Supporting Statement – Barn at Love Lyne

This statement supports an application for Prior Approval under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) to convert an agricultural barn on land off Love Lyne into a 3-bed dwelling.

In summary, the scheme proposes:

- Conversion of traditional brick barn, under tin roof into a 3-bedroom property.
- Retention of existing roof.
- Retention, repair and maintenance of existing brickwork where necessary.
- New windows and doors.
- Creation of new amenity and parking area served from an existing access.

Assessment

Class Q allows for development consisting of —

> **(a) a change of use of a building and any land within its curtilage from use as an agricultural building to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order; or**
>
> **(b) development referred to in paragraph (a) together with building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule.**

Assessment under Q.1

(a) The site was in use for agriculture as part of an established agricultural unit (See Appendix 1) prior to the 20th March 2013;

(b) Only 1 x dwellinghouse is proposed and total floorspace is less than 465 sq m.

(c) N/A

(d) Only 1 x dwellinghouse proposed and total floorspace is less than 465 sq m.

(e) and (f) The site is not occupied under an agricultural tenancy.

(g) No development has taken place under Part 6 of the GPDO (as Amended).

(h) The conversion of the barn would not result in the external dimensions of the building being extended.

(i) Conversion of the barn can be undertaken to the extent reasonably necessary for the building to function as a dwelling.

(j), (k), (l) and (m) The site does not fall in any of these designations.

Q.2 (1) Assessment for prior approval

Below is supporting information relating to whether there is a need for prior approval of the Authority as to:

(a) Transport and highways impacts of the development,
(b) Noise impacts of the development,
(c) Contamination risks on the site,
(d) Flooding risks on the site, or
(e) Whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order; and
(f) Design or external appearance of the building.

as required under sections Q.2 – Conditions and in line with the procedures as set out in Paragraph W(1) of the Order.

(a) Transport and Highway Matters

The application would be for a small-scale residential use comprising 1 x 3-bed unit, which would generate minimal traffic generation upon the existing road network, especially when compared to the lawful agricultural use of the site.

Access to the site is via an existing gate and access road leading direct from Love Lyne.

Car parking and space to manoeuvre is provided on site, as per the submitted plans, to serve the development.

The development would therefore accord with the provisions in the Development Plan and revised NPPF (July 2018) and updated PPG.

(b) Noise impact

The application site is not considered to be affected by surrounding land uses and is also located in a similar location to that of other residential properties.

The development would therefore accord with the provisions in the Development Plan and revised NPPF (July 2018) and updated PPG.

(c) Contamination

In accordance with the sites former general agricultural use together with the EA mapping data confirming the site is not in, or near to a landfill site or subject to other likely pollutants, that contamination is not an issue for this site, or in the worst case can be mitigated by way of condition.

The development would therefore accord with the provisions in the Development Plan and revised NPPF (July 2018) and updated PPG.

(d) Flood risks

The site is located within flood zone 1, as confirmed by the Environment Agency mapping data (See Appendix 2) and is not subject to surface water flooding issues.

The development would therefore accord with the provisions in the Development Plan and revised NPPF (July 2018) and updated PPG.

(e) Location and Siting

The barn is located on the outskirts of Redditch New Town, with a number of residential properties in relatively close proximity off Love Lyne/Tippings Hill, such that access to local services/utilities is available.

Surface water will go to a soakaway/existing pond with foul water discharged to a Klargester (small package treatment works) or similar and discharged to existing watercourses/soakaway.

Its location and siting, in line with the provisions in the PPG, is considered to make it practicable and desirable for the building to change to residential use.

(f) Design and External Appearance

The conversion of the brick barn into residential use would comprise no new structural works.

The existing brickwork and roof would be retained and maintained where necessary.

In summary works to the barns include:

1. Existing openings retained with doors/glazing inserted.
2. New openings created in brick work.
3. Upgrading of existing floor to meet building regulations, as now accepted in the PPG as not being structural works as required in all conversions.

Note – Internal works are required but these are not structural and fall outside the definition of development in any event as confirmed by the latest revisions to the PPG.