

Statement in Support of Change of Use and Conversion of an Agricultural Building to a Single Dwelling on Land at Poplar Farm, North Walsham Road, Banningham, NR11 7DS

Introduction

This document is provided in support of a full planning application for the change of use and conversion of an agricultural building on land at Poplar Farm, North Walsham Road, Banningham to a single dwelling.

The application site comprises the existing brick and tiled agricultural building, undeveloped agricultural land to the north, the existing access to the public highway, and residential buildings which abut the application building to its south and east elevations.



North Elevation of Building



Relevant Planning History

A previous application reference PF/07/1583 [CONVERSION OF BARN TO ONE UNIT OF HOLIDAY ACCOMMODATION](#) was withdrawn on 6 February 2008 due to a long term letting of the poultry sheds to the rear. That application was almost identical to this application, although the currently proposed residential curtilage is significantly smaller. The conversion drawings presented in this application are the revised drawings from that application, following advice received from North Norfolk District Council dated 19 December 2007.

Local Planning Policy

This current planning application is put forward principally as a policy-compliant proposal under policy HO9, replicated below in blue.

The conversion and re-use of suitably constructed buildings in the countryside for permanent residential purposes will be permitted provided that:

1. the building is located within an area identified on the Proposals Map for that purpose, and
2. the building is worthy of retention due to its appearance, historic, architectural or landscape value, and
3. the building is structurally sound and suitable for conversion to a residential use without substantial rebuilding or extension and the alterations protect or enhance the character of the building and its setting, and
4. the scheme is of an appropriate scale in terms of the number of dwellings proposed for the location, and
5. where it is viable to do so, on all schemes resulting in two or more units, not less than 50% of the total number of dwellings proposed are affordable, or an equivalent contribution is made in accordance with the requirements of Policy HO2.

Outside the locations identified, residential uses will not be permitted unless the building is of exceptional historic, architectural or landscape value and it is demonstrated that a residential use would best secure the future of the building and the above criteria 3 to 5 are met.

Proposals that would result in the loss of a significant number of jobs will not normally be supported.

The application site lies outside the area identified on the Proposals Map, but nevertheless the building is considered to meet the architectural merit test, is self-evidently capable of conversion, and its conversion to residential use would secure its future. (Similar to a recently approved application reference PF/21/1692 at Park Farm, Witton).

Due it immediately abutting the neighbouring residential dwelling, it is considered that other uses (e.g. a continuation of its existing lawful agricultural use or other employment use) would have an adverse impact on the residential amenity of the adjoining property.

In addition, the building could be converted to a dwelling, if necessary, under Class Q of the General Permitted Development Order (GPDO), with the only differences between the two proposals being the size of domestic curtilage proposed and the presence of a woodburner flue – these two items being limited by the restrictions imposed under Class Q.

The principle of a Class Q approval establishing a fallback position for new residential development has been set out by the Court of Appeal in *Mansell v Tonbridge and Malling Borough Council* [2017] EWCA Civ 1314.

In *Mansell*, as in this case, there was no Class Q application in place for the subject buildings, but nevertheless the Court of Appeal accepted existence of a realistic fallback position.

Highways

Visibility at the access to the proposed development from the public highway is substandard, and it is not within the Applicant's gift to improve it.

However, the existing building has a lawful commercial agricultural use, and is currently capable of generating traffic in its own right. The type of traffic generated by the existing use is likely to be larger and slower moving than that produced by the proposed residential use. It is considered that the proposed change of use of the building to a single dwelling would have a negligible net effect on the safety of the highway network.

Flooding

The application site lies entirely within Flood Zone 1, and is considered to be at low risk from surface water flooding.

Ecology

A Preliminary Ecological Appraisal (PEA) has been undertaken by Gray Ecology and is appended to the application. In line with the recommendations of the PEA, further bat surveys are proposed, and any recommendations arising from those surveys will be incorporated within the development.

Biodiversity Enhancements

It is proposed to incorporate within the development all of the biodiversity enhancements recommended within the Preliminary Ecological Appraisal by Gray ecology dated December 2021.

Contamination

A Vulnerable Development Questionnaire is appended to the application. The history of the use of the building and its immediate surrounds does not suggest any risk of contamination arising from the proposed development.

Conclusion

The proposal for the change of use and conversion of the agricultural building at Poplar Farm, North Walsham, Banningham to a single dwelling is a policy-compliant proposal in accordance with local planning policy.

We trust this proposal can be supported and that permission can be granted.