Planning Statement supporting Application for the Change of Use of an Agricultural Building at Thorncliffe Lane, Thorncliffe, Staffordshire Moorlands, ST13 7LP

Introduction

The Town and Country Planning (General Permitted Development) Order 2015 sets out classes of development for which a grant of planning permission is automatically given, provided that the land or building is not restricted by a planning condition is or that the permitted development rights have been removed.

Part Q of the GPDO refers to the permitted change of use of agricultural buildings to a Class 3 residential use.

Proposal

This application proposes the change of use of a barn at Thorncliffe Lane, Thorncliffe to a single dwelling. Drawings 2018-2339-03 (Location and Block Plan), 2018-2339-01 (Existing Conditions) and 2018-2339-02 (Planning Proposal) are attached and form part of the application, illustrating the development proposals.

GPDO Requirements

In accordance with the requirements of Part Q of the GPDO: -

(a) The application proposes a change of use of the application building and 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; and
(b) The application proposes building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule.

I can confirm that: -

(a) the site was used solely for an agricultural use as part of an established agricultural unit on 20th March 2013;
(b) the cumulative floor space of the application building does not exceed 450 square metres- it is 72.15 sq.m. on two floors;
(c) the cumulative number of dwellinghouses does not exceed 3- it represents only one dwelling;
(d) the site is owner- occupied
(e) the application building has not been tenanted in the year before the submission of the application;
(f) no development under Class A(a) or Class B(a) of Part 6 of the Schedule (agricultural buildings and operations) has been carried out on the established agricultural unit since 20th March 2013;

(g) the development would not result in the external dimensions of the application building being extended beyond the external dimensions of the existing building;

(h) the proposed development (together with any previous development under Class Q) would not result in a building or buildings having more than 450 square metres of floor space having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order;

(i) the proposed development would not consist of building operations other than the installation or replacement of—

(aa)windows, doors, roofs, or exterior walls, or

(bb)water, drainage, electricity, gas or other services,

to the extent reasonably necessary for the building to function as a dwellinghouse; and

(ii)partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(i)(i);

(j) the site is not on article 2(3) land;

(k) the site is not, or does not form part of—

(i)a site of special scientific interest;

(ii)a safety hazard area;

(iii)a military explosives storage area;

(l) the site is not, nor does it contain, a scheduled monument; and

(m) the building is not a listed building.

Conditions of Part Q

In accordance with Part Q.2, the following additional information is submitted: -

(a)transport and highways impacts of the development.

The site is served by an existing access and drive. The access has good highway visibility and would not harm highway safety.

(b)noise impacts of the development.

The application building is not close to uses and activities that would subject it to noise disturbance.

(c)contamination risks on the site.

The site is not contaminated or close to a source of contamination.

(d)flooding risks on the site.

The application building is not close to a source of flooding or potential flooding.

(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.

It is considered that the re are no other issues that would prevent the application building being used a s a single dwelling. The application is supported by a structural report and a bat survey, the conclusions of which both support the proposal.

(f)the design or external appearance of the building.

The application is supported by drawings indicating a design that illustrate minimal changes to the building. The proposal is considered to retain the character and appearance of the building in its setting.