**CHANGE OF USE OF AGRICULTURAL BARNS TO RESIDENTIAL AT GIBRALTAR FARM, LONGSDON, STAFFS**

**PRIOR APPROVAL STATEMENT**

**Introduction**

This statement has been prepared to accompany the prior approval application under Schedule 2 Part 3 Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 to convert a range of agricultural barns to three residential units

**Buildings and Site**

The barns consist of a 2 storey stone built unit and two single storey brick built units annexed; the stone unit and its immediate neighbour have tiled roofs with the other brick barn having profile sheet roofing. The barns are situated to the boundary of the farmyard alongside the farmhouse and other agricultural buildings. The farm is set back from Devils Lane and is reached by a well maintained track that serves both Gibraltar Farm and the neighbouring residential property 'the outlook'. There are no listings attached to the site.

**The Proposed Alterations**

Externally, the alterations are limited to the provision of a singular new window to the West gable of the stone barn, the alteration of 2 doors to windows and the repositioning of the existing rooflights and a window to the ground floor of the West Elevation. The alterations have been limited to the minimum number reasonably required to provide the necessary residential accommodation. Refer to attached drawings:

- Location Plan
- GFB01 Floor Plans and Site Plan as Existing
- GFB02 Elevations and Sections as Existing
- GFB03A Plans and Elevations as Proposed

Mains services (electricity and water) are currently available on site.

Foul drainage will be discharged to the existing septic tank.

Surface water will be drained to soakaways.

**Planning Appraisal**

As a prior approval application the change of Use has to be assessed in terms of whether it complies with the conditions and limitations of Class Q, and whether prior approval is required in respect of several factors:

**a) Transport and Highway Impacts of the development**

The access is existing and the increase in volume of traffic will be insignificant in comparison with the current use of the access drive.

**b) Noise impacts of the development**

There are no noise issues at or near the site. The proposed change of use will not have a significant impact on the existing dwelling

**c) Contamination risks on the site**

There are no known potentially contaminated sites within the locality

**d) Flooding risks on the site**

The site is well away from any flood zone and, being located on elevated land, has little or no risk of flooding

**e) Whether the location or siting of the building makes it otherwise impractical or undesirable for a residential change of use**

The barns are located within an existing group of buildings which include the farm house. The existing access will be utilised and mains services are available

In addition to the above factors there are conditions and restrictions found in Class Q:

a. the building was in use for agriculture on 20 March 2013 and has been used continuously since construction for agricultural purposes
b. the cumulative floor space to be converted is under 450m²
c. the number of dwellings being created does not exceed 3
d. The site is not occupied under an agricultural tenancy. The site is owned by the applicant
e. there has been no agricultural tenancy over the site in the last year
f. no development under Class A(a) or Class B(a) has been carried out on the unit since 20 March 2013 0r during the 10 year period before the date development will begin

g. the development will not result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point
h. the cumulative development under Class Q will not result in buildings having more than 450m² of floor space falling within Class 3
i. the development will not consist of building operations other than:
    i. the installation or replacement of windows, doors, roofs, or exterior walls or drainage, electricity, gas or other services to the extent reasonably necessary for the building to function as a dwelling house (refer attached plans); and
    ii. partial demolition to the extent reasonably necessary to carry out building operations allowed by the above
j. the site is not on article 2(3) land
k. the site is not within a SSSI, a Safety Hazard Area or a Military Explosives Storage Area
l. the site is not a Scheduled Ancient Monument
m. the building is not a listed building

Conclusion

In light of the above responses to the parameters set out in the legislation, it is reasonable to expect that this prior approval application will be approved.