



Swale

BOROUGH COUNCIL

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

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

2. Applicant Details

Title

First name

Surname

2. Applicant Details

Company name	
Address line 1	Little Barksore Farm
Address line 2	Sheerness Road
Address line 3	Lower Halstow
Town/city	Sittingbourne
Country	United Kingdom
Postcode	ME9 7ED

Are you an agent acting on behalf of the applicant?

Yes No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mr
First name	Gary
Surname	Mickelborough
Company name	Bloomfields
Address line 1	Bloomfields
Address line 2	77 Commercial Road
Address line 3	Paddock Wood
Town/city	Tonbridge
Country	UK
Postcode	TN12 6DS
Primary number	
Secondary number	
Fax number	
Email	

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

4. Eligibility

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

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?

How many larger dwellinghouses will be created by this proposal?

What will be the net increase in dwellinghouses?
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?

How many larger dwellinghouses have previously been created under this permitted development right on this established agricultural unit?

TOTAL DWELLINGHOUSES

TOTAL LARGER DWELLINGHOUSES

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

Change of use of building and land within the curtilage from an agricultural use to a use falling within Class C3 (two dwelling-houses)

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 building operations reasonably necessary to convert the building include only the insertion and replacement of doors and windows, and replacement cladding material at the external walls and roof. A part of the existing lean-to element that was erected as an extension to the building would also be removed from the site.

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

On this basis, the proposed use as two dwelling-houses is not considered to amount to any material increase in traffic numbers. The proposal could not reasonably be said to give rise to any significantly greater number of movements than the current use of the building for agricultural purposes.

The proposal would continue to make use of that existing access but the vehicles using it would be domestic in nature and so less likely to cause noise and disturbance issues than agricultural vehicles.

As such, the proposal would not give rise to any adverse transport impacts or the safety and convenience of the nearby highway, which is in accordance with Section 9 of the National Planning Policy Framework; Promoting Sustainable Transport.

It is respectfully submitted that prior approval should not therefore be required from the Local Planning Authority in relation to the transport and highways impacts of the development, in accordance with Paragraph Q.2 (1) (a) and (b) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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

The nearest neighbouring property is the applicant's existing dwelling more than 45 metres to the north. The next nearest neighbouring residential property is over 100 metres away. Therefore it is strongly submitted that there is ample distance to the nearest properties such that there would not be any adverse noise impacts upon any neighbours or any material impact upon the amenity levels of prospective occupants of the application building.

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

There would not be any unacceptable risks from pollution and the development would be appropriate to its location, in accordance with Paragraph 180 of the National Planning Policy Framework.

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 is located within a designated Flood Zone 1 which means that the land and proposed building subject to change of use Land has a less than 1 in 1,000 annual probability of river or sea flooding. In addition the site does not present any critical drainage problems

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)

06/04/2021