

**Notification for prior approval for the
proposed change of use of an agricultural
building to one dwellinghouse (Class C3) and
associated operational development**

At

Barn at Green Hill Farm, Dymock, GL18 2AD

Planning Statement

December 2021

1.0 Introduction

1.1 This document comprises information to support the application for prior notification of the change of use of an agricultural building to residential (C3) use including associated building works at Green Hill Farm, Dymock.

1.2 This application is made under the Town & Country (General Permitted Development) (England) Order 2015, Schedule 2 Part 3 Class Q parts (a) and (b) as amended.

1.3 The location and nature of the existing agricultural building can be seen in the submitted plans.

2.0 Overview of Site and Planning History

2.1 The site consists of the existing detached part dual height part single storey dual agricultural barn, set within the built farm complex at Green Hill Farm, just outside of Dymock. Access to the barn is via an existing track leading from the highway.

2.2 The proposals would see the creation of 1no. part single storey and part two-storey residential unit.

2.3 The agricultural building consists of a single storey portal frame building which of dual height, with single storey lean-to elements of either side. The building consists of concrete block work walls and timber cladding to the walls and metal sheet roof. More details can be found in the submitted Structural Report undertaken by Andrew Marcham & Co Chartered Structural Engineers.

2.4 The proposed conversion of the building can be seen in the submitted plans. The proposed conversion seeks to make the most use of the existing openings in the building, and introduce minimal new openings into the existing building to provide natural light, whilst maintain the traditional appearance of the barn. The proposals would create a single four-bed property, predominately on a single level, albeit with a part mezzanine floor created internally in the central dual-height element of the building.

2.5 The barn was utilised for lambing and animal shelter purposes at the farm. More recently the barn has been used for the general storage of agricultural equipment, and is no longer required for the day-to-day agricultural uses it once was.

3.0 Criteria under Q.1 of Class Q

3.1 (a) Agricultural Use – The barn was previously in active agricultural use for the shelter of livestock, and subsequently for the storage of machinery and equipment in association with the day-to-day running of the commercial agricultural enterprise at the holding, and was in such use on 20th March 2013. Owing to the general reorganisation of the farming business, the barn is no longer

required for the day-to-day running of the agricultural enterprise at the holding. The building has not been used for any non-agricultural purposes.

3.2 (b) Larger dwellinghouse – The barn extends to 311 sq.m, and the proposed conversion would create one larger dwellinghouse of 421 sq.m (to include the proposed mezzanine floor).

3.3 (c) Smaller dwellinghouse – The proposal is to create 1no larger dwellinghouse only.

3.4 (d) Combined Class Q development – No other development under Class Q has been undertaken on the holding.

3.5 (e) Agricultural tenancy – The site is not occupied under an agricultural tenancy.

3.6 (f) Termination of agricultural tenancy – Not applicable.

3.7 (g) Use of permitted development rights – No development under Class A(a) or Class B(a) of Part 6 of the GPDO has been carried out on the holding since 20th March 2013.

3.8 (h) External dimensions - The proposed development would not result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point, as shown on the submitted plans.

3.9 (i) Building operations – The conversion works are shown on the submitted plans. Few building operations are required and no new structural alterations or additions are necessary as part of the proposed development. The barn is in sound condition, including the steel frame, block work walls, and timber cladding, as set out in the structural report. The existing walls, roof, and structure would all be retained as part of the proposed conversion.

The submitted structural report confirms that overall the building is structurally sound and in good condition, suitable for residential conversion without the requirement of any structural remedial repairs.

The building operations do not include the construction of new structural elements of the building, and are in accordance with the criteria set out in the legislation and the subsequent supporting Planning Practice Guidance (PPG) published in March 2015.

Furthermore, the updated PPG advice is highlighted, which states: *“Internal works are not generally development. For the building to function as a dwelling it may be appropriate to undertake internal structural works, including to allow for a floor, the insertion of a mezzanine or upper floors within the overall residential floor space permitted, or internal walls, which are not prohibited by Class Q.”*

3.10 (j) Article 2(3) land – The site is not on article 2(3) land.

3.11 (k) Restricted sites – The site is not, and does not form part of: a site of special scientific interest; a safety hazard area; or a military explosives storage area.

3.12 (l) Scheduled Monument – The site is not, and does not contain, a scheduled monument.

3.13 (m) Listed Building – The barn is not a listed building.

4.0 Conditions under Q.2 of Class Q

4.1 (a) Transport and Highways - The barn can be accessed via the existing vehicular track off the B4215 highway. The site benefits from an existing gated vehicular access, and a hardstanding access track to the barn. The proposed change of use of the barn to a single residential unit would not result in any significant increase in vehicular traffic to and from the site, and the associated vehicular movements can be safely accommodated within the local highway network.

4.2 (b) Noise – The barn is not located in close proximity to another existing in active use agricultural building that generates discernible noise that could impact on a residential use. The barn sits near to an existing residential property to the north and as such the proposed residential conversion would not generate noise concerns in such a setting. The farm still has active agricultural use, but the barns nearest the application site are utilised only for agricultural storage purposes. As such there are no noise implications either from or to the proposed residential use of the building.

4.3 (c) Contamination - There are no contamination risks identified on the site. The building has not been used to store pesticides, herbicides, fungicides, bactericides, sewage sludge, farm waste, hydrocarbons from farm machinery or for asbestos disposal. There are no known cases of spills or leaks which would give rise to contamination concerns.

4.4 (d) Flooding Risks - The barn and access is outside any areas at risk of flooding as shown on the EA flood mapping system, and no known flooding issues have occurred on the site.

4.5 (e) Location / Siting - The location allows for reasonable connection to services, access etc and the proposed use of the barn for residential purposes is not unrealistic or unfeasible. The location, siting and orientation of the building is considered suitable and acceptable for residential use, being sited adjacent to an existing residential property.

4.6 (f) Design / External Appearance - The proposals for the design and appearance of the building are shown on the submitted plans. The nature and appearance of the building will not be inappropriate in the setting, and would retain its original agricultural character. Existing openings are fully utilised. The design of the conversion has been carefully considered to enhance the visual appearance of the building, maximise the use of the space available and ensure the practicality and usefulness of the living space. Materials used will be of a high quality and works will be carried out to the highest standard, to ensure that the building is well constructed and energy efficient. The appearance of the building, and its contribution to the character of the surroundings, would reasonably improve with the proposed development.

4.7 The submitted plans demonstrate the dimensions of each room, its proposed use, and the openings proposed to provide natural light into each habitable room.

4.8 As demonstrated above, the proposals would provide a single four-bed residential property, in excess of the national space standards.

5.0 Ecology

5.1 The barn has been subject to a bat roost assessment, submitted as part of this application. No bats or evidence of bats was found in the barn during the inspections. No further ecological survey of the barn has been recommended.

6.0 Conclusion

6.1 The proposal for the change of use of the agricultural building to residential (C3) is in accordance with the criteria set out within The Town & Country (General Permitted Development) (England) Order 2015 (as amended), Schedule 2 Part 3 Class Q parts (a) and (b). The proposals represent permitted development and the prior approval of the council is not reasonably required.