

Proposed Barn Conversion at Rose Cottage, Rushton Spencer

Planning Statement



Background to the Application

Prior approval was granted on 8/12/23 (Applic Ref DET/2023/0031) for the change of use of the existing agricultural building to a single dwelling house. The permission has not, to date, been implemented.

In May 2024, amendments to Class Q of the General Permitted Development Order came into force. In particular, the following amendments were included;

- (h) the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point, other than—*
 - (i) extension of the building allowed by paragraph Q.1(i);*
 - (ii) protrusions of up to 0.2 metres to accommodate building operations allowed by paragraph Q.1(j)(i),*

The applicant wishes to take advantage of these amendments in order to increase the size of the dwelling and to improve the appearance of the building by the application of an applied timber cladding. A rear extension is proposed to replace an existing lean-to structure, the intention having always been to demolish this lean-to structure. We therefore submit a new application as to whether prior approval is required for the conversion.

The Proposals

We can confirm the following with regards to the new proposals

1. The proposals have been assessed against the Class Q eligibility criteria and these remain the same as the original application with the following exceptions:
 - a. The floor space of the dwelling is 119m²
 - b. The rear extension extends 2.15m beyond the existing building line on land which currently forms hardstanding below the existing lean-to. The maximum height of the extension is 3.85m and the eaves of the extension are lower than the respective eaves of the existing building elements
 - c. Externally, the single-storey elements of the building, including the rear extension, will remain rendered blockwork. The 2-storey section of the building, particularly at first floor level, will be clad in plain timber boarding in the manner of Yorkshire boarding
 - d. External window and door openings have been modified to suit the amended internal layout of the extended dwelling

Supporting Documentation

The following reports are resubmitted in support of the application:

1. Structural Report
2. Protected Species Surveys

A flood risk assessment is appended below:

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
392636/361851

Created
9 Mar 2023 16:28

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- **In an area with critical drainage problems as notified by the Environment Agency**
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

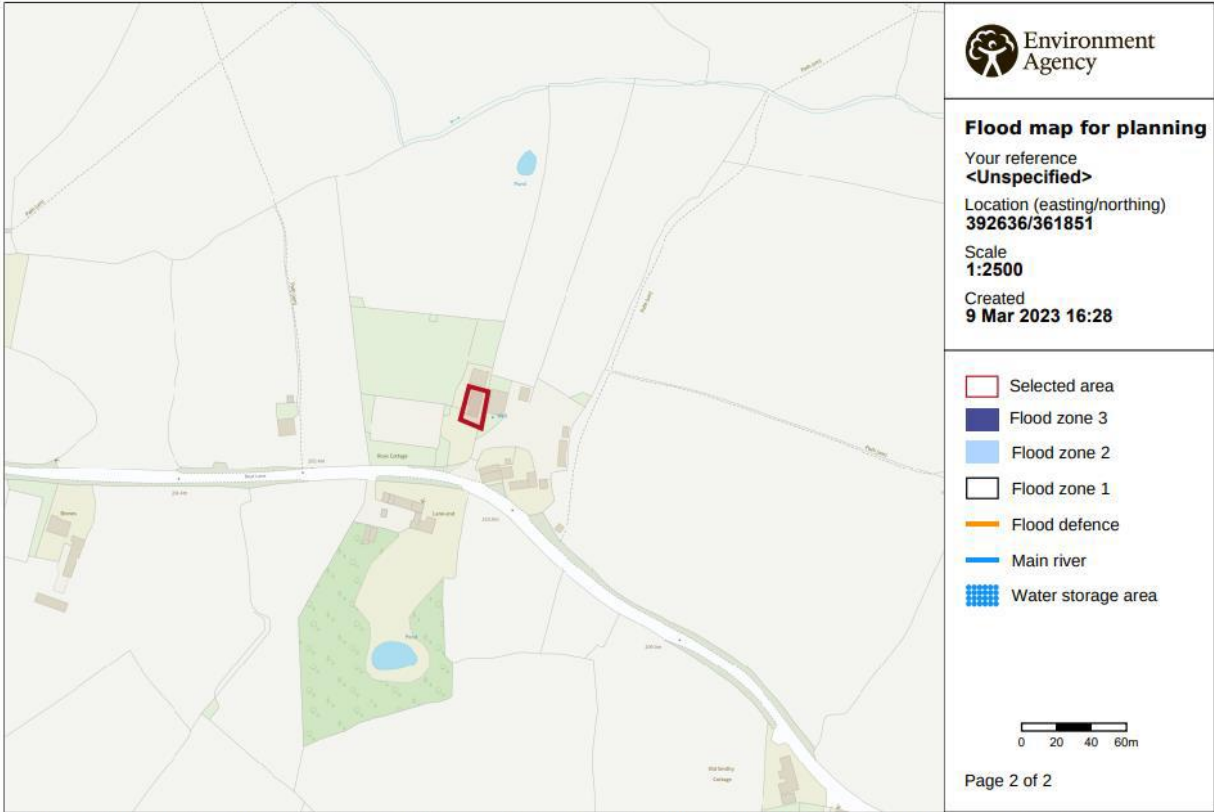
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

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