

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	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Stubbins House Farm"/>
Address line 1	<input type="text" value="Stubbins Lane"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Cloughton-On-Brock"/>
Postcode	<input type="text" value="PR3 0PL"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="350640"/>
Northing (y)	<input type="text" value="442695"/>

Description	<input type="text" value="Agricultural Building"/>
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**2. Applicant Details**

Title	<input type="text" value="Mr and Mrs"/>
First name	<input type="text"/>
Surname	<input type="text" value="Thompson"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="Stubbins House Farm"/>
Address line 2	<input type="text" value="Stubbins Lane"/>

## 2. Applicant Details

Address line 3	<input type="text"/>
Town/city	<input type="text" value="Cloughton-on-Brock"/>
Country	<input type="text"/>
Postcode	<input type="text" value="PR3 0PL"/>

Are you an agent acting on behalf of the applicant?

Yes  No

Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

## 3. Agent Details

Title	<input type="text" value="Miss"/>
First name	<input type="text" value="Claire"/>
Surname	<input type="text" value="Parker"/>
Company name	<input type="text" value="Cassidy + Ashton Group Ltd."/>
Address line 1	<input type="text" value="Cassidy + Ashton Group Ltd."/>
Address line 2	<input type="text" value="7 East Cliff"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Preston"/>
Country	<input type="text" value="UK"/>
Postcode	<input type="text" value="PR1 3JE"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

## 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:

Yes  No

- 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)

#### 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?

2

What will be the net increase in dwellinghouses?

2

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.

##### 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

2

TOTAL LARGER DWELLINGHOUSES

2

##### 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 application comprises the conversion of an agricultural building to two residential dwellings. The proposals include the insertion of a first floor increasing the internal floor area of the building from 254 sqm to 318 sqm.

The floor areas of the two units would be, 159.6sqm and 169.6sqm.

The curtilage of the building, bounded in red on the location plan is proposed at 277 sqm, which is no larger than the area of land occupied by the agricultural building, the footprint of which is 279 sqm. There is sufficient space within the curtilage of the building to provide vehicular parking for both units.

The dwellings will utilise the existing access to the site from Stubbins Lane.

The building is not enclosed by closely surrounding structures and therefore will receive sufficient natural light to all elevations. New window openings will be provided at upper level to allow natural light into the first floor bedrooms.

This application comprises the resubmission of a previous prior approval application for the same proposals ref: 17/00860/COUQ.

## 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 existing single storey extension will be rebuilt as part of the proposals, however, the height, massing and appearance of this would be retained following its rebuilding.

A first floor would be introduced to provide bedroom space for both proposed properties. New window openings will be created to allow natural light into these rooms.

Further details of external alterations are provided on the submitted drawings.

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

It is not considered that any transport and highways impacts would result from this development. The dwellings will utilise the existing access off Stubbins Lane.

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

It is not considered that there are any noise impacts resulting from the development. A noise assessment which took into consideration use of the application building for residential is submitted. A noise impact assessment was submitted as part of a later application for employment units at the site (ref: 19/00457/FULMAJ). This document took into consideration the use of this building as two dwellings as subject to the previous prior approval. The Environmental Health consultee raised no objection based upon this and as such it is considered that there would be no detrimental impact.

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

A Preliminary Risk Assessment, Site Investigation Covering Letter, Phase 2 Investigation and Assessment Report and Remediation Method Statement is submitted in support of this application.

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 lies within flood zone 1 and as such, prior approval is not required in respect of this point.

## 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)

15/04/2021