

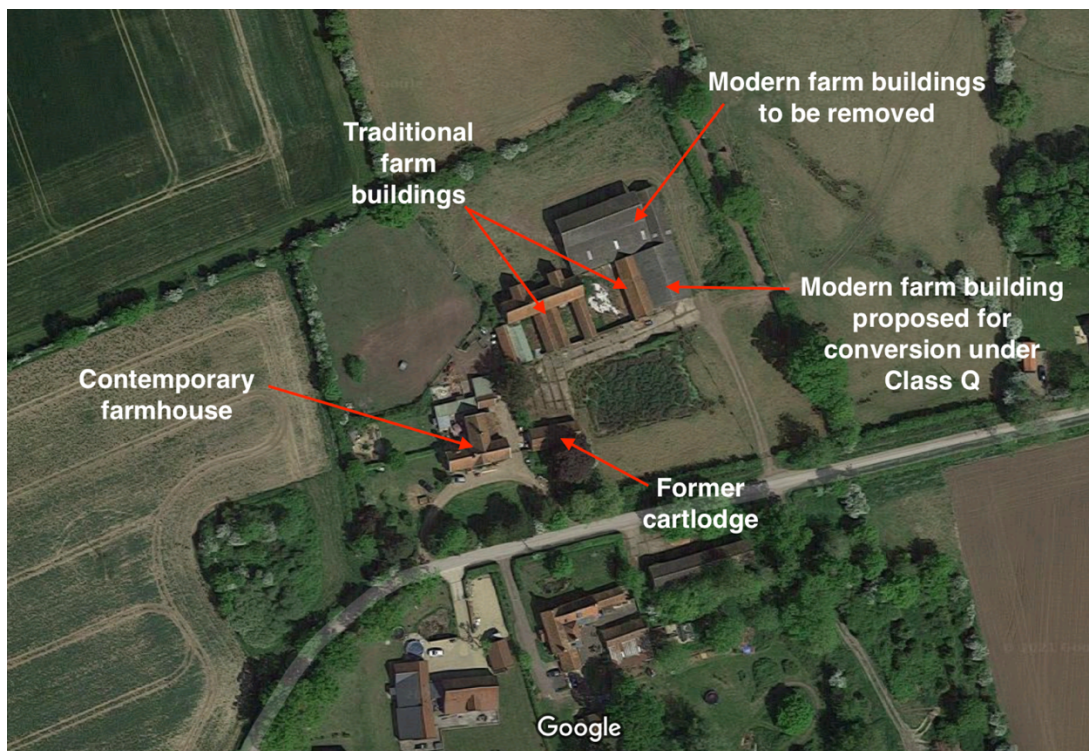
PW1209_Planning Statement - June 2022
Supporting Statement for Class Q Prior Approval Application for
Conversion of Agricultural Barn to Residential at
Red House Farm, Framsdén

1.0 Introduction

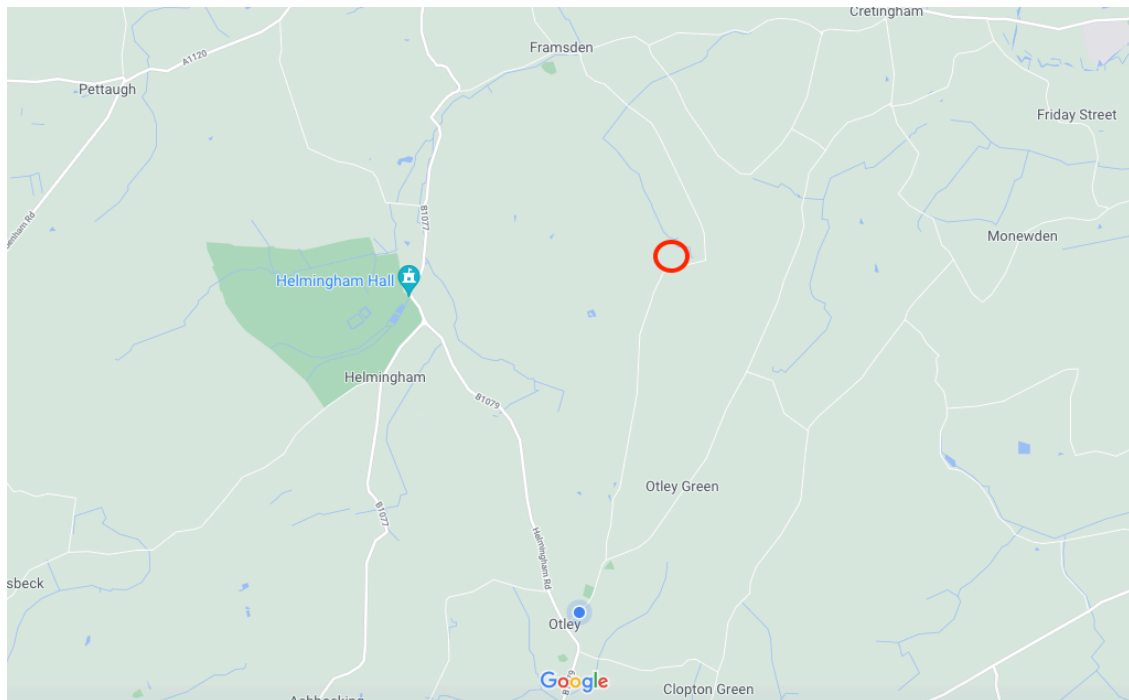
This application relates to the change of use of a barn at Red House Farm, Framsdén, from agricultural barn to 1no. residential dwelling under Class Q of the current GPDO as updated on the 6th April 2018. This follows a previous application that was withdrawn in response to consultee comments and the request for additional information – this is discussed further in section 4 below.

Red House Farm has a number of buildings including; a group of traditional farm buildings (proposed for change of use to residential under separate Full application), some modern agricultural buildings which will be removed, and the barn that is proposed for change of use to residential dwelling under Class Q, which located to the east of the site adjacent to a brick stable building. There is also a contemporary farmhouse and a former cart lodge, located to the south-west of the site, that will be unaffected by the proposals. The buildings are all indicated in picture 1 below.

Red House Farm is located in open countryside on the north side of Otley Road, which links the villages of Framsdén some 2km to the north, and Otley approximately 2.5km to the south, as shown in picture 2 below. The site is not within a designated Conservation Area or Special Landscape Area.



Picture 1. Aerial view of Red House Farm, with barn to be converted indicated.



Picture 2 – The location of Red House Farm between Framtsden and Otley

2.0 Purpose of This Report

Peter Wells Architects have been appointed by the owners of Red House Farm Barn to prepare this Application. This report should be read in conjunction with drawings PW1209_PL01, PL03, PL04 & PL07 which show a site location plan, and floor plans and elevations as existing and as proposed.

This Prior Approval Application is made for an established agricultural unit on land occupied as a unit for the purposes of agriculture on or before 20th March 2013.

3.0 Barn as Existing

The existing floor plan of the building is shown on drawing PW1209_PL02 and the existing elevations are shown on drawings PW1209_PL05 & PL06.

The barn is a single-storey agricultural building of timber-frame construction. The barn is constructed using a series of portal frames consisting of multiple timber beams and posts bolted together. The barn is clad with a blockwork plinth to the front rear and right hand side, the left side is the external wall to the adjacent brick stable building. The pitched roof is finished in a corrugated cementitious fibreboard supported on timber purlins, and the ground floor slab is concrete.

The overall dimensions of the barn are approximately 13.5m wide x 18.2m long and the total existing floor area is approximately 251m².

See pictures 3-5 below, of the existing barn.



Picture 3 – Front elevation of the barn to be converted to a dwelling



Picture 4 – Rear elevation of the barn



Picture 5 – Internal view of the barn

4.0 Previous Application

A previous Class Q application was submitted in November 2021 (ref: DC/21/06119) and was subsequently withdrawn in response to consultee comments and a request for additional information. The comments, and our response to them, are outlined as follows:

- No visibility splays were provided. We now enclose an additional drawing PW1209_PL09 that indicates visibility splays of 2.4m x 215m in both directions.
- There was a lack of parking provision shown – this is indicated on enclosed drawing PW1209_PL03.
- The red line on the location plan was incorrect as it did not extend to the highway. This has been amended on drawing PW1209_PL01revA.

We believe that all of the concerns raised in the previous application have now been addressed.

5.0 Description of the Proposal

The plan is to convert the barn to form 1 no. 'larger dwellinghouse' of approximately 244m². The proposed floor plan is shown on drawing PW1209_PL04 (Referred to as 'Plot 1'), and the proposed elevations are shown on drawing PW1209_PL07.

The floor area will provide an open-plan kitchen/dining/living area, a separate utility room, family bathroom, bootroom, entrance hall, cloakroom, one master bedroom suite with dressing room and en-suite, two further bedrooms with en-suite shower rooms, and a fourth bedroom.

In order to convert the barn into a dwelling, the corrugated roof will be replaced with natural Spanish slates, and the walls and floor will be upgraded to meet current Building Regulations standards (the existing timber frame being retained). The external walls will be finished in zinc panelling, in order to retain an agricultural appearance, and new aluminium windows and doors will be inserted.

6.0 The Agricultural Building

6.1 By way of pre-qualification of these buildings/proposals and addressing those matters prescribed in the Prior Notification Procedure (PNP) for the purpose we can state that, in accordance with the restrictions described in paragraph Q.1 of the (amended) GPDO –

- (a) The barn at the subject site/address was used solely for an agricultural use, as part of an established agricultural unit on 20th March 2013;
- (b) The cumulative floor space of the existing buildings changing use under Class Q within an established agricultural to larger dwellinghouses does not exceed 465 square metres, and the cumulative number of larger dwellinghouses does not exceed 3;
- (c) There are no smaller dwellinghouses proposed.
- (d) The cumulative number of separate dwellinghouses does not exceed 5;
- (e) The site is not occupied under an agricultural tenancy agreement;
- (f) As per paragraph (e) above;
- (g) No development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has been carried out on the established agricultural unit since 20th March 2013;
- (h) The proposed development will not result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point;
- (i) The development under Class Q(b) does not consist of 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,to the extent reasonably necessary for the building to function as a dwellinghouse; and
 - (ii) Partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(i)(i);
- (j) The site is not located on article 2(3) land;
- (k) The site is not nor does it form part of –
 - (i) The site is not a site of special scientific interest;
 - (ii) The site is not located within a safety hazard area;
 - (iii) The site is not, nor is it located within a military explosives storage area;
- (l) The site is not, nor does it contain, a scheduled monument;
- (m) The subject barn is not a listed building.

6.2 Therefore, the proposed permitted development is not restricted by para. Q.1 of Part 3 of Schedule 2 of the GPDO (amended 2018).

6.3 The Proposed Curtilage of the New Dwelling

Curtilage, for the purposes of Class Q (inter alia) is defined at paragraph X of Part 3 of Schedule 2 of the GPDO:

““curtilage” means, for the purposes of Class Q, R or S only—

“(i) the piece of land, whether enclosed or unenclosed, immediately beside or around the agricultural building, closely associated with and serving the purposes of the agricultural building, or

(ii) an area of land immediately beside or around the agricultural building no larger than the land area occupied by the agricultural building,

whichever is the lesser;”

6.4 The proposed curtilage enclosed by the red line on drawing PW1209_PL01, shows that the area to become the residential curtilage of the new dwelling, is equal to that of the land area occupied by the agricultural building.

7.0 The Proposed Development

7.1 The development permitted by Class Q comprises:-

Q. Development consisting of—

- (a) 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; **or**
- (b) **development referred to in paragraph (a) together with** building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule.

7.2 It can be said, therefore, that there are two elements to Class Q permitted development rights: (1) the principle of the change of use from agricultural to residential and (2) the extent of the works needed to achieve the conversion.

The Extent of the Conversion Works

7.3 Essentially, the works required to achieve the conversion comprise the replacement of the metal roof cladding, and the upgrading of the external shell of the building to meet current building regulations.

7.4 The conversion of this building will involve both a change of use and building operations including the alteration of exterior walls and roof (without changing the present size of the building), the installation of new windows and doors commensurate with the use as a dwelling, and the installation of services. Exact materials for these can be reserved by condition as necessary.

7.5 Details of the proposed conversion are shown on the submitted drawings.

7.6 All of these building operations comprise works that are reasonably necessary to achieve the conversion of the barn to a new dwelling and to comply with current building regulations.

8.0 Assessment of the Impact of the Development

Paragraph Q.2 of Part 3 of Schedule 2 of the GPDO requires that six conditions be addressed in this prior approval submission. These will be addressed in turn:

8.1 Transport and Highways

The site has an established vehicular access from the adjacent public highway (Otley Road) and sufficient visibility splays (2.4m x 215m) are indicated on drawing PW1209_PL09. It is proposed that the new dwelling will share the existing access (with other proposed dwellings on the site) which has good visibility in both directions - See pictures 6 and 7, and the entrance will be upgraded in accordance with SCC Standard Access Drawing DM01 (minimum entrance 4.5m). Parking and turning areas will be available adjacent to the new dwelling – see proposed site plan drawing PW1209_PL03.



Picture 6 – The existing vehicular access (left) onto Otley Road that will be used by the new dwelling, looking east.

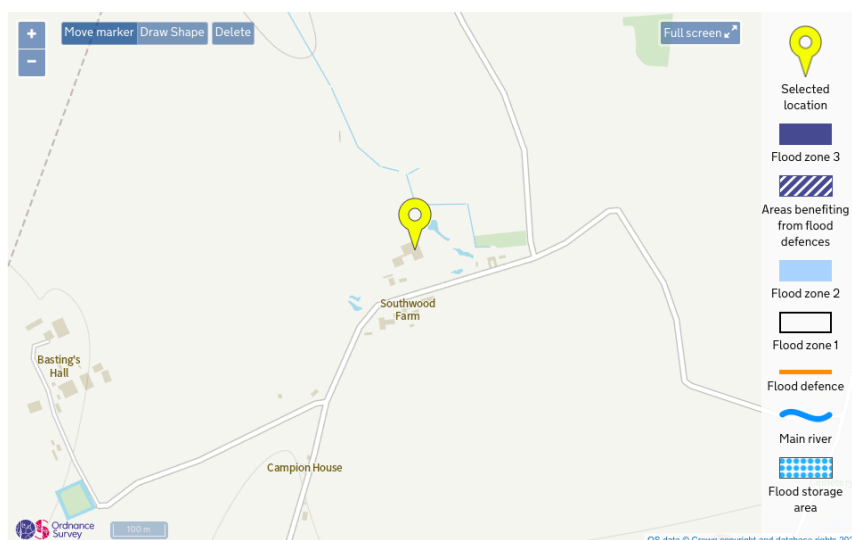


Picture 7 – The existing vehicular access (right) onto Otley Road that will be used by the new dwelling, looking west.

8.2 Noise impacts – It is considered that there will be no adverse impacts with regards to noise resulting from the proposed development either on prospective occupants or on nearby residential properties.

8.3 Contamination – A Phase I report is enclosed with this application.

8.4 Flood Risks – The whole site is in a Flood Zone 1 area, and therefore a Flood Risk Assessment has not been carried out – see picture 8 below.



Picture 8 – Extract from the Environment Agency flood map.

8.5 Location/Siting of the Building – When considering the location/siting of the building it is important to note the following paragraph in the National Planning Policy Guidance:

Paragraph: 108 Reference ID: 13-108-20150305

Is there a sustainability prior approval for the change to residential use?

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 use to a house.

Revision date: 05 03 2015

The applicant considers that the location and siting of the building does not make it impractical or undesirable to change the former, redundant agricultural building to residential dwelling.

8.6 Design/External Appearance of the building.

The proposed dwelling has been designed so that the external appearance of the agricultural building will be retained. The roof will be finished in natural Spanish slates, and the walls will be finished in zinc panelling. New windows and doors will be in aluminium. The applicant considers therefore that the dwelling will blend in with its surroundings.

9.0 Structural Integrity of the Building

A Structural Assessment of the buildings has been carried out by JP Chick & Partners Ltd, and a copy of their report dated 14th October 2021, accompanies this application.

10.0 Conclusion

This application has been prepared to comply with Class Q of the Permitted Development legislation (amended in 2018). This follows a previous Class Q application that was withdrawn following consultee comments and a request for additional information – all points raised have now been addressed.

These detailed proposals show compliance with Class Q, and we believe that the conversion of the barn to residential will provide an attractive dwelling within the countryside.

The barn sits within a large private setting with a formal, established, access from the adjacent road. The conversion to a dwelling can be easily achieved within the existing structure of the barn, with no extensions required, and the barn has been assessed as structurally sound and capable of conversion.