

**Supporting Statement; Class Q Permitted Development, Black Hovel Farm, Langham Road, Whissendine, Rutland.**

**Site**

The agricultural building is located off the Langham Road, between Langham and Whissendine.

The existing ground floor area of 268m<sup>2</sup> will be maintained and 164m<sup>2</sup> added to the first floor.

The proposed dwelling will have a total floor area of 432m<sup>2</sup>. This will be classed as a larger dwelling (Town and Country planning Order 2018).

The site is accessed via an existing vehicular access, used by slow moving agricultural vehicles. The visibility is considered good.

The building has been used continuously for agriculture, including livestock, fodder and machinery storage, since it was constructed. The dwelling will be lived in by the applicant and his family, who currently farm the adjoining land.

**Amenity**

There is adequate space adjoining the building to provide sufficient amenity space and will not impact any neighbouring properties.

**Economic**

The development of the site will also provide housing, and employment for local trades in the area.

**Policy**

Class Q development is permitted providing the developer shall apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to:

*1. Transport and highways impact of the development.*

It is proposed to use the existing vehicular access, which at present is used by slow moving agricultural vehicles. Adequate car parking/turning on site will be provided.

*2. Noise impacts.*

It is considered that the development will have no negative noise impacts on neighbouring properties.

*3. Contamination.*

No known contaminants are known to be within the site.

*4. Flooding risks*

According to the Governments flood information service the location is at very low risk of flooding.

*5. Practicality.*

It is considered that the building is suitable for conversion to dwelling house.

6. *Design and external appearance.*

The design and external appearance of the dwelling is of good architectural merit.

Policy states that the development rights are not allowed where:

*"...the site was not used solely for an agricultural use, as part of an established agricultural unit (i) on 29th March 2013, (ii) if the site was not in use of that date, when it was last in use; or (iii) if the site was brought into use after that date, for ten years before the date the development under Class Q begins".*

The definition of an agricultural unit is:

*"Agricultural land which is occupied as a unit for the purposes of agriculture, including*

*(a) any dwelling or other building on that land occupied for the purpose of farming the land by the person who occupies the unit, or*

*(b) Any dwelling on that land occupied by a farm worker"*

Agricultural land is defined as

*"...land which, before development permitted by this Part is carried out, is land in use for agriculture and which is so used for the purposes of a trade or business, and excludes any dwelling house or garden;"*

Existing structure.

*The right allows either the change of use (a), or the change of use together with reasonably necessary building operations (b). Building works are allowed under the right permitting agricultural buildings to change to residential use: Class Q of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. However, the right assumes that the agricultural building is capable of functioning as a dwelling. The right permits building operations which are reasonably necessary to convert the building, which may include those which would affect the external appearance of the building and would otherwise require planning permission. This includes the installation or replacement of windows, doors, roofs, exterior walls, water, drainage, electricity, gas, or other services to the extent reasonably necessary for the building to function as a dwelling house; and partial demolition to the extent reasonably necessary to carry out these building operations. It is not the intention of the permitted development right to allow rebuilding work which would go beyond what is reasonably necessary for the conversion of the building to residential use. Therefore, it is only where the existing building is already suitable for conversion to residential use that the building would be considered to have the permitted development right.*

**Please refer to the Structural Engineers Report supplied with this application regarding the structure of the barn and the practicalities of conversion.**

Conclusion.

It is considered that this application addresses all relevant Government and Planning criteria regarding Class Q permitted development from agricultural building to C3 dwelling house.

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26<sup>th</sup> July 2021