained live/ work unit	2
1/D/12/000357	Seymour Farm, Bridport	Convert building to holiday accommodation	1
1/D/12/000556	Ridgeway, Swyre Road, Puncknowle, Dorchester	Convert additional living accommodation to holiday accommodation	1
1/D/12/000594	Bridge Farm, Chard Road, Drimpton, Beaminster	Convert barn to holiday accommodation	1
1/D/12/000595	Barn Adjacent Orchard Bungalow, Uploders Road, Uploders	Convert rural building to holiday accommodation.	1
1/D/12/000806	Sweetbriar Farm, New Road, Uploders, Bridport	Convert garage/stable to holiday accommodation	1
1/D/12/000877	Graston Farm, Annings Lane, Burton Bradstock, Bridport	Convert farm buildings into four holiday cottages	4
1/D/12/000906	Caswell Farm, Common Lane, Ryme Intrinseca, Sherborne	Convert farm buildings to holiday accommodation	1
1/D/13/000077	The Granary, Holt Lane, Melbury Osmond, Dorchester	Convert offices to holiday accommodation	1
1/D/13/000284	Caswell Farm, Common Lane, Ryme Intrinseca, Sherborne	Convert farm buildings to holiday accommodation	1
1/D/13/000557	Wantsley Farm, Broadwindsor Road, Beaminster	Convert barn to holiday accommodation	1
1/D/13/000801	Wellwood Farm, Beaminster	Convert barn to holiday accommodation	1
1/D/13/000935	West Wing & Farm Office, Bellamont House, Long Bredy, Dorchester	Convert former farm office to holiday accommodation	1
1/D/13/001357	Lower Butterwick Farm, Boys Hill, Sherborne	Convert garage/playroom/workshop to two holiday cottages	2
TOTAL			81
		Average annual yield	11.6