



**Pheonix
Projects
Limited**

Head of Development Management
Buckinghamshire Council
The Gateway
Gatehouse Road
Aylesbury
HP 19 8FF

3 May 2022

Dear Sir

Class Q Prior Approval - Conversion of agricultural building at Rockwell, Reads Lane, Cublington LU7 0LE to two dwellings

Please find attached an application for Prior Approval for the conversion of an agricultural building at Rockwell, Reads Lane, Cublington to two dwellings. Accompanying the application are the following documents :

- Dwg. No. 21 40 01 1 : 1250 scale OS Location Plan;
- Dwg. no. 21 40 02A Site/Block Plan;
- Dwg. no. 21 40 03 Existing Floor Plan and Front Elevation;
- Dwg. no. 21 40 04 Existing Side And Rear Elevations;
- Dwg. no. 21 40 05 Proposed Floor Plans;
- Dwg. no. 21 40 06 Proposed Elevations;
- A report from Rawlings Ltd re the structural condition of the building; and
- The 1APP Prior Approval forms duly completed.

The application fee was paid on-line through the Planning Portal.

The Site

Rockwell Farm stands on the north side of Reads Lane at the north-eastern edge of Cublington and extends to some 16.2 ha (40 acres). The land is down to grass and is used for fattening beef cattle and running a few horses. The applicants are intending to retire from farming in the near future and will be ceasing the beef fattening enterprise later this year.

The farmstead includes the farmhouse, a set of farm buildings and yard area located immediately to the south and a further agricultural building, the subject of the current application, situated some 40 m to the east.

The barn the subject of this application is a steel framed building with concrete walls on three sides to a height of 1.4 m with Yorkshire boarding above under a corrugated sheet roof. The front of the building is open. It is used to house cattle and hay and the barn has a concrete floor as well as electricity and water supplies.

Proposed works

The proposed works to convert the barn to two dwellings comprises the insertion of doors and windows in the exterior walls; the construction of a wall to the front of the building; rendering the external walls and re-cladding the upper parts of the walls with dark stained vertical timber boarding; and the replacement of the existing corrugated sheet roofing. New internal walls will be provided and a first floor inserted. The new render and cladding will not project beyond the existing cladding.

The replacement roof cladding will comprise Decra type panels with insulation underneath. These would not raise the roof or alter the roof pitch from the existing. Part of the roof will be removed to create a balcony facing north as shown on drawing nos. 21 40 05 and 21 40 06. A number of 'conservation' type Velux roof lights would be provided in the southern roof slope to provide additional light to the landing and stairs. These roof lights would not project above the roof.

The conversion will provide two 4 bedroom dwellings. Gardens will be provided to the north of the barn and parking will be provided to the south together with some planting.

The structural report concludes that the building is of solid construction and is suitable for conversion to two dwellings.

Class Q

Class Q was introduced by the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 and allows the change of use of a building and any land within its curtilage from use as an agricultural building to a use falling within Class C3 (dwelling houses) and building operations necessary to convert the building subject to meeting certain criteria. The Regulations have been amended since 2015. Insofar as these criteria are concerned, I would comment as follows :

- a) The building has been used for agricultural purposes in connection with the farming operation on the adjacent land. It has not been used for any other purpose.
- b) Two larger dwelling houses are proposed. The existing floorspace of the building is 432 sq. m. which is well below the 450 sq. m. limit imposed by this criterion.
- c) This is not applicable as a smaller dwelling house is not proposed.
- d) The dwellings will each have a floor area of 256 sq. m.
- e) The site is not occupied under an agricultural tenancy.

- f) There has not been an agricultural tenancy on the land in the last year.
- g) No development under Class A(a) or Class B(b) of Part 6 of the Schedule to the GPDO has been carried out on the land since 20 March 2013.
- h) The external dimensions of the existing buildings will not be extended by the proposed development.
- i) The development does not propose building operations other than the installation of windows, doors, roofs or exterior walls or water, drainage, electricity, gas or other services.
The application is accompanied by a structural report from Rawlings Ltd which demonstrates that the buildings are capable of conversion with the provision of internal walls etc.
- j) The site is not on Article 2(3) land.
- k) The site is not part of a SSSI, a safety hazard area or a military explosives storage area.
- l) The site is not a scheduled ancient monument.
- m) The buildings are not listed.

In addition to meeting the above criteria the developer is required to apply to the local planning authority for a determination as to whether prior approval of the authority will be required as to various matters. These are dealt with below.

Transport and highways impacts of the development - access to the proposed dwellings will be from the existing farm access to Rockwell off Reads Lane. The road is subject to a 30 mph speed limit and visibility at the access is good in each direction. Reads Lane is lightly trafficked.

The application provides three car parking spaces for each dwelling including an electric charging point for each dwelling. A bin collection area will be provided close to the farm entrance where the bins for the farmhouse are stored.

The building is within walking distance of all of the facilities in Cublington.

Noise impacts of the development - the site is a rural one with no noisy activities taking place nearby.

Contamination risks on the site - the site is not contaminated and the building has not been used for the storage of chemicals.

Flood risks on the site - the site is in Flood Zone 1 (low risk) where all types of development are deemed to be appropriate. Surface water from the roof of the building will be discharged to a soakaway as at present.

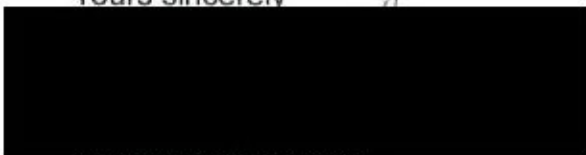
Whether the location or siting of the building makes it otherwise impractical or undesirable to convert to a dwelling - the building proposed for conversion is within 1 km of the centre of Cublington.

The design or external appearance of the building - the proposed external works to the building will ensure that its agricultural character is maintained and its appearance will be improved.

The building is unsuitable as a roost for owls or bats although there are nesting boxes currently on the exterior of the building. These are to be retained.

Please let me know if you require any further information.

Yours sincerely



Laurence Wilbraham