FOREFRONT
DEVELOPMENT CONSULTING
4 Ridge House, Ridge House Drive, Festival Park, S-O-T. ST1 5SJ
Office 01782 216912 WWW.FOREFRONTDC.UK

# SUPPORTING STATEMENT

Class Q of Part 3, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) allows for the change of use of agricultural buildings to dwellinghouses, subject to meeting certain criteria and adhering to certain conditions.

Permitted development

**"Q. Development consisting of—**

**(a) a change of use of a building and any land within its curtilage from a use as an agricultural building to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order; or**

**(b) development referred to in paragraph (a) together with building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule. "**

Development is not permitted if the criteria outlined in 'Q.1' is not met.

'Q.1'

• (a) refers to the timing of the agricultural use of the building. The timing of the use meets the criteria.

• (b) (c) and (d) refer to the cumulative number of dwellings and floor space thresholds that can be created. The proposal meets the criteria.

• (e) and (f) refer to the change of use not being allowed if the site is occupied under an agricultural tenancy or was less than 1 year before the start of the development unless the consent of the landlord and tenant has been obtained. The site is not occupied under an agricultural tenancy agreement.

• (g) development under Q (a) and (b) has been carried out in the agricultural unit since 20/03/13 or where development under Class Q after 23/03/2023. Development under Class Q has not occurred on the site.

• (h) the external dimensions of the building cannot exceed the existing external dimensions. They do not.

• (i) development under Class Q(b) would consist of operations other than: installation or replacement of windows, doors, roofs or exterior walls; or water, drainage, gas or other services, to the extent reasonably necessary for the building to function as a dwellinghouse; and partial demolition reasonably necessary to carryout building operations as outlined within Q(b). The proposed operations meet this criteria.

• (j) the site is on article 2(3) land. Which it isn't.

• (k) the site is/or forms part of an SSSI, a safety hazard area, or a military explosive area. Which it isn't/doesn't .

• (l) & (m) the site is, or contains, a scheduled ancient monument or the building is a Listed Building. Whish it doesn't/isn't.

'Q. 2'

(1) Where the development proposed is development under Class Q(a) together with development under Class Q(b) (which in this instance it is), development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

(a) transport and highways impacts of the development,

(b) noise impacts of the development,

(c) contamination risks on the site,

(d) flooding risks on the site,

(e) 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 (dwellinghouses) of the Schedule to the Use Classes Order, and

(f) the design or external appearance of the building, and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

(3) Development under Class Q is permitted subject to the condition that development under Class Q(a), and under Class Q(b), if any, must be completed within a period of 3 years starting with the prior approval date.

The application has been submitted and appraised to establish if prior approval is required from the LPA, as outlined above under Q.2 (1).

(a) There is an existing vehicular access to the site and its use by vehicles associated with one dwelling would not give rise to highway danger or congestion.

If the Highway Authority requires some maintenance of the access to the site this is acceptable. Parking could be provided for at least 1 No. car adjacent to the building within the red-line boundary.

(b) The site is not located where it is likely to cause concerns on the grounds of noise impact of the development.

(c) Subject to appropriate conditions as may be suggested by the Council's Environmental Health Dept. there are no contamination issues.

(d) The site is not within a flood-zone and the proposal does not pose any flood risks.

(e) The building is not positioned so that it would result in unacceptable living conditions, and neither does it lie in a hazardous location.

(f) The proposal utilises existing openings re doors and windows and there are no significant alterations to the external appearance of the building. As such the design/external appearance of the proposal is acceptable.

(g) The details of paragraph 'W' have been adhered to.

CONCLUSION

The proposed change of use satisfies all relevant criteria in the GPDO and therefore the proposal is lawful. Consequently, subject to conditions, it is recommended that prior approval is required and that the details submitted are approved.