This form should be saved to your device and then completed using the free Adobe Acrobat Reader application or full version of Adobe Acrobat. Many internet browsers and other applications can display PDF files, but we cannot guarantee their compatibility in regard to these forms. We specifically advise users of Apple devices not to use 'Preview' because of known issues.

Notification for Prior Approval for a Proposed Change of Use of Agricultural Building to a Dwellinghouse (Class C3), and for Associated Operational Development*

Town and Country Planning (General Permitted Development) Order 2015

Schedule 2, Part 3, Class Q

*Agricultural buildings are permitted to change to C3 use (dwellinghouses) together with some building operations reasonably necessary to facilitate the conversion, subject to meeting certain criteria.

Read the criteria

Development is not permitted where the building is a listed building, the site is or contains a scheduled monument, is located on Article 2 (3) land, or the site is, or forms part of a site of special scientific interest, a safety hazard area or a military explosives storage area.

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to a Local Planning Authority in accordance with the legislation detailed on this form.

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it. Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to a Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website.

Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

Find contact details for Local Planning Authorities: https://www.planningportal.co.uk/lpasearch

If printed, please complete using block capitals and black ink.

1. Developer Name and Address

Title:	Mr	First name:	Stuart
Last name:	Parrish		
Company (optional):			
Unit:		House number:	House suffix:
House name:	Cocking Farm		
Address 1:	Sandy Lane		
Address 2:			
Address 3:	Caverswall		
Town:	Stoke On Trent		
County:	Staffordshire		
Country:	England		
Postcode:	ST11 9DX		

2. Agent Name and Address

Title:	Mr	First name:	Robert
Last name:	Berry		
Company (optional):			
Unit:		House number:	10 House suffix:
House name:			
Address 1:	Truro Close		
Address 2:			
Address 3:			
Town:	Congleton		
County:	Cheshire		
Country:	England		
Postcode:	CW12 3BD		

3. Site Address Details

Please provide the full postal address of the application site.

Unit:		Building number:		Building suffix:	
Building name:	Cocking Farm				
Address 1:	Sandy Lane				
Address 2:	Caverswall				
Address 3:					
Town:	Stoke On Trent				
County:	Staffordshire				
Postcode:	ST11 9DX				

4. Current and Previous Use

If the building was not in use on 20th March 2013, what date was it last in use? (DD/MM/YY) approx 2011

What was the use of the building on 20th March 2013 or the last use before that date?

Animal winter housing/ feed & hay storage over

If the building was brought into use after the 20th March 2013, what date was it brought into use? (DD/MM/YY) approx 2015

Please provide details of its use since it was brought into use:

Occasional storage of agricultural feed and equipment

Is the site currently occupied under an agricultural tenancy agreement? Yes ☐ No ☒

If yes, I/we confirm that both parties to that agreement have consented to the change of use: ☐

Please attach written confirmation from the landlord and tenant confirming they both agree to the change of use.

Has an agricultural tenancy agreement been terminated in the year before development is proposed to begin for the purpose of carrying out the change of use? Yes ☐ No ☒

If yes, I/we confirm that both parties have agreed that the site is no longer required for agricultural use: ☐

Please attach written confirmation from the landlord and tenant confirming they both agree that the site is no longer required for agricultural use.

5. Description of Proposal

Please specify:

- The proposed net increase in the total number of dwellinghouses (the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses on the site immediately prior to the development) 1
- The number of dwellinghouses proposed by the development:
  - Smaller dwellinghouses (no more than 100 square metres of floor space) 0
  - Larger dwellinghouses (more than 100 but no more than 465 square metres of floor space) 1 (151sqm)

5. Description of Proposal (Continued)

- If relevant, the number of dwellinghouses previously developed under this permitted development right within the established agricultural unit:
  - Smaller dwellinghouses (no more than 100 square metres of floor space) 0
  - Larger dwellinghouses (more than 100 but no more than 465 square metres of floor space) 0

Please describe the proposed development, including the design and external appearance; and the siting and location of the building(s)

The proposal is to convert a redundant agricultural detached building to form a single dwelling, The building is of a domestic scale and appearance with a single storey lean to at the rear which will have the sheeted roof removed and replaced with a new tiled roof,
The upper floor windows will all be replaced with new velux windows provided in the roofslope, A couple of the doors to the main front elevation will be removed, with the openings built up in part and new windows provided, Some of the ground floor internal walls will be removed to provide enlarged rooms.
The structure will be thermally upgraded internally with new electrical and heating installations provided otherwise the main building form will remain unaltered and as the building already has a suitable number of existing door and window openings the conversion to residential use will not involve excessive external alterations and therefore should be fairly straightforward.

If proposed, please provide details of any building or other operations relevant to the development. Note that to qualify for permitted development, these should only include:
- the installation or replacement of:
  - windows, doors, roofs, or exterior walls, or
  - water, drainage, electricity, gas or other services, to the extent reasonably necessary for the building to function as a dwellinghouse; and
- partial demolition to the extent reasonably necessary to carry out types of building operations listed above.

The proposal only requires replacement of existing doors and windows within existing openings, new velux rooflights within the roofslope and replacement of an existing lean to roof at the rear with tiles,
The ground level will be reduced to the side.
All rainwater goods will be replaced/

Please provide any relevant information on the impacts of the development in regard to noise and/or transport and highways; and risks on the site in regards to contamination and flooding.
A flood risk assessment should accompany the application where the site:
- is in Flood Zones 2 or 3; or
- is in a area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

Check if you site location is in Flood Zone 2 or 3 online: https://flood-map-for-planning.service.gov.uk/
Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

The Environment maps do not identify a problem with flooding in the area with all drainage running to a new septic tank within the curtilage.
The proposal is within an existing group of farm buildings adjacent to the existing farmhouse and will be accessed from an existing driveway off Sandy Lane, with there be more than sufficient car parking within the farmyard,
The Farm is situated within the countryside a reasonable distance off the lane and so is not likely to be affected by any noise or transport impacts,
The site has always been used for farming purposes and so there is no likelehood of contamination from any previous uses together with there being no landfill sites with the immediate vicinty.

6. Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required could result in your notification being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted. Please note that as part of this procedure, if any objections are received the Local Planning Authority may require submission of further information at a later date.

All sections of this notification completed in full, dated and signed (typed signature if sent electronically). ☒

A plan indicating the site and showing the proposed development. A plan drawn to an identified scale will assist the authority in assessing your development proposal. ☒

The correct fee. ☒

Plans can be bought from one of our accredited suppliers using our Buy a planning map (www.planningportal.co.uk/buyaplan)

7. Declaration

I/we hereby apply for prior approval as described in this notification and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Developer:	Or signed - Agent:	Date (DD/MM/YYYY):	
	R Berry	07/08/2018	(date cannot be pre-application)

8. Developer Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):

Country code: (optional):	Fax number

Email Address - If this is given then it will be assumed that the applicant consents to all correspondence being done electronically.

9. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
	01260 279098	

Country code:	Mobile number (optional):
	07790 179093

Country code:	Fax number (optional):

Email Address - If this is given then it will be assumed that the applicant consents to all correspondence being done electronically.

robert.berry10@yahoo.co.uk