



An application to determine if prior approval is required for a proposed:

Change of Use of Agricultural Buildings to Dwellinghouses (Class C3), and for building operations reasonably necessary for the conversion.

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class Q

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	Lane Ends Farm
Address line 1	Ashbourne Road
Address line 2	
Address line 3	
Town/city	Bradnop
Postcode	ST13 7HA
Description of site location must be completed if postcode is not known:	
Easting (x)	402111
Northing (y)	354034

Description

2. Applicant Details

Title	MR AND MRS
First name	J AND S
Surname	GOULD
Company name	
Address line 1	Lane Ends Farm, Ashbourne Road
Address line 2	

2. Applicant Details

Address line 3	
Town/city	Bradnop
Country	
Postcode	ST13 7HA

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	
First name	robert
Surname	ford
Company name	
Address line 1	parkside
Address line 2	park road
Address line 3	
Town/city	leek
Country	United Kingdom
Postcode	ST13 8JT
Primary number	
Secondary number	
Fax number	
Email	

4. Eligibility

Was the use of the site on 20 March 2013 (or the last use before that date) solely for an agricultural use as part of an established agricultural unit?

☒ Yes
☐ No

Has any work under the permitted development rights for the erection, extension or alteration of a building reasonably necessary for the purposes of agriculture been carried out on the agricultural unit since 20 March 2013?

☐ Yes ☒ No

Will the external dimensions of the resulting building(s) extend beyond the existing building(s) at any point?

☐ Yes ☒ No

4. Eligibility

Is any part of the land, site or building:

• in a conservation area;

• in an area of outstanding natural beauty;

• in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;

• in the Broads;

• in a National Park;

• in a World Heritage Site;

• in a site of special scientific interest;

• in a safety hazard area;

• in a military explosives storage area;

• a scheduled monument (or the site contains one)

• a listed building (or within the curtilage of a listed building)

Yes

No

5. Agricultural tenants

Is the site currently occupied under any agricultural tenancy agreements?

Yes

No

Have any agricultural tenancy agreements been terminated in the year before development is proposed to begin for the purpose of carrying out the proposed change of use?

Yes

No

6. Dwellinghouses and floor space

How many smaller dwellinghouses will be created by this proposal?

0

How many larger dwellinghouses will be created by this proposal?

1

What will be the net increase in dwellinghouses?
This figure should be 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

Previous Development

How many smaller dwellinghouses have previously been created under this permitted development right on this established agricultural unit?

0

How many larger dwellinghouses have previously been created under this permitted development right on this established agricultural unit?

0

TOTAL DWELLINGHOUSES

1

TOTAL LARGER DWELLINGHOUSES

1

Floor space of larger dwellinghouse(s)

Will the total combined floor space (previously and in this proposal) changed to Larger Dwellinghouses under this permitted development right on this established agricultural unit exceed 465 square metres?
(Select 'No' if no larger dwellinghouses have been or will be created).

Yes

No

7. Description of Proposed Works, Impacts and Risks

Please describe the proposed development, including:

• The siting and location of the building(s); and

• From 1 August 2020, details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

The buildings to be converted are shown on the drawings accompanying this application. They comprise traditionally built, in part two storey, buildings designed and used for cattle housing.
The buildings are shown in plan as now extant on the c. 1885 OS maps.
They are adjacent to and attached to the farmhouse at Lane Ends.
Natural lighting to all habitable rooms is to be provided in accordance with current Building Regulations, that is; clear openings equal to one tenth of the floor area of the room being lit.

7. Description of Proposed Works, Impacts and Risks

Are any associated building works or other operations required to make this change? ☒ Yes ☐ No

Note that such works are restricted to those listed below that are reasonably necessary to convert the building(s) for use as a dwellinghouse:

- the installation or replacement of windows, doors, roofs, or exterior walls;
- the installation or replacement of water, drainage, electricity, gas or other services;
- partial demolition to the extent reasonably necessary to carry out the works listed above.

If yes, please provide details of the design and external appearance of the building(s) in regard to these building works or other operations:

The alterations are shown on the drawings attached to this application

Please provide details of any transport and highways impacts and how these will be mitigated:

It is proposed to utilise the existing access private trackway connected to the main road. This track serves the existing farmhouse and the extensive range of cattle sheds and yard to the north of the farmstead. Visibility of oncoming road traffic especially when looking northerly at the track junction with the main road is good and adequate. The farm entrance gate is set back from the junction thus affording a safe location of a stationary vehicle arriving or departing whilst opening or closing the gate. The gate being necessary to prevent occasionally yarded stock from entering the road. There is no perceived additional risk to road traffic safety caused by the addition of an additional family sized 3 bedroomed dwelling .

Please provide details of any noise impacts and how these will be mitigated:

The dwelling for largely positioned behind the existing farmhouse. Standard double glazing, draft sealed in accordance with current Building Regulations will have decibel reduction of some 45 dec. which will be ample to deal with air bourne traffic noise from the main road and indeed tractor noise from the farm buildings which are some distance to the north.

Please provide details of any contamination risks and how these will be mitigated:

Contaminants associated with livestock farming are cow urine and disinfectants with some diesel engine spillage All building ground floors are of concrete with no potential for seepage and will in any case being replaced with concrete. Inner wall surfaces will be rendered with salt retardant additive so as to provide a flat surface onto which a damp roof membrane can be applied followed by rigid insulation. There being no perceiveable risk to future occupants from such contaminants within the resultant building.

Please provide details of any flooding risks and how these will be mitigated.

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3; or
- is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

Check if your site location is in Flood Zone 2 or 3 online

Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

the site is not within a flood zone nor is there a perceived risk of flash flooding from adajacent grazing land..this slopes generally away from the buildings

8. Declaration

I/we hereby apply for prior approval as described in this form 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. ☒

Date (cannot be pre-application) 19/08/2021