



LASSETER DOWNIE
PLANNING

Planning Statement

Prepared for: Mr N Hall

Site Location: Agricultural Barn known at Parsons Barn, Green Lane Stratfield Saye RG7 2DP
Easting 467022, Northing 161782

Proposal: Notification for Prior Approval of a Proposed Change of use of Agricultural Building
to a Dwellinghouse Class C3

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1. Introduction

This planning statement has been prepared by Lasseter Downie Planning (LD) on behalf of E V Hall (Farms) Limited in support of the submission for the Notification for Prior Approval of a Proposed Change of Use of Agricultural Building to a Dwellinghouse (Class C3) and for Associated Operational Development Town and Country Planning (General Permitted Development) Order 2015), Schedule 2, Part 3 Class Q.

2. Site and Surroundings

- 2.1. The site comprises of approximately 0.5 hectares and relates to the agricultural barn known as Parsons Barn, Green Lane to the west of the dwelling named Parsons Farm, Green Lane. Easting 467022, Northing 161782.
- 2.2. The agricultural barn is located on a piece of hardstanding ground that adjoins another barn also on concrete hardstanding. It was used for storing excess farm supplies and winterising farm machinery.
- 2.3. The adjacent barn to the west of the steel framed barn will be demolished as part of the construction.
- 2.4. The barn is outside of any flood risk or critical drainage area
- 2.5. The agricultural building is not in a conservation area, is not listed and does not lie within the curtilage of a listed building
- 2.6. The barn is located on Green Lane and sits in open countryside with a cluster of dwellings to the west at West End Green. To the east and adjacent is the house known as Parsons Farm.

3. Proposed Development

- 3.1. The application seeks to determine **Prior Approval of a Proposed Change of Use of Agricultural Building to a Dwellinghouse (Class C3) and for Associated Operational Development Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 3 Class Q**
- 3.2. The existing structure is an agricultural barn which has been used for agricultural purposes and it satisfies all of the criteria relevant to development under Class Q Questions 1.
- 3.3. The application is supported by a structural survey by M D Royall from WRD Engineers.
- 3.4. We will therefore focus on the conditions of Class Q Question 2.
- 3.5. **Transport and Highways:** There will be a reduction in traffic to and from the building which will reduce the number of vehicles on the road. This will be replaced with domestic movement but due to the size of the development there is likely to be a decrease in movement. There is existing access off Green Lane to the site.
- 3.6. **Noise Impact of the Development:** The development is in open countryside with a house next door. During the build stage there will be the necessary low level noise as to be expected. On the basis that the conversion is to residential, once built there would be a low level of noise impact. Furthermore there are no potential noise impacts to the future occupants as there is nothing else in the vicinity that would give rise to adverse noise.

- 3.7. Contamination risk:** The barn's floor is concrete and has been used for winterising machinery and storing farm supplies. Please see attached contamination report from Nigel Milliner at GPE.
- 3.8. Flood Risk:** referring to the Strategic Flood Risk Assessment update from Basingstoke and Deane Borough Council, the site is not in a flood risk area
- 3.9. 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:** The location is in the countryside nearby a small cluster of dwellings and other buildings and therefore will have little or no impact on residents. The barn is structurally sound and the use of storing excess farm supplies and winterising machinery is no longer needed by the landowner.
- 3.10. The design and or external appearance of the building:** The proposed development will not change. The shape and bulk of the existing building will remain as a single storey building. The barn from a design perspective will still appear as a modern agricultural barn with the addition of windows and doors.

4. Conclusions

- 4.1. The application for change of use under Permitted Development Class Q of an agricultural barn to a dwellinghouse, has been satisfied in this planning statement and it is compatible with the requirements of Class Q, Part 3 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 and should therefore be approved.

Lasseter Downie

October 2021