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# PLANNING SUPPORTING STATEMENT

PROPOSED CHANGE OF USE OF AGRICULTURAL BUILDING TO A RESIDENTIAL DWELLING UNDER SCHEDULE 2, PART, CLASS Q OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT (ENGLAND) ORDER 2015

MR E WESTON



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# PLANNING SUPPORTING STATEMENT

## APPLICANT'S DETAILS

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## PROJECT

Change of Use – Conversion from Agricultural Building to Dwelling House

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# 1 INTRODUCTION

## 1.1 The Proposal

The proposal requests a determination under Schedule 2, Part 3, Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015 for prior approval of the proposed change of use of an agricultural barn to a dwelling house falling within use class C3 (dwelling house) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

## 1.2 Site Location / Description

The barn proposed for conversion is a steel framed building with brick walls and sheet cladding. The barn is located to the east of Devils Lane, Longsdon, Staffordshire. The barn is located approximately 1.4km north west of Longsdon and 3km west of Leek. The site is accessed off Devils Lane which currently serves the barn proposed for conversion and the adjacent fields. The barn is currently used for agricultural storage, and is currently storing straw bales, and machinery.

## 1.3 Permitted Development Under Class Q

It is important to note that the procedure relates to 'conversions' to enable the change of use of an existing building to a dwelling(s). The regulations do however allow for operational development such as the building of walls and replacement of roof structures 'to the extent reasonably necessary for the building to function as a dwelling house'.

This has therefore been interpreted as enabling a reasonable amount of building works to convert a structure of less substantial construction than a traditional stone or brick built barn. As such it is considered as some Dutch barns, pole barns and modern steel framed farm buildings could be converted under the remit of the prior approval process however it is clear that this does not allow for substantial demolition or a new build project.

This view is endorsed by Government released Planning Practice Guidance. And the barn proposed for conversion in this instance is considered to fall within the permitted development requirements as identified below.


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# 2 PLANNING APPRAISAL

## 2.1 Assessment of Whether the Proposal is Classified as 'Permitted Development'

The assessment of whether the proposed change of use would be classed as permitted development is made in accordance with Schedule 2, Part 3, Class Q of the Town and Country Planning (General permitted development) (England) Order 2015.

In response to the criteria under Class Q.1 the following applies for the proposed change of use under this application:

a. The application building was used solely for agricultural use as part of an established agricultural unit in 20th March 2013.
b. The floor space of the proposed dwelling is less than 450 square meters.
c. Only one dwelling is proposed.
d. The site is owned by the applicant and is not occupied under an agricultural tenancy.
e. Not applicable.
f. No development under Class A or B of Part 6has taken place since 20th March 2013.
g. The development will not increase the external dimensions of the building.
h. Not applicable as no previous development has been carried out under Class Q.
i. The development only includes building operations consisting of the installation or replacement of windows, doors, roofs or exterior walks and the connection to essential services.
j. The site is not on Article 2(3) land.
k. The site does not form part of a SSSI, safety hazard zone or a military explosives storage area.
l. The building is not a scheduled monument.
m. The building is not Listed.

Furthermore the 'curtilage' of the building, including the amenity space for the dwelling, does not equate to an area larger than the footprint of the building itself. Parking spaces are provided within the curtilage space adjacent to the barn. The access and entrance driveway is also established and used by infrequent traffic associated with use of surrounding agricultural land, it is therefore not included within the definition of 'curtilage' under this application.

The proposed change of use is therefore deemed to be 'Permitted Development'.

## 2.2 Transport and Highways Impact on the Development

The application site is accessed off Devils Lane, the drive is already capable of accommodating residential traffic and the access to the main road is already established. Parking spaces for the dwelling are provided within the proposed curtilage of the dwelling.


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The access to the site is currently used infrequently by farm traffic requiring access to the agricultural building and surrounding land. The conversion of the barn will lead to a reduction in agricultural traffic.

## 2.3 Noise Impact of the Development

It is not expected that there would be significant noise arising from the conversion to a single residential dwelling on site. It is expected that noise levels at the site would decrease as a result of the ceasing of the use of the barn for agricultural purposes.

## 2.4 Contamination Risks on Site

There is no known contamination on the site.

## 2.5 Flood Risks on Site

The proposals site is location outside of Flood Zone 2 and 3 and is not in an area of Flood Zone 1 with drainage issues, as shown on the Environment Agency website.




## 2.6 Whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwelling house)


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The existing barn can be easily accessed from the highway, with no additional works required. No practical reasons have been identified that would prevent the building being converted to a residential use.

Although the building is currently a portal framed, brick and metal sheet clad building, and not readily identifiable for residential use, the regulations allow for the insertion of new walls, roof and windows and it is not considered that there are any reasons to request prior approval in relation to this.

Change of use of the building to a residential dwelling will see an end to the use of the building as an agricultural store. As such agricultural activity around the site will be limited to the working of the surrounding fields and it is therefore considered that the siting and location of the building is not deemed to be undesirable.

## 2.7 The Design and External Appearance of the Building

Full plans have been submitted in support of the application. The plans demonstrate the creation of a single dwelling at the proposals site.

The building is a metal framed structure with no particular architectural or historic merit. There are no features which require special protection or conservation in relation to the building or the immediate surroundings.

The investment in the building as part of the change if use will represent an improvement in the visual amenity of the wider area.

As shown on the accompanying drawings, only limited external alteration are proposed in the form of the addition of the windows to all elevations and doors to the front and rear of the barn with the replacement of the existing roof lights.

The existing external materials and finish of the building is to be retained, maintaining the agricultural appearance of the building. Furthermore, in line with the requirements of Class Q of the GPDO, the proposals would not result in the external dimensions of the building extending beyond the dimensions of the building as existing at any point.


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# 3 CONCLUSION

This statement has outlined that the proposals for the conversion of an existing agricultural building to a residential dwelling (Use Class C3) is permitted development under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development (England) Order 2015.

Furthermore, it has been demonstrated that given the nature of the site and level of change to the appearance of the building as part of the proposed development


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