

CROSS + CRAIG ASSOCIATES

Planning Statement

Old Farm, Quarry Lane, Rowington CV35 7JQ

Introduction

This application is for the conversion of the existing metal barn on the site into a new dwelling under Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015.

Planning History and Policy

The main house has been refurbished and in 2010, approval was given to link the house to the outbuildings. In 2019, approval was given to convert the brick outbuildings to habitable space, and this work has now been completed.

This application

We confirm the following:

- (a) the barn was not in use on 20th March 2013, but its last use and only use was agricultural, as part of an established farm that operated up until 2003. The building has therefore been used solely for an agricultural use as part of an established agricultural unit.
- (b) the cumulative floor space of the existing building does not exceeds 450 square metres – it has an external area of approx. 170sqm.
- (c) the development would be for only one new dwelling house.
- (d) the site is not occupied under an agricultural tenancy.
- (e) there has been no agricultural tenancy on the site in the last year.
- (f) the building has not been materially altered or extended since March 2013 under Class A(a) or Class B(a) of Part 6. It has had normal repairs during its lifetime but the dates are unknown.
- (g) the development would not result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point.
- (h) the development would not result in a building or buildings having more than 450 square metres of floor space.
- (i) the development would consist of building operations to build new blockwork infill panels, re clad the framework externally, replace the asbestos roof covering, add windows and doors, and install services as reasonably necessary for the building to function as a dwelling house. A structural survey is included with the application. It is noted that the existing structural frame requires some localised repairs and the installation of additional lateral bracing in the form of blockwork infill panels. The addition of new external wall panels is permitted under Class Q. However, the framework is suitable for conversion without significant alteration and would remain to support the new roof.
- (j) the site is not on article 2(3) land.
- (k) the site does not form part of a site of special scientific interest; a safety hazard area; or a military explosives storage area.
- (l) the site is not a scheduled monument.

(m) the barn is not a listed building. The main house is listed grade II listed although the metal barn is not listed, curtilage listed or mentioned on the listing description. We understand that as an agricultural building, it is outside of the domestic curtilage of the house.

Transport and Highways

The barn has ample parking and a separate existing gated access with good visibility. The site is large and capable of accommodating an extensive family, and so the separation of this part of the site to form a separate dwelling would have negligible impact on the traffic movements around this property.

Noise

The barn is adjacent to the existing house, and so noise levels for the barn would be the same as on the rest of the site. There is no agricultural activity ongoing on this site. The conversion of the barn would have no impact on noise levels locally. The conversion to a new dwelling would be fully compliant with Building Regulations requirements for insulation (both thermal and acoustic).

Flood

The site is not in a Flood Risk Area.

Contamination

The building was historically used for livestock or hay storage. There is an existing concrete slab in the barn. The external ground will be undisturbed. There is no suspected contamination at this property.

Conclusion

It is therefore our opinion that the conversion of the metal barn into a single dwelling is compliant with Class Q policy.