



This form is specifically designed to be printed and completed offline. Please complete this form in block capitals using black ink to facilitate scanning. You are advised to read the accompanying guidance notes and per-question help text. If you would rather make this application online, you can do so on our website: <https://www.planningportal.co.uk/apply>

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**

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class Q

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to a Local Planning Authority in accordance with the legislation detailed on this form.

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it. Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to a Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Local Planning Authority details:



EAST RIDING OF YORKSHIRE COUNCIL

Country Hall
Beverley
East Riding of Yorkshire
HU17 9BA

Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website. Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

1. Applicant Name and Address

Title: First name: **LOUISE**

Last name: **HALL**

Company (optional):

Unit: Number: Suffix:

Building name: **WEST MEADOWS**

Address 1: **WEST END**

Address 2:

Address 3:

Town: **KILHAM**

County: **EAST RIDING OF YORKSHIRE**

Country:

Postcode: **YO25 4RR**

2. Agent Name and Address

Title: First name: **DAVID**

Last name: **ROBSON**

Company (optional): **ROBSON ARCHITECTURE LTD**

Unit: Number: Suffix:

Building name: **THE BUNGALOW**

Address 1: **DELPIELD ROAD**

Address 2:

Address 3:

Town: **WANSFORD**

County: **EAST RIDING OF YORKSHIRE**

Country:

Postcode: **YO25 8NU**

3. Site Address Details

Please provide the full postal address of the application site.

Unit:

Number:

Suffix:

Building name:

OUTBUILDING AT WEST MEADOWS

Address 1:

WEST END

Address 2:

KILHAM

Address 3:

EAST RIDING OF YORKSHIRE

Address 4:

Postcode:

YO25 4RR

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

If not, and was the site only brought into use after 20 March 2013, what date was it brought into use solely for an agricultural use as part of an established agricultural unit:

(DD/MM/YYYY)

Has the use, as detailed above, been continuous since the date stated; and will that use continue until the proposed development commences?

Yes No

To be eligible for this permitted development right, the site must have been used as detailed above:

on 20 March 2013 (or the last use before that date); or
- if brought into use after 20 March 2013, for a period of at least 10 years prior to development commencing.

If this will not be the case, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

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

If you have answered yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will the external dimensions of the resulting building(s) extend beyond the existing building(s) at any point?

Yes No

If you have answered yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will all the proposed new dwellinghouses have gross internal floor areas of at least 37 square metres, and comply with the nationally described space standard?

Yes No

If you have answered no above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

4. Eligibility (continued)

Is any part of the land, site or building:

- 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).

Yes No

If you have answered yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

5. Agricultural Tenants

Is the site currently occupied under any agricultural tenancy agreements?

Yes No

If yes, have all the parties to any agricultural tenancy agreements consented to the change of use?

Yes No

If the site is currently occupied under any agricultural tenancy agreements and:

- all parties have consented to the change of use

You will need to include copies of the written confirmations from all relevant landlords and tenants, stating their consent, when this application is submitted.

- not all parties have consented to the change of use

Your proposals will not be eligible for permitted development based on the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

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

If yes, have all the parties to all of the terminated agricultural tenancy agreements agreed that the site is no longer required for agricultural use?

Yes No

If any agricultural tenancy agreements have been terminated in the year before development is proposed to begin for the purpose of carrying out the proposed change of use, and:

- all parties have agreed that the site is no longer required for agricultural use

You will need to include copies of the written confirmations from all relevant landlords and tenants, stating that they agree the site is no longer required for any agricultural use, when this application is submitted.

- not all parties agreed that the site is no longer required for agricultural use

Your proposals will not be eligible for permitted development based on the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

6. Dwellings and floor space

How many smaller dwellings will be created by this proposal:

TWO

How many smaller dwellings have previously been created under this permitted development right on this established agricultural unit:

0

Smaller dwellings are defined as having no more than 100 square metres of floor space per dwelling.

How many larger dwellings will be created by this proposal:

ONE

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

0

Larger dwellings are defined as having more than 100 but no more than 465 square metres of floor space per dwelling.

What will be the net increase in dwellings:

THREE

Note that this figure should be the number of dwellings proposed by the development that is additional to the number of dwellings on the site immediately prior to the development.

Will the floor space of any single proposed dwelling exceed 465 square metres?

Yes No

Will the total combined floor space (previously and in this proposal) changed to Larger Dwellings under this permitted development right on this established agricultural unit exceed 465 square metres?

Yes No

To be eligible for this permitted development right, the number and size of dwellings developed has to be within the limits set by legislation. This includes any dwellings that were previously developed under this permitted development right.

- No more than a total of 5 dwellings (including no more than 3 larger dwellings) can be developed;
- No single dwelling can exceed 465 square metres of floor space; and
- The total combined floor space of all the larger dwellings developed cannot exceed 465 square metres.

If the proposals exceed any of these limits, you should not continue with this application and seek advice from your Local Planning Authority on the best course of action.

7. Description of Proposed Works, Impacts and Risks

Please describe the proposed development, including the siting and location of the building(s):

CONVERSION OF EXISTING SITE INTO 3 NO. DWELLINGS.
THE EXISTING SITE IS A SINGLE STOREY AGRICULTURAL BUILDING OF
NEARLY CONSTRUCTION.
ACCESS TO THE DWELLINGS WILL BE VIA AN ESTABLISHED ENTRANCE
OFF NORTH BACK LANE. THE ENTRANCE TO WEST WINDOWS, OFF
WEST END, WILL BE RETAINED FOR USE BY THE EXISTING WEST
WINDMILLS HORSE ONLY.
THE BUILDING SITS ON ITS OWN PLOT AND IS NOT DIRECTLY OVERLOOKED
BY ANY NEIGHBOURHOOD PROPERTIES OR VICE VERSA.
APPLICATION REF: 06/07854/PLF GRANTED APPROVAL IN DECEMBER 2006
FOR THE CHANGE OF USE TO 3 NO. HOUSING UNITS.

7. Description of Proposed Works, Impacts and Risks (continued)

Are any associated building works or other operations required to make this change?

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.

Yes No

If yes, please provide details of the design and external appearance of the building(s) in regard to these building works or other operations (including partial demolition):

EXISTING- BLOCKWORK TO BE RETAINED WITH NEW TIMBER CLADDING OVER.
THE ROOF IS TO BE RE-FINISHED ~~WITH~~ AND INSULATION INSTALLED.
OTHERWISE, THE BUILDING FOOTPRINT AND SIZE, WILL REMAIN AS EXISTING.
WATER AND ELECTRICITY ARE AVAILABLE FOR CONNECTION. PERL DEWALLS WILL BE VIA A SEPTIC TANK / PACKAGE TREATMENT PLANT. SULLAGE WATER WILL BE DELETED VIA A SOUTHWAY.

Please provide details on the provision of adequate natural light in all habitable rooms of the dwellinghouses:

NATURAL LIGHT IS AVAILABLE ON THREE SIDES OF THE BUILDING. ALSO, AT A GABLE STOREY, TOP LIGHT CAN BE PROVIDED BY REOFURTS. AN INTRAVEL LIGHT WILL ALSO BE PROVIDED.

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

THE ACCESS TO ALL THREE UNITS WILL BE VIA THE TRESTLE FROM NORTH BACK LANE.
THERE IS AN ESTABLISHED VERTICAL EASEY WITH GATE, AT THIS POINT. SO THE IMPACT UPON HIGHWAYS WILL BE MINIMAL.

7. Description of Proposed Works, Impacts and Risks (continued)

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

WEST WAREHOUSES CURRENTLY HOSTS A SMALL NUMBER OF ANIMALS, THIS
ALONG WITH ITS LOCATION AROUND FLOW OTHER BUILDINGS, MEANS THERE
ARE NO ADVERSE NOISE LEVELS AFFECTING RESIDENTIAL DEVELOPMENT.

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

NO CHEMICALS OR HAZARDOUS SUBSTANCES HAVE BEEN SPOTTED IN OR
ADJACENT TO THE BUILDING, SO WE HAVE NO REASON TO SUSPECT ANY
CONTAMINATION

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 (Check online: <https://flood-map-for-planning.service.gov.uk/>); or

- is in an area with critical drainage problems (Check with the Local Planning Authority, it will have been notified of such areas by the Environment Agency).

MOST OF THE BUILDING SITS WITHIN FLOOD ZONE 1 - HOWEVER A SMALL
AREA SITS WITHIN FLOOD ZONES 2 AND 3.

PLEASE REFER TO THE ATTACHED FRA FOR FURTHER DETAILS.

8. Checklist

Please read the following checklist to make sure you provide all the required information in support of your proposal.

The information provided should include all the details necessary for the Local Planning Authority to determine if the proposal complies with permitted development legislation, and if its prior approval will be required.

If sufficient information is not provided the Local Authority can either request it, or refuse the application.

All sections of this application completed in full, dated and signed.

The confirmations in regard to agricultural tenancies (if required by the answers provided to question 5)

The correct fee

A site specific flood risk assessment (if required as per the flood risk details of question 7)

A plan indicating the site and showing the proposed development.

A floor plan indicating the total floor space in square metres of each dwellinghouse, the dimensions and proposed use of each room, the position and dimensions of windows, doors and walls, and the elevations of the dwellinghouses

A plan drawn to an identified scale will assist the authority in assessing your development proposal. Plans can be bought from one of the Planning Portal's accredited suppliers:
<https://www.planningportal.co.uk/buyaplanningmap>

9. Declaration

I/we hereby apply for a determination as to whether prior approval will be required 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.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):



21/09/2021

(date cannot be pre-application)

10. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address:

11. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address: