

**Supporting Planning Statement
884 40**

Prior Approval Barn Conversion to One Dwelling

Class Q(a)(b)
The Town and Country Planning (General Permitted Development) (England)
(Amendment) Order 2018

at

Barn opposite Winswood House
Burrington
Devon
EX37 9JN

For

Mr and Mrs Mitchell

INTRODUCTION

SITE & SURROUNDINGS

Barn at Winswood is located off Mill Lane. The barn is bounded on the North, by outbuildings and to the South, East and West by agricultural fields and trees.

PROPOSED DEVELOPMENT

This planning support statement is written in support of a planning application for the:

1. Conversion of redundant agricultural barn into one dwelling with private amenity space and parking.

It is the applicants' intention to maintain any historical and positive architectural features in order to restore the buildings and make them a purposeful contribution to the locality.

This would consist of

- Retaining its overall character with a common palate of materials that reflect the nature of the building and which suit the local environment.
- Carrying out internal and external maintenance to enhance the existing structure and prolong its life span.

The development has been designed to reflect its use and to accommodate all the requirements of the clients' brief. The form, scale and materials used are considered appropriate in relation to the area.

Prior approval is sought under class Q of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2018 for the conversion of the identified barn to form one dwelling for residential use; Class C3 (dwelling houses).

This statement provides information to demonstrate compliance with the guidance.

With regard to Schedule 2, Part 3 Class Q of the General Permitted Development Order 2015 the following information is provided:

- a. The barn is currently unused but was solely used for agricultural purposes prior to 20th March 2013.
- b. The cumulative number of separate larger dwelling houses developed under Class Q does not exceed 3. The cumulative floor space of the existing building changing use under Class Q within an established agricultural unit is 162m².
- d. The proposal is to convert the barn into one dwelling house. This will bring the number of Class Q to 1 large dwelling house having less than 465.00m².
- e. The farm is held freehold and no agricultural tenancy.
- f. Within the last year there has been no termination of an agricultural tenancy for the purpose of carrying out the proposed development under Class Q.
- g. There has been no development, under Class A(a) or Class B(b) of Part 6 of the GDPO, carried out at the agricultural site since 20th March 2013 or within 10 years before the date of this proposed development under Class Q.
- h. The development will not result in the external dimensions of the building being extended beyond the dimensions of the existing building at any given point.
- i. The development under Class Q (together with any previous development under Class Q) would not result in a building or buildings having more than 465 square metres of floor space having a use falling within Class C3 (dwelling houses) of the Schedule to the

Use Classes Order.

- j. The proposed development will require the installation of windows, doors, and replacement roof covering to the extent necessary for the building to function as a dwelling house and any partial demolition will only be that reasonably necessary to carry out the building operations allowed by paragraph Q.1(i)(i);
- k. the site is not on article 2(3) land.
- l. the site does not form any part of or forms part of—
 - (i) a site of special scientific interest;
 - (ii) a safety hazard area;
 - (iii) a military explosives storage area;
- m. the site does not contain a scheduled monument.
- n. the building is not a listed building.

Conditions Q.2(1)

a Transport and highways impacts of the development

The road serving the site provides good alignment and forward visibility of oncoming vehicles.

b Noise impacts of the development,

The development of this site would not result in any unreasonable level of noise or disruption during building works.

c Contamination risks of the site

There is no evidence of contamination on the site

d Flooding Risks of the site

The development lies within Flood Zone 1, there is no history of flooding. The site is not within a designated critical drainage area. There will be new drainage facilities installed providing adequate foul and surface water drainage.

e Practicality and desirability of location and siting for the building to change from agricultural use to dwelling house

The proposed barn will have its own private parking and amenities and outlooks will be retained. Reference has already been made to transport etc under a).

f The design or external appearance of the building

The barn is of concrete pad strip foundations, timber framed and blockwork walls, with steel cladding to walls and corrugated metal sheet cladding to the roof.

The installation of doors, windows into the existing external walls has no implication in terms of the structural stability of the building.

NATURAL LIGHT

The proposals include sufficient natural light in each of the habitable rooms.

CONCLUSION

It is deemed that the proposal for change of use of this barn should be considered permitted development under the legislation brought into force on 6th April 2014 via the Town and Country (General Permitted Development (Amendment and Consequential Provisions) (England) Order 2014 and revised in 2018.