

Barn Conversion
at
**BANKSIDE FARM, GOOLE FIELDS,
EAST YORKSHIRE, DN14 8AX**

Prior Approval of Proposed Change of Use of Agricultural Building to a Dwellinghouse (Class C3), and for Associated Building Operations Under Class Q.



**Design Access and Planning
Statement**

December 2021

Proposal for change of use and conversion of
existing agricultural building to form a single, 3 bedroom dwelling house.

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SECTION I: BACKGROUND

I.1. Introduction

- I.1.1. This prior approval notice is in relation to the conversion of a disused agricultural buildings to form single residential dwellinghouse under permitted development rights contained within The Town and Country Planning (General Permitted Development) (England) Order (2015) Class Q and subsequent changes implements from March 2018.
- I.1.2. We (Ormerod Sutton Architects) are RIBA Chartered Architects based in Leeds have been appointed by the Applicant to design the conversion of the existing disused agricultural barn(s) to form single residential dwellinghouse which will respect neighbouring properties, adheres to the site constraints and is sympathetic to its surroundings.
- I.1.3. This document provides supporting background, contextual and design information for this application.

I.2. Site Location

- I.2.1. The application address is Bankside Farm, Goole Fields, East Yorkshire, DN14 8AX. The application ownership land measures 0.530 acres, while the applicant also co-owns some of the surrounding lands and the access road. However, the adjoining lands which are in different ownership do not form part of this application.
- I.2.2. The property is situated in Goole Fields which is to the south of Goole.

Directly to the north, across A161, is the River Ouse beyond which there are further farmlands. The property, within radius of 100m, sits among a mixture of residential and agricultural buildings. 700m further to the south, across agricultural fields, there are further residential and agricultural properties.
- I.2.3. The property is 10 min cycle, 30 mins walk and 5 mins drive from Goole train station.
- I.2.4. Site location Plan:



1.2.5. Existing Site Plan:



1.3. Site Appraisal

1.3.1. The site is accessed from an existing private lane off A161- Swinefleet Road. The access road is not adopted by the council and is in a different land title. However, the applicant co-owns the access road as part of different dead title. Under current ownership the applicant has right of way over the access road as noted in paragraph 1.2.1..

1.3.2. The barns that are being developed are set back from the road providing privacy to the developed residential dwelling.

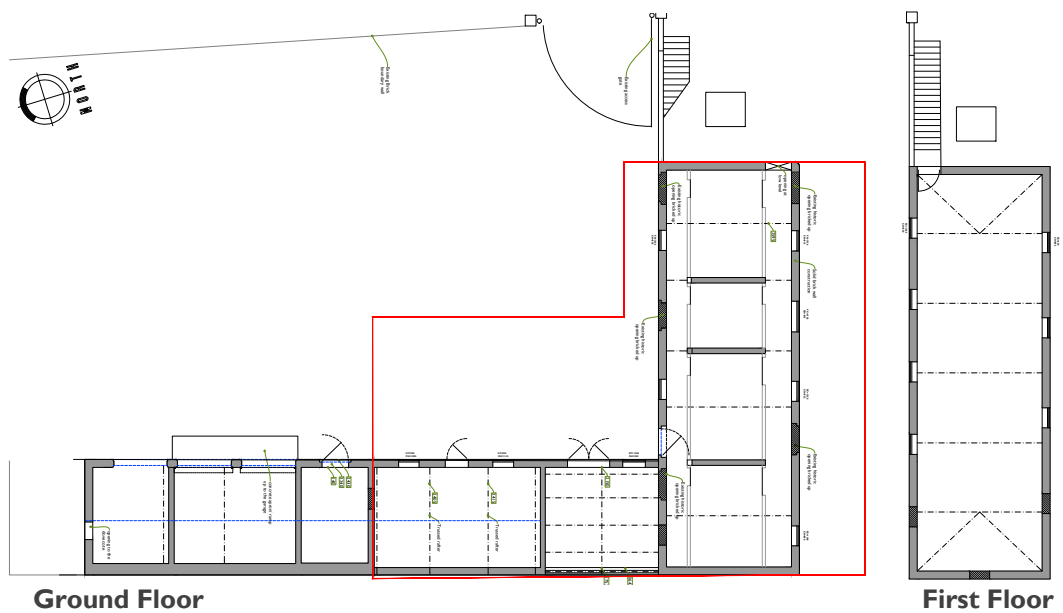
1.3.3. The applicant owns some of the agricultural land in the vicinity therefore would be using the barn as a residential base to work on the fields.

1.3.4. Red line indicates application demise, while blue line indicates land ownership demise, red hatch indicates barn(s) being converted to residential use.

For further details and for complete picture of land ownership demise refer to drawing 4170/ 100.

1.3.5. Existing drawings of the barns have been included below along with brief description of existing finishes.

1.3.5.a



- 1.3.5.b** Existing Barn:
Walls: Solid red multi brick solid walls (365mm thick)
Roof: oak trussed rafters with clay pantile roof cover
Floor: in-situ concrete floor

- 1.3.5.c** Images of the existing barn:



East Elevation



South Elevation



North Elevation



West Elevation (in the courtyard)

1.4. Planning History

- 1.4.1.** According to the Planning Portal for East Riding of Yorkshire Council there have been two applications at this site address as follows:
- 1.4.2.** Retention of new vehicular access
Ref. No: 06/09698/PLF - Application Approved
- 1.4.3.** Submission of details required by Condition 2 (Boundary Treatments) of Planning Approval DC/06/09698/PLF
Ref. No: 07/30766/CONDET – Application Approved

SECTION 2: THE PROPOSAL

2.1. Use

- 2.1.1. The site consists of closed farm buildings and structures for agricultural storage, and associated yards and buildings. The site is not under Agricultural Tenancy Agreement or has been in the last year, therefore it is not affected by the constraints set out in clauses (e) and (f) of paragraph Q.1 of the General Permitted Development Order 2015.
- 2.1.2. The existing agricultural buildings have been in use solely for agricultural purpose prior to 20th March 2013.
- 2.1.3. As there are no regulations to control the construction of agricultural buildings there are no records to indicate when the barns were built exactly. However, the barn buildings appear on historic maps as early as 1888. Therefore, the barns being converted under this application fully qualify as permitted, under the criterion (a) of Part Q.1 of the General Permitted Development Order 2015.
- 2.1.4. With the changing needs of the farming, this agricultural building is no longer required and has been standing empty for number of years.
- 2.1.5. The proposal sees the change of use of the existing agricultural building (Class Q) to provide 1 no. dwellings (Class C) under permitted development rights.

2.2. Amount

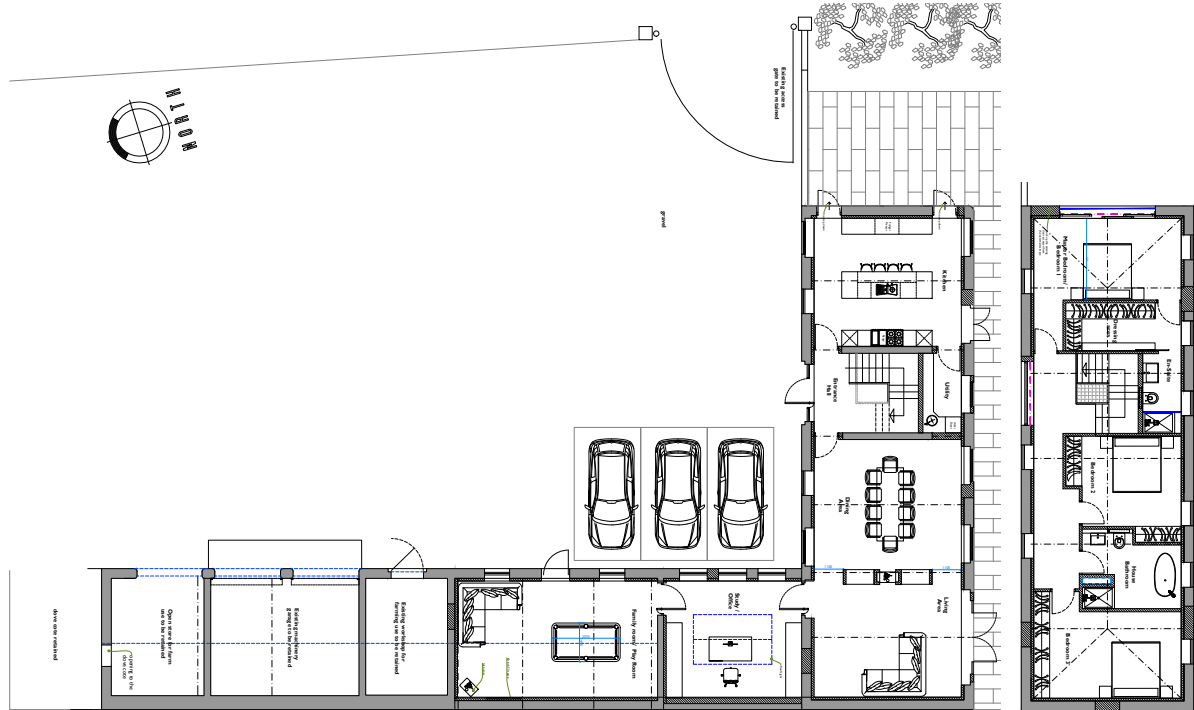
- 2.2.1. The existing building has an internal ground floor area measuring 153sqm and a first floor area measuring 92sqm. The building is situated within a wider site area of 0.53 acres.
- 2.2.2. The proposed barn building conversion to residential dwelling has a combined floor area of 245sqm. Therefore, the total floor space to be converted would be lower than the 465sqm for large dwellings as per March 2018 Amendment to Class Q Permitted Development Order. As such the proposal fully qualifies as permitted under the criterion (b) of Part Q.1 of the General Permitted Development Order 2015.
- 2.2.3. There will be no extension, no increase in volume or any encroachment on to current site areas as part of these conversion works. The footprint of the building will remain unaltered therefore the proposal will not have negative impact on the amenity of the area. Therefore, the barns being converted under this application fully qualify as permitted under the criterion (h) of Part Q.1 of the General Permitted Development Order 2015.

2.3. Layout

- 2.3.1. The key design generators, with regards to layout, are to ensure the proposed development has no adverse effects on adjacent properties and surrounding area and does not alter the existing outer perimeter of the barn buildings.
- 2.3.2. The internal layout has been developed in line with the external context and natural environment surrounding the existing building. The main entrance has been positioned, in the most logical position, within the existing courtyard, ensuring the entrance is clearly visible on arrival to the property when entering through the existing entrance gates from the private road.
- 2.3.3. Living spaces have been designed to take advantage of solar gain, maximise natural light and external views to the south where the area unwraps views towards the open countryside.
- 2.3.4. The main building being converted is the two storey brick built barn, which has basic rectangular form on the footprint. It is linked to the single storey workshop and three bay machinery garage on the north creating an "L" shape footprint at ground floor. Historic maps suggest that the two buildings stood

independently at some point, then had been linked with the infill which currently has a corrugated sheet roof cover. The proposals will not alter the existing volume of the building.

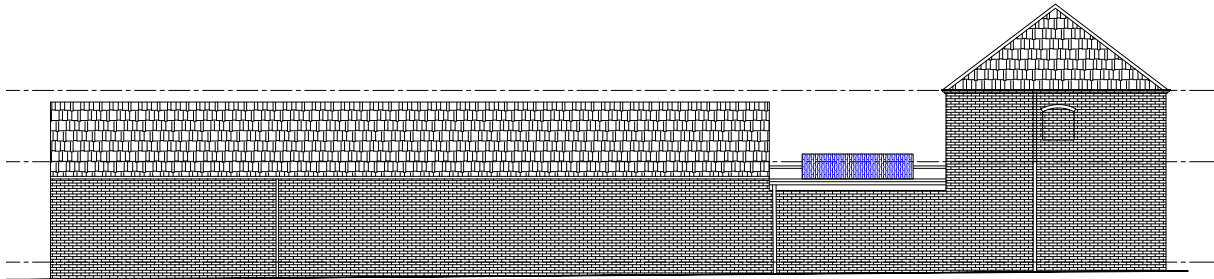
2.3.5. Proposed Floor plans:



Ground Floor

First Floor

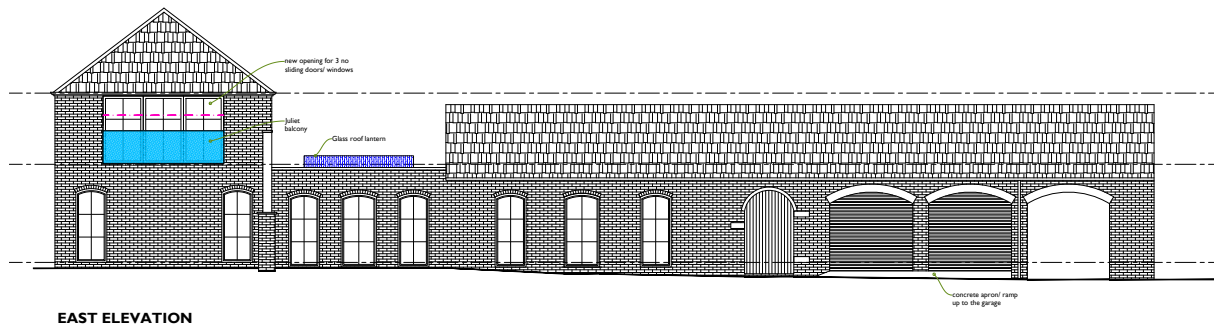
2.3.6. Proposed Elevations:



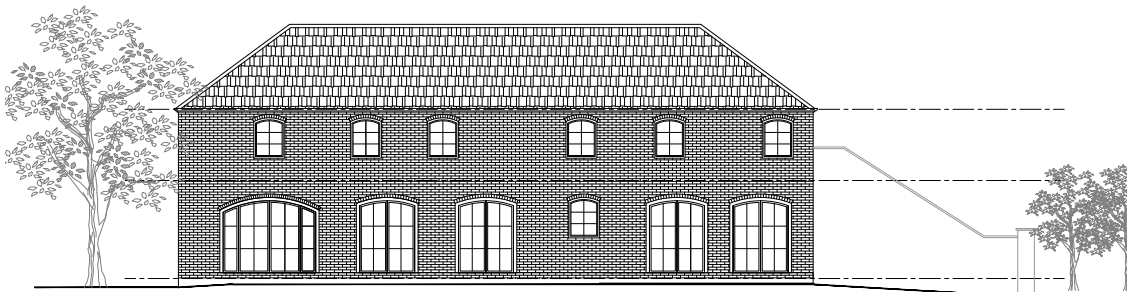
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

2.4. Appearance

- 2.4.1. The appearance of the proposal draws directly from the materiality and appearance of the existing agricultural barns, whilst upgrading the thermal performance of the existing building fabric internally to meet the current building regulations requirements for residential dwelling. The proposal embraces the semi-rural location and character while utilising existing attractive features to ensuring the completed building fits seamlessly into its surroundings with its mainly unaltered external features.
- 2.4.2. The red multicolor existing external brick walls have been retained and where required will be repaired, bricked up in matching construction and openings created for fenestrations. The existing clay pantile roof will be retained and insulated internally to achieve the required thermal performance required for a residential dwelling use. All external elements will be retained and internally thermally improved to meet building regulation requirements for residential dwelling.
- 2.4.3. New openings have been restricted to only where absolutely necessary for the internal use of the spaces in order to retain strong appearance of the existing unaltered agricultural building. All fenestrations are kept to the existing openings where possible, where new openings are created these have been kept to the absolute minimum necessary and to the same detailing of the reveals as the existing openings such as the arched openings to the south elevation. On some occasions the existing openings have been increased in height for views and additional natural light.
- 2.4.4. Each element of the proposal has been developed with the sole aim of maintaining and not altering the external appearance and character of the existing agricultural building.

2.5 Scale

- 2.4.5. The scale of the existing buildings will be unchanged. The ridge height and eaves height will be unchanged.

2.6. Access

- 2.6.1. The existing access has been retained and will not be affected by these works.
3no. parking space have been provided for the property.

SECTION 4: DESKTOP STUDY

3.1. Existing Structure & Capability of Conversion

- 3.1.1. The building proposed for conversion under this application is considered to be a good example of a traditional rural agricultural building, worthy of the retention, conversion and re-use.

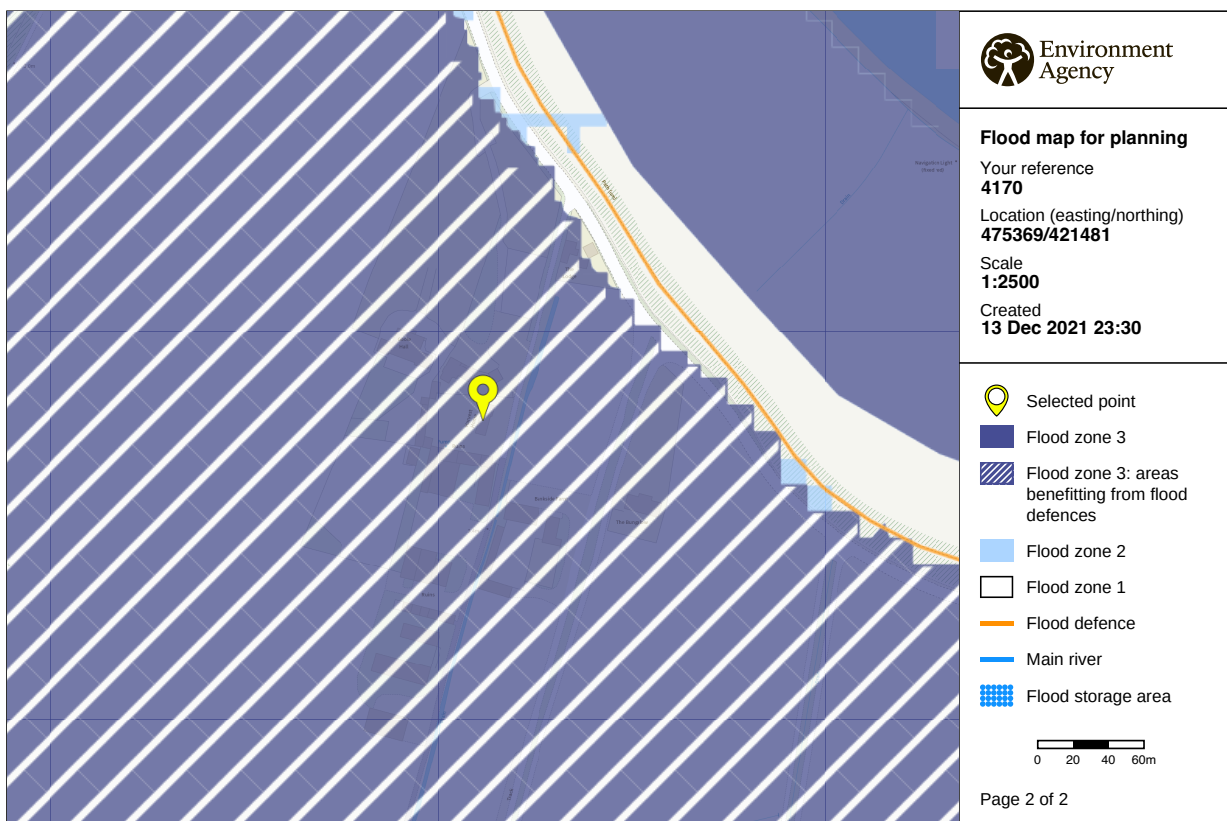
It is a permanent building construction consisting of 365mm thick solid brick wall construction, with clay pantile roof supported by good quality timber trussed rafters, complete with timber windows and doors.

- 3.1.2. There is attention required to the structure in one location to single storey barns however, it has no bearing on the overall stability of the barn buildings. The existing barns are in sound condition and capable of conversion without wholesale demolition and rebuilding. As such the structural stability of the barns being converted to residential use would fully satisfy the requirements for residential building conversions set out in Class Q of the General Permitted Development Order 2015.

- 3.1.3. There will not be any changes to the existing structure apart from upgrading the thermal performance of the external envelop to meet the requirements of Building Control for a dwellinghouse which is reasonably necessary to convert the existing building for use as a dwellinghouse as stipulated by the criterion (i) of Part Q.1 of the General Permitted Development Order 2015. All details have been identified on the proposal drawing which clearly indicates that the development is within the footprint and volume of the existing barn buildings.

3.2. Flooding

- 3.2.1. The below map shows that the proposed development falls within Flood zone 3 area which benefits from flood defences.

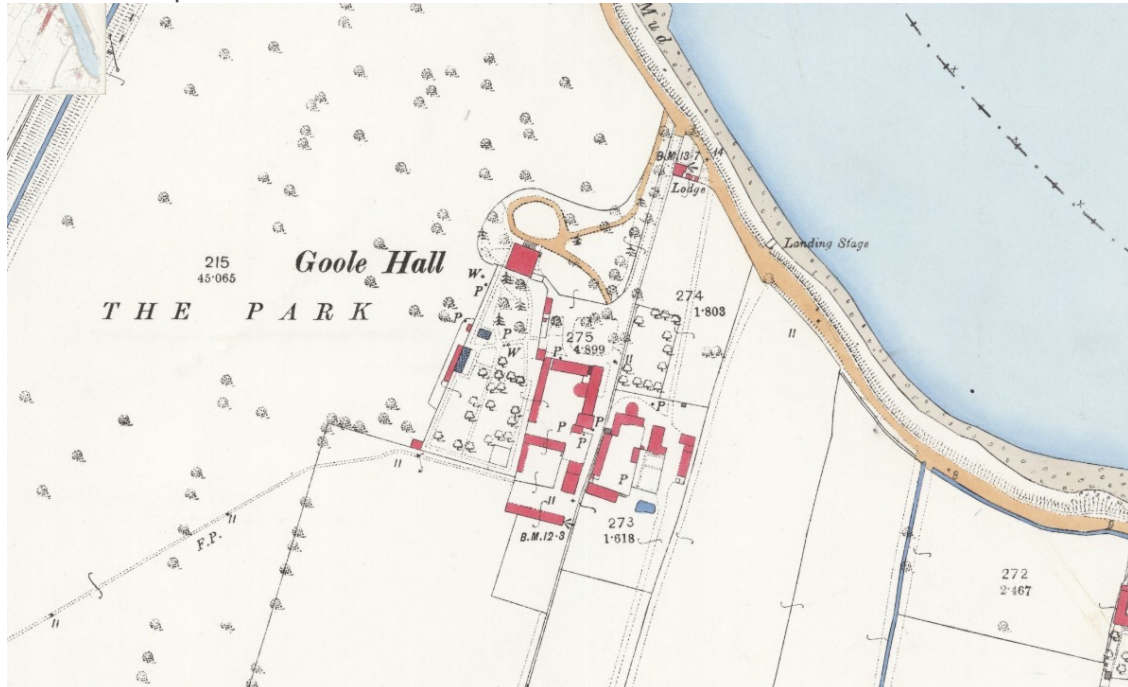


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3.3. Historic Maps

3.3.1. The barns appear on historic map as early as 1888

3.3.2. 1888 - 1890 map:



3.3.3. The existing agricultural building in its current form has been in use as an agricultural building prior to 20 March 2013 therefore falls within key parameters of Class Q of the General Permitted Development Order 2015 conversion.

3.4 Contamination

3.4.1. The existing buildings have not been used for the storage of fuel, chemicals or any hazardous substances, nor have they been located on the site. The historic maps show that this land has been within an agricultural holding for over a century and has never been used for any other purposes other than agricultural.

3.4.2. There are no known landfills on or around this site and as this is an existing building, which has been in this location for such a long time, it is highly unlikely there ever was historically.

3.4.3. Therefore, due to the historic uses it would be reasonable to assume that there would not be any risk of contamination to this land.

3.5 Coal

3.5.1. The Coal Authority Interactive Map indicates that the proposal falls within the Coal Mining Report Area however, the map also indicates that the application site is not within high-risk development area or that there are any mine entries close or within the applicant's ownership land. Also, the development is to the existing buildings and the works will be limited to internal alterations.

3.5.2. As noted earlier, under historic maps assessment, the property backdates to 1888 and the visual appraisal of the structure does not indicate any major structural faults.

3.6 Ecological

- 3.6.1. The surrounding area consists predominantly of farmland and associated soft landscaping together with the built environment.
- 3.6.2. The fields immediately surrounding the property and some of the fields around the application site are used for agricultural purposes.
- 3.6.2. Since the application site is predominantly within the open countryside it would be expected that there would be wildlife residing within this location however, as this is a conversion of an existing property there would be no loss of habitat as a result of this development.
- 3.6.3. All trees, perimeter vegetation and a large proportion of grassland will be maintained and enhanced within the proposal.
- 3.6.4. Appropriate measures have been taken with the design of the conversion to reduce light and noise pollution from the property.

3.7 Bat Survey

NB: Refer to the Ecologists report

- 3.7.1. During our visit to the site there were no apparent signs of bat roosting within any areas of the buildings structure. However, given the nature of the site and its location the applicant has commissioned a bat survey which was carried out by a competent Ecologists from Archer Ecology Ltd.
- 3.7.2. The report notes in summary as follows:

“Considering the quality and abundance of potential roosting features, the roof of the main barn was appraised as having ‘low’ potential to support roosting bats in line with BCT categories. The remaining external fabric of the structure was considered to offer ‘negligible’ potential to support bat roosts.

They further clarify that:

“There are no further constraints with respect to modifications proposed to the interior of buildings 1-5”

For more detailed information please refer to the report separately submitted as part of this application.

- 3.7.3. In conclusion the dedicated bat survey confirms the absence of roosting bats from the buildings on-site. It is therefore considered that the proposed works will have minimal risk of impacts on bats or their roosts.

3.8 Transport and Highways Assessment

- 3.8.1. Conditions set by Q.2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 Class Q – agricultural buildings to dwellinghouses requires the local planning authority to assess the proposal on the basis of its impact in terms of transport and highways.
- 3.8.2. Paragraph 111 of the NPPF (July 2021) states that Development should only be prevented or refused on highways grounds if there would be an *“unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe”*
- 3.8.3. The site is accessed via an existing private road from Swinefleet Road. Visibility is good in both directions from the existing entrance. The use of the building as a single dwelling would generate minimal vehicle movements, therefore the development would not prejudice the safe and efficient use of the highway.
- 3.8.4. Site layout allows for parking and turning together with use of a safe and suitable access. As such the proposed development does not give rise to any highways or transport impacts.

3.9 Location and setting

- 3.8.1. It is expected that many agricultural buildings and barns are sited in a rural location, as such National Planning Policy Guidance clarifies that: *“The permitted development right does not apply a test in relation to sustainability of location. This is deliberate as the right recognises that many agricultural buildings will not be in village settlements and may not be able to rely on public transport for their daily needs. Instead, the local planning authority can consider whether the location and siting of the building would make it impractical or undesirable to change the use to residential. (Paragraph: 108 Reference ID: 13-108-20150305; Revision date: 05 03 2015)”*
- 3.8.2. NPPG paragraph 109 goes on to further clarify that impractical or undesirable location for residential use as: *“Impractical reflects that the location and siting would “not be sensible or realistic”, and undesirable reflects that it would be “harmful or objectionable”. When considering whether it is appropriate for the change of use to take place in a particular location, a local planning authority should start from the premise that the permitted development right grants planning permission, subject to the prior approval requirements. That an agricultural building is in a location where the local planning authority would not normally grant planning permission for a new dwelling is not a sufficient reason for refusing prior approval.”(Ref: Paragraph: 109 Reference ID: 13-109-20150305; Revision date: 05 03 2015)*
- 3.8.3. The existing building is sited within a cluster of existing buildings both in residential and agricultural use, which have access to all the necessary utilities. It has good vehicular access from main road. The property is 10 min cycle, 30 mins walk and 5 mins drive from Goole train station. Therefore, the location or siting of the building does not make it impractical or undesirable for it to change from agricultural use to a use falling within Class C3 (dwellinghouses) of the Use Classes Order.

SECTION 4: PLANNING STATEMENT

4.0.

4.1. Conditions set by Q.2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 Class Q – agricultural buildings to dwellinghouses requires the local planning authority to assess the proposal solely on the basis of its impact in terms of transport and highways impacts of the development, noise, contamination risks on the site, flooding risks on the site, whether the location or siting of the building make it otherwise impractical or undesirable for the change of use, the design and external appearance of the building and the provision of adequate natural light in all habitable rooms of the dwellinghouse.

4.2. The Town and Country Planning (General Permitted Development) (England) Order 2015 allows for the conversion of and building operations necessary to convert the building to residential use Class C3 under permitted development rights; “A change of use of a building and any land within its curtilage from a use as an agricultural building to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order; and (b) building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule.

The following points support the change of use of this agricultural building to form a single dwelling;

- The proposals sole use as an agricultural unit was in use prior to and on 20th March 2013,
- The cumulative floor space does not exceed 465 square meters,
- No dwelling will be created as part of this development,
- This land is currently owned by the applicant and has been for over 1 year, therefore no agricultural tenancies have been terminated in order to carry out the development proposed within this application
- There will be no alterations to the external dimensions, volume and parameters of the building as part of this development,
- The development under Class Q would consist of no building operations other than;
“(i) the installation or replacement of—
(aa) windows, doors, roofs, or exterior walls, or
(bb) water, drainage, electricity, gas or other services,”
- The existing structure will be retained, and demolitions will be restricted to the extent necessary to carry out the building operations listed above.
- The site does not form part of a site of special scientific interest, a safety hazard area, a military explosives storage area, nor is the site a monument or the building listed.
- There have been no previous dwellings on the agricultural unit formed under Class Q permitted development rights. The applicant has not exercised any permitted development rights under Class A (a) or Class B (a) of Schedule 2, Part 6 of the GPDO since 20th March 2013.

4.3. This document demonstrated that the barn buildings were last in agricultural use and have been so since before 20th March 2013, while being present on the site for over 100 years. The barns are structurally sound and capable of accommodating the alterations required to facilitate residential conversion.

4.4. The proposal will have minimal impact on the current transport and highways infrastructure. Parking arrangements have been made for the occupants on site and the existing access point from Swinefleet Road (A161) will be retained and utilised. The existing gates to the area will be retained and utilized for residential use.

4.5. Due to the distances between the existing residential properties and the proposed application site, it is considered that the proposal will not result in noise pollution that would be detrimental to the nearby existing properties. Sufficient efforts have been made to minimize both noise and light pollution from the building in both layout and appearance.

4.6. The existing barn buildings have not been used for the storage of fuel, chemicals, or any hazardous substances, nor have they been located on the site.

4.7. There are no potential flood risks of the site as in accordance with Environmental Agency maps for planning, as the site benefits from flood defenses despite being located in Flood Zone 3.

- 4.8. As the proposal aims to mimic the appearance of the existing agricultural building, restricting alterations, other than to what absolutely necessary for converting the barn to dwelling house, we believe the proposal would be appropriate to the context in which it sits.
- 4.9. The application site is not within Green Belt. However paragraph 80 of NPPF (July 2021) states that: *“Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:”* the main circumstance in this application complies with point C of paragraph 80 as follows: *“the development would re-use redundant or disused buildings and enhance its immediate setting”*
- 4.10. As demonstrated within earlier sections of this document the proposal does not alter the scale, volume and amount of the existing building therefore the new proposal will not have negative impact on the openness of the countryside. The alterations to the existing building will not result in disproportionate additions over and above the size of the original building.
- 4.11. The addition to paragraph 105 of National Planning Policy Guidance makes a particular reference to internal works: *“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.”* (Ref: 105 Reference ID: 13-105-20180615 - <https://www.gov.uk/guidance/when-is-permission-required>)
- 4.12. The property is 10 min cycle, 30 mins walk and 5 mins drive from Goole train station. Therefore, the location or siting of the building does not make it impractical or undesirable for it to change from agricultural use to a use falling within Class C3 (dwellinghouses) of the Use Classes Order. The buildings already benefit from ready access to power and utilities and the site has a safe access to the public highway. Paragraph 108 of the NPPG makes it clear that location is not a sufficient reason to refuse prior approval notice (Paragraph: 108 Reference ID: 13-108-20150305; Revision date: 05 03 2015)
- 4.13. The proposed conversion to a dwelling would not unacceptably impact upon the safe or efficient use of the highway network, would not give rise to any unacceptable noise impacts, would not increase flood risk and is not at risk from contamination. The building is sited in a relatively rural area, but has an existing access to the highway network with existing residential uses on site. The proposed dwelling is not situated in close proximity to any other uses which are incompatible with residential use. Residential use is not therefore impractical or undesirable in this location.
- 4.14. The external alterations to the building in this scheme have been sensitively designed to respect the traditional agricultural character of the existing building and its rural surroundings. The external interventions are only limited to insertions and alterations to the fenestrations to provide a functional but attractive internal living environment while also complying with criterion (g) of Part Q.1 of the General Permitted Development Order 2015 (F7) which stipulates that adequate natural lighting is provided in habitable rooms of the new dwellinghouse. The proposed works are reasonably necessary for the building to function as a dwelling while complying with the condition Q.2 (G) of The Town and Country Planning (General Permitted Development) (England) Order 2015 Class Q – agricultural buildings to dwellinghouses.
- 4.15. The building is currently in agricultural use (Class Q). The building is in good condition and can be adapted to residential use (Class C3) with minor alteration. The works are such that they constitute conversion rather than rebuilding. The proposals therefore satisfy all the relevant tests set out in Q.1 parameters and Q2 conditions of the Town and Country Planning (general Permitted Development) (England) Order 2015.
- 4.16. The proposal, therefore, constitute development permitted by Class Q Permitted Development of the Town and Country Planning (general Permitted Development) (England) Order 2015, and we consider that the development may proceed as notified.