



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="Bankside Farm"/>
Address line 1	<input type="text" value="Swinefleet Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Goole Fields"/>
Postcode	<input type="text" value="DN14 8AX"/>

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

Easting (x)	<input type="text" value="475407"/>
Northing (y)	<input type="text" value="421417"/>

Description

2. Applicant Details

Title	<input type="text" value="Mr and Mrs"/>
First name	<input type="text" value="M"/>
Surname	<input type="text" value="Glew"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="Bankside Farm, Swinefleet Road"/>
Address line 2	<input type="text"/>

2. Applicant Details

Address line 3	<input type="text"/>
Town/city	<input type="text" value="Goole Fields"/>
Country	<input type="text"/>
Postcode	<input type="text" value="DN14 8AX"/>

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="Mrs"/>
First name	<input type="text" value="A"/>
Surname	<input type="text" value="Sutton"/>
Company name	<input type="text" value="Ormerod Sutton Architects Ltd"/>
Address line 1	<input type="text" value="Castleton Mill"/>
Address line 2	<input type="text" value="Castleton Close"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Leeds"/>
Country	<input type="text"/>
Postcode	<input type="text" value="LS12 2DS"/>
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?

0

How many larger dwellinghouses will be created by this proposal?

1

What will be the net increase in dwellinghouses?

1

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.

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

1

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

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. The application address is Bankside Farm, Goole Fields, East Yorkshire, DN14 8AX. 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. For further details refer to Design, Access and Planning Statement included as part of this Prior Approval Notice.

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 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.

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.

For further details refer to Design, Access and Planning Statement included as part of this Prior Approval Notice.

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

The site is accessed via an existing private road from Swinefleet Road(A161). 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. 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.

For further details refer to Design, Access and Planning Statement included as part of this Prior Approval Notice.

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

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.

For further details refer to Design, Access and Planning Statement included as part of this Prior Approval Notice.

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

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

For further details refer to Design, Access and Planning Statement included as part of this Prior Approval Notice.

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

For further details refer to Design, Access and Planning Statement included as part of this Prior Approval Notice.

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)

20/12/2021