CHANGE OF USE OF AGRICULTURAL BARN TO RESIDENTIAL AT DIAL LANE FAMR, CONGLETON, CW12 3QN

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 an agricultural barn to a single residential unit.

Buildings and Site

The barn consists of a two storey stone built unit with single storey outriggers (in stone, brick and concrete block) to the North eaves elevation; with a reduction in eaves and ridge height between cells (see photos 1.1- 1.4). The roofs to the main building and cat-slide out riggers are faced in Staffordshire blue clay tile; the most northern outrigger roof is faced in bitumen felt.. The barn is situated to the Northern boundary of the farmyard, with the farmhouse to the east and other agricultural buildings to the West. The farm lies on Dial Lane and is accessed by a well maintained entrance with excellent visibility east and west; the entrance serves the existing farmhouse and agricultural buildings. There are no listings attached to the site.

The Proposed Alterations

Externally, the alterations are limited to the demolition of the single storey, concrete block and bitumen felt outrigger & making good the associated exposed wall and roof, the inclusion of 2nos small conservation roof-lights to the South Elevation Roof (farmyard side), and 1 pitch-hole style opening to the North Elevation. The alterations have been limited to the minimum amount reasonably required to provide the necessary residential accommodation. Refer to attached drawings:

- DLFB-01 Plans as Existing
- DLFB-02 Sections and Elevations as Existing
- DLFB-03 Site Block Plan
- DLFB-06 Ground Floor/ Site Plan as Proposed
- DLFB-07 First Floor, Elevations and Sections as Proposed

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

Foul drainage will be discharged to the existing mains sewerage.

Surface water will be drained to existing 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 (milking parlour) on 20 March 2013 and has been used continuously since construction for agricultural purposes. The building is now redundant as it cannot meet the health and hygiene standards required for modern dairy farming.
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

A Structural Survey and Report has been conducted and the building has been found to be overall in good structural condition and suitable for conversion (report included in application.

An ecological survey and report has been conducted (report included in the application). Pipistrelle bats have been detected on site. The recommended mitigation strategy (pages 31-33 of the report) shall be adopted, including the installation of bat boxes in nearby trees and bat tiles to barn.

Conclusion

In light of the above responses to the parameters set out in the legislation, it is reasonable to expect that sufficient information has been proved to the Local Planning Authority and this Determination for prior approval application will be approved.

APPENDIX: Photographs

Fig 1.1 North Elevation



Fig 1.2 East Elevation



Fig 1.3 South Elevation



Fig 1.4 West Elevation (outriggers)

