



bayon
architectural technology

BESPOKE ARCHITECTURAL SERVICES

Bayon Architectural Technology Limited

Suite 140, Silk House, Park Green, Macclesfield, SK11 7QJ

t: 01625 881 199 | m: 07875 718 808 | info@bayon.at | www.bayon.at

**PRIOR APPROVAL STATEMENT
FOR CONVERSION OF FARM BUILDING INTO
1No RESIDENTIAL DWELLING (CLASS C3)**

**STANLEY FARM BUNGALOW
DIAL LANE
CONGLETON
SK11 0RU**

INTRODUCTION

This statement is to accompany an application for prior approval under class Q – Conversion of agricultural building into dwellinghouse (Class 3) and associated operational development at -

Stanley Farm Bungalow, Dial Lane, Congleton, SK11 0RU

The submission includes the application form, location plan, block plan, existing and proposed plans and elevations. Also included are reports from consultants in the relevant field to include -

Phase 1 report
Ecology report
Structural report

Stanley Farm is approximately 11.3 hectares and includes a dwelling and two agricultural buildings pasture and woodland. The site is a small farmstead

LOCATION

The site is located off Dial Lane within open countryside, the dwelling and farm buildings are to the north of the holding with pasture to the south. The building this application relates to is the closest building to Dial Lane – some 23m from the road.



THE SITE

Stanley Farm Bungalow is a lodge style structure to the west, to the east of the dwelling is a portal farm building and beyond is the building this application relates to, a Nissen/ Dutch style barn.

To the east is the access track from Dial Lane leading to the a concrete yard to the south of both farm buildings and extending to include access and parking to Stanley Farm Bungalow.

The site is sloping upwards in the westerly direction, the building this application related to is at the lower level, the portal frame agricultural building some 1m higher and a further 2m approx for the bungalow.

EXISTING BUILDING

The building is of steel frame construction Dutch barn or Nissen style and covered in metal profile sheets with vision panels. To the south elevation is a large opening.



Existing building – South Elevation



Existing building – East Elevation
Facing Dial Lane



Existing building – North East Corner
Rear

PREVIOUS PLANNING BACKGROUND

In the late 1980s and the 1990s several planning applications for a permanent agricultural worker's dwelling were refused. However, in March 2000 following an enforcement appeal a decision letter allowing the retention of a prefabricated timber chalet on the site was issued.

The appeal approval was subject to the following condition: - " The dwelling hereby permitted shall be occupied only by Mr and Mrs S T Flowers. When the dwelling ceases to be occupied by Mr and Mrs S T Flowers, the dwelling shall be removed from the site and the ground restored to its former condition."

An Article 4 Direction was made by Staffordshire Moorlands District Council on 12th January 1988 and confirmed by the Secretary of State for the Environment pursuant to Article 4 of the Town and Country Planning General Development Order 1977. This direction removed the permitted development rights to carry out on agricultural land having an area of more than one acre and comprised in an agricultural unit building or engineering operations requisite for the use of that land for the purposes of agriculture) unless permission was granted on application made under the Town and Country General Development Order 1977 (as amended).

The central farm building on site has an extant permission to convert into residential (DET/2023/0003) under prior approval and was approved 21st of March 2023. An application to discharge conditions (DOC/2023/0043) attached to the approval has been submitted and yet to be decided.

Application was made in 2023 for removal of the condition attached to the chalet 2000 approval mentioned above and was refused.

The applicant, who is the grandson of Mr & Mrs S T Flowers intends to carry out approval DET/2023/0003. It is hoped a temporary accommodation application will be allowed to retain the existing chalet on site as temporary accommodation for the duration of the conversion. This application is imminent.

The above information is provided for background.

PROPOSAL

The new dwelling will be accommodated within the existing metal frame structure. Steel frame construction is a common building system for larger buildings, including dwellings.

The footprint of the proposed is 167sq m, there will be 2 small cut outs amounting to 3.4sq m to accommodate doorways within the existing building, necessary due to the curved sides. See plans for further clarification. The first floor will create 82.8sq m of usable space which results in a total of 230sq m floor area.

The building is substantial and in reasonable overall condition, this is substantiated by the accompanying structural report prepared by Northern Structural Services. The report confirms the building can be converted without significant rebuilding.

The work proposed would be repair and/or rebuilt without significant rebuilding being required.

TRANSPORT & HIGHWAYS

The proposal would not lead to any traffic or highway safety problems. The dwelling is to be provided with parking and turning utilising the existing yard and compliant with parking standards. The existing access onto Dial Lane would be utilised and has good visibility. There was no objection from highways to application DET/2023/0003 on this site, therefore, we do not anticipate any objection from Highways.

NOISE

Noise impacts are not anticipated to be any greater than those might be associated with and reasonably expected where a building was last in agricultural use on a working farmstead.

No objections from Environmental Protection for application DET/2023/0003 on this site with regards to noise, therefore, we do not expect this proposal to be any different.

CONTAMINATION

A Phase 1 report has been prepared to discharge conditions attached to the extant approval on site and the report has been extended to include the building this application relates to. The report does not create any issue in terms of contamination.

FLOOD RISK - The site is not in a flood zone.

EVALUATION UNDER CLASS Q – Agricultural buildings to dwellings.

Development is not permitted by Class Q if -

- (a) The building was solely used for agriculture as part of an established agricultural unit on (and beyond) the 20th of March 2013.
- (b) The cumulative floor space of the existing building does not exceed 450sq m. Approval DET/2023/0003 totalled 181m sq and the proposal totals 230sq m = 411sq m total
- (c) This is the the second dwelling house developed under Class Q within this established agricultural unit – up to 3 is allowed.
- (d) The site is not currently under an agricultural tenancy
- (e) No agricultural tenancy has been terminated
- (f) The building has not been altered under Class A(a) or Class B(a) since the 20th of March 2013
- (g) The External dimensions of the building do not exceed the existing external dimensions.
- (h) This is the second development under Class Q (b) on this site, the total proposed floor area is less than 450sq m (411sq m)
- (I) The development includes the installation and/or replacement of -
Windows, doors, and exterior walls to the extent reasonably necessary for the building to function as a dwellinghouse. The structural elements are to be retained (steel frame)
- (j) The site is not article 2(3) land
- (k) The site does not form part of a SSSI, a safety hazard area or a military explosives storage area
- (m) The building is not a listed building

CONCLUSION

The building can be converted into residential use via repairs including provision of insulation internally and a new floor and dampproofing.

Demolition is permitted for the cut outs proposed to facilitate doorway openings and not contrary to a conversion scheme of this nature. Neither is the creation of new openings and existing openings have been utilised as much as possible.

The alterations to the building have been kept to a minimum and work with the existing structure as far as possible, utilising the existing opening to their maximum potential and keeping new openings to a minimum. This ensures the external appearance is retained and therefore in-keeping with its rural character and appearance of the area – as it has been for over 35 years.

The proposal is not contrary to a conversion scheme as allowed to be implemented under Class Q and it is hoped the application can be supported.