

SUPPORTING STATEMENT

Proposed conversion of an agricultural building to dwellings
(Class Q General Permitted Development Order)

Poultry Farm, Sleaford Road, Dorrington, Lincolnshire, LN4 3PU



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1 INTRODUCTION

- 1.1 This Supporting Statement accompanies an application to determine whether prior approval is required for the conversion of an agricultural building into 4 dwellings.

2 THE SITE & SURROUNDINGS

- 2.1 The application site is located on the eastern side of the B1188 Sleaford Road and centrally between Dorrington and Ruskington at Grid reference TF 07759 51980 (Figure 1). The building is a redundant poultry house and sits within a large area of open grassland with several groups of mature and semi mature trees. There are mainly open agricultural fields to all sides apart from a single dwelling adjacent the northwest corner of the site.
- 2.2 The main body of the building has a traditional structural frame with blockwork outer walls with timber cladding above, solid concrete floors and profile sheeting to the roof (as can be seen in Figure 2, page 4). Lean to additions have been added to the north and south elevations and these are mainly formed in timber with solid concrete floors. The whole of the building has a gross external area that measures 992m². The original part of the building, which includes the structural frame and blockwork walls, has an external area of 720m².

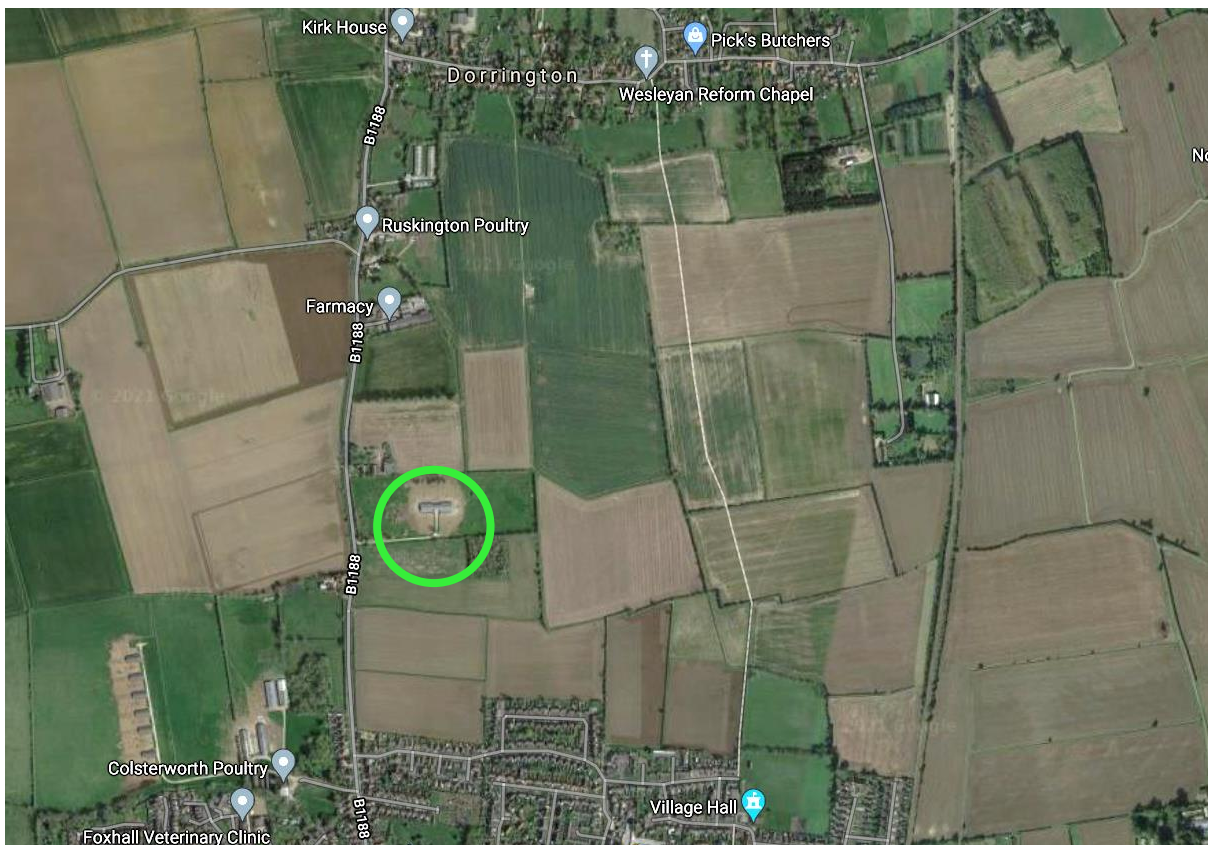


Figure 1: Aerial photograph showing the location of the site.



Figure 2: Photograph of the building to be converted to residential use.

3 THE PROPOSAL

- 3.1 The proposal is for determination of whether or not prior approval is required as to:
- a) transport and highways impacts of the development,
 - b) the noise impacts of the development,
 - c) Contamination risks on the site,
 - d) flooding risks on the site,
 - 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,
 - f) the design or external appearance of the building, and
 - g) the provision of adequate natural light in all habitable rooms of the dwellinghouse.
- 3.2 The proposal is to convert the original building to provide 2 'large' dwellings and 2 'small' dwellings. The removal of the lean-to sections is possible as they are not part of the original structural frame. The only other external alterations involve the installation of new windows and doors. The properties will have good sized gardens and parking areas for several vehicles. Internally the dwellings will have an open plan living area and 4 bedrooms in the larger dwellings and 3 bedrooms in the smaller dwellings.

4 PLANNING POLICY

4.1 Under Class Q of Part 3 of Schedule 2 of The Town and Country Planning (General Permitted Development) Order 2015 (as amended) conversion of agricultural buildings to residential use is permitted. This class authorises change of use of a building and any land within its curtilage from use as an agricultural building to a use falling within Use Class C3 (dwellinghouses). Within the use class, there are numerous listed circumstances where development is permitted. On the basis that the proposal meets these circumstances, there are several conditions that must be adhered to. These include the need for the developer to apply to the Local Planning Authority for a determination as to whether the prior approval of the Authority will be required.

4.2 The initial consideration is whether the proposal is permitted development. Q.1 sets out the relevant criteria and compliance is satisfied as follows:

Q.1 (a) The building has been used for agriculture for a significant number of years and was in use on the 20th March 2013. Whilst not used at present there has been no change in use of the building.

Q.1. (b) There will only be 2 larger dwellinghouses created by this development and the total floor space will be 464.98m²; the permitted area is 465m².

Q.1. (c) There will be 2 smaller dwellinghouses so the maximum is not exceeded. Each dwelling has a floor area of 99.7m² of floor space; within the permitted 100m².

Q.1. (d) No previous development has been carried out, so the thresholds are not exceeded.

Q.1. (e) The site is not occupied under an agricultural tenancy.

Q.1. (f) Not applicable.

Q.1. (g) This part is not applicable as no development has been carried out under Class A(a) or Class B(a) of Part 6 since 20th March 2013.

Q.1. (h) The proposed development will not result in the external dimensions of the building extending beyond the external dimensions of the existing building.

Q.1. (i) The alterations as proposed (installation of windows and doors) are reasonably necessary for the building to function as dwellinghouses.

Q.1. (j) The site is not on article 2(3) land.

Q.1. (k)(l) The site does not form part of an SSSI, Safety hazard area or a military explosives area. The site is not a scheduled monument.

Q.1. (m) The building is not listed.

- 4.3 In view of the previous assessment, there is no evidence to suggest that the proposal would fall outside of the scope of the defined permitted development rights.
- 4.4 In relation to size thresholds, the permitted development right allows for a maximum number of the following types of houses:
- up to 3 larger homes, to be greater than 100m² each and within an overall floorspace of 465m²; or
 - up to 5 smaller homes, no greater than 100 m² each; or
 - up to 5 homes comprising a mixture of larger and smaller homes, with neither exceeding the thresholds for each type. This means that the maximum cumulative residential floorspace created by Part Q could be 865m² (comprising 1 larger dwelling at 465m² and 4 smaller dwellings at 100m² each). Other combinations of larger and smaller dwellinghouses are possible but would produce a smaller cumulative total of residential floorspace.
- 4.5 In this instance the proposal will provide a mix of large and smaller dwellings, none of which exceed the thresholds for the types and the total floor area will be 665.92m².
- 4.6 The next consideration is whether the proposal meets the requirements of Class Q.2.

(a) Transport and Highways impacts of the development

The existing access is suitable, and visibility is good in both directions. There is ample space for parking and manoeuvring within the site. Overall, it is considered that there will be no harm to highways safety.

(b) Noise impacts of the development

The site is close to existing dwellings and conversion would be a betterment for these properties. Likewise, there will be no harmful noise impacting upon the proposed residential conversion.

(c) Contamination risks to the site

There are no concerns in relation to contamination at this site.

(d) Flooding risks to the site

The site is located within Flood Zone 1 and at the lowest possible risk of flooding. It is also not within an area subject to surface water flooding.

(e) Whether the location or siting of the building(s) makes it otherwise impractical or undesirable for the building to change to use Class C3

Whilst it is close to two settlements the site effectively lies within the open countryside. In similar situations the Council has stated that it is mindful of the

generally permissive nature of this legislation and consider that the unsustainable countryside location should not preclude development on its own. This has been confirmed through National Planning Practice Guidance as follows:

The permitted development right does not apply a test in relation to sustainability of location. This is deliberate as the right recognises that many agricultural buildings will not be in village settlements and may not be able to rely on public transport for their daily needs. Instead, the local planning authority can consider whether the location and siting of the building would make it impractical or undesirable to change use to a house.

The building can be converted, is accessible and will not have impacts on neighbours. It would also not be affected by any type of harmful activities such as commercial and agricultural uses.

(f) Design or external appearance of the building

The existing structure is a timber frame with part blockwork walls and part timber cladding. The proposal would retain the structure and the blockwork walls will be continued internally to form thermally efficient cavity walls. The timber cladding will be replaced with new like for like boards, and these will continue over the blockwork to just above ground level. New windows and doors, which will be dark grey in colour, will be added within all the elevations.

The materials chosen will ensure that the building remains agricultural in character but proposes some minor changes to the aesthetic to make it more appropriate for a residential building, such as through the addition of windows and doors. Overall, the proposed works will create a dwelling of acceptable appearance and that falls within the permitted development criteria.

- 4.5 Part 3, Class X states that for the purpose of Class Q, curtilage is defined as “an area of land immediately beside or around the agricultural building no larger than the land area occupied by the agricultural building”. The proposed curtilages have been designed to be slightly smaller than the proposed floor space of each dwelling in order to comply with this criteria.

5 CONCLUSIONS

- 5.1 Overall, based on the above assessment against Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015, prior approval would not be required. This is based on all the conditions listed in Part 3, Class Q of the GPDO (2015) being satisfied.