

An 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.

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

**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

## 1. Site Address

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Trelash Farm"/>
Address line 1	<input type="text"/>
Address line 2	<input type="text" value="Warbstow"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Launceston"/>
Postcode	<input type="text" value="PL15 8RL"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="218675"/>
Northing (y)	<input type="text" value="90310"/>

Description

## 2. Applicant Details

Title	<input type="text" value="Mr and Mrs"/>
First name	<input type="text" value="R &amp; D"/>
Surname	<input type="text" value="Bolt"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="Trelash Farm"/>
Address line 2	<input type="text" value="Warbstow"/>

## 2. Applicant Details

Address line 3	<input type="text"/>
Town/city	<input type="text" value="Launceston"/>
Country	<input type="text"/>
Postcode	<input type="text" value="PL15 8RL"/>

Are you an agent acting on behalf of the applicant?

Yes  No

Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

## 3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="M E"/>
Surname	<input type="text" value="Dyson"/>
Company name	<input type="text" value="Mark Dyson Surveyors Ltd"/>
Address line 1	<input type="text" value="Glebe Farm Office"/>
Address line 2	<input type="text" value="Shillingford St George"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Exeter"/>
Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="EX2 9QN"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

## 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

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

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

Yes  No

#### 4. Eligibility

Is any part of the land, site or building:

Yes  No

- 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)

#### 5. Agricultural tenants

Is the site currently occupied under any agricultural tenancy agreements?

Yes  No

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

#### 6. Dwellinghouses and floor space

How many smaller dwellinghouses will be created by this proposal?

1

How many larger dwellinghouses will be created by this proposal?

0

What will be the net increase in dwellinghouses?  
This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses on the site immediately prior to the development.

0

##### Previous Development

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

0

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

0

TOTAL DWELLINGHOUSES

1

TOTAL LARGER DWELLINGHOUSES

0

##### Floor space of larger dwellinghouse(s)

Will the total combined floor space (previously and in this proposal) changed to Larger Dwellinghouses under this permitted development right on this established agricultural unit exceed 465 square metres?  
(Select 'No' if no larger dwellinghouses have been or will be created).

Yes  No

#### 7. Description of Proposed Works, Impacts and Risks

Please describe the proposed development, including:

- The siting and location of the building(s); and
- From 1 August 2020, details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

The subject barn known as The Granary Barn is a small attractive stone and cob double storey barn adjacent, but not adjoining to Trelash Farmhouse which lies immediately to the northeast. There is a single storey extension attached to the southwest and the concreted farmyard extends to the northeast. The farmhouse garden is at a higher level to the southwest.

The conversion proposed will form a 2 bedroom dwelling house with the main reception room/kitchen area open plan and at first floor level. There will be access from the southwest directly to the first floor from the higher ground level there and to the northeast directly from the concreted farmyard. The remaining farm buildings are no longer in use for housing livestock or any other intensive agricultural use.

All the habitable rooms will be lit by natural light through existing and new glazed openings

## 7. Description of Proposed Works, Impacts and Risks

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

Yes  No

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.

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

The following plans have been prepared to accompany this Prior Approval application:

TM765a.A1a Location Plan for Granary Barn 1:2500  
TM765.E1a Existing Site Plan  
TM765a+b.P1c Proposed Site plan  
TM765a.E2b Existing floor plans + elevations of the Granary Barn.dcd  
TM765a.P2b Proposed Floor Plans + elevations of the Granary Barn hatched - V4  
TM765a.E3+P3 CROSS-SECTIONS SHOWING BUILDING METHODOLOGY

In addition, a Building Methodology and Structural Statement has been prepared with illustrative photographs which assess the suitability and condition of the building for conversion under Class Q ,GPDO and itemises the building operations confirming that the conversion can be achieved within the limitations allowed for Permitted Development.

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

The existing farmstead has vehicular accesses to the northwest, southwest and southeast. The point of access will be to the southeast as shown on TM765a+b.P1c Proposed Site plan Proposed Site Plan, and there will be adequate parking adjacent to the new dwelling. Access to the highway is within the settlement of Trelash and has been safely used by this property for many years. The increase in trip rates by private vehicles during occupation of the new dwelling will be in line with those expected for a single small rural dwelling and will not impact the local road network significantly.

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

Since the remaining farm buildings are no longer in full agricultural use there will be no overriding noise impacts onto the proposed sensitive development. Neither will the development during construction and occupation phases unduly impact any adjacent land users, bearing in mind that construction will only be carried out during normal working hours.

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

There have been no contamination issues known. The previous uses and current uses of the barn are unlikely to cause any persistent risks of contamination and none are known.

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; or
- is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

Check if your site location is in Flood Zone 2 or 3 online

Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

The land lies in Flood Zone 1 with no problems concerning flood, and not within 25m of a watercourse.

## 8. Declaration

I/we hereby apply for prior approval 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.

Date (cannot be pre-application)

18/10/2021