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DESIGN COMPLIANCE STATEMENT FOR PERMITTED DEVELOPMENT UNDER CLASS Q

Our Ref: 2752 Rose Farm Barns, Westhay
Date: 26th September 2022
Version: 1.0

This document is provided in support an application for Prior Approval of Permitted Development under Class Q (agricultural buildings to dwellinghouses) for land and buildings at Rose Farm, Shapwick Road, Westhay, Glastonbury, BA6 9TU.

Submission Documents & Drawings

In support of the application, the following has been provided:

1. Relevant Application Form (Filled digitally using Planning Portal System)
2. Applicable Fee
3. Design Compliance Statement
4. Structural Conditions Reports (MBE Engineering)
5. Protected Species Survey Report Incl. Bat Surveys (Greena Ecological Consultancy)

6. Site Location Plan
7. Existing Site Plan
8. Proposed Site Plan
9. Existing Barn Plans and Elevations
10. Proposed Barns Plans and Elevations – Plots 1 to 5.

Proposed Accommodation Schedule

Proposed Plot	Plot Utilises Existing Barns	Existing Barn 'Floorspace' being Converted (GIA)	Proposed Dwelling 'Floorspace' Created (GIA)	Larger or Smaller Dwelling house for the Purposes of Class Q	National Space Standards Compliant Dwelling Being Created
1	K, L & M	93.00 m ²	93.00 m ²	Small	3 Bed 5 Person
2	N	95.77 m ²	95.77 m ²	Small	3 Bed 5 Person
3	Q	150.60 m ²	201.33 m ²	Large	5 Bed 10 Person
4	R	150.60 m ²	201.33 m ²	Large	5 Bed 10 Person
5	S	90.48 m ²	90.48 m ²	Small	3 Bed 5 Person
TOTALS		580.45 m ²	681.91 m ²	2 Large + 3 Small	5 Dwellings

Design Compliance Checklist

Evaluating the proposals against the wording of Class Q requirements of the GPDO (as updated 01/08/2020)

Section	Full Wording as found in GPDO under 'Class Q – agricultural buildings to dwellinghouses'	Application Commentary on Design Compliance
Permitted development	<p>Q. Development consisting of—</p> <p>(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</p> <p>(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.</p>	<p>The proposals seek the change of use of land and buildings as clarified on the site plan together with building operations reasonably necessary to convert the required buildings as described.</p>
Development not permitted if ...	<p>Q.1 Development is not permitted by Class Q if—</p> <p>(a) the site was not used solely for an agricultural use as part of an established agricultural unit—</p> <p>(i) on 20th March 2013, or</p> <p>(ii) in the case of a building which was in use before that date but was not in use on that date, when it was last in use, or</p> <p>(iii) in the case of a site which was brought into use after 20th March 2013, for a period of at least 10 years before the date development under Class Q begins;</p>	<p>The site was used solely for an agricultural use on (and before) 20th March 2013.</p>
	<p>(b) in the case of—</p> <p>(i) a larger dwellinghouse, within an established agricultural unit—</p> <p>(aa) the cumulative number of separate larger dwellinghouses developed under Class Q exceeds 3; or</p> <p>(bb) the cumulative floor space of the existing building or buildings changing use to a larger dwellinghouse or dwellinghouses under Class Q exceeds 465 square metres;</p>	<p>Only 2 Larger dwellinghouses are being created.</p> <p>The cumulative Floor Space of the 2 larger dwellinghouses (2 x 201.33 m²) is 402.66 m² and does not exceed the 465 m² limit.</p>
	<p>(ba) the floor space of any dwellinghouse developed under Class Q having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeds 465 square metres;</p>	<p>No Dwellinghouses to be proposed exceed 465 m².</p>
	<p>(c) in the case of—</p> <p>(i) a smaller dwellinghouse, within an established agricultural unit—</p> <p>(aa) the cumulative number of separate smaller dwellinghouses developed under Class Q exceeds 5; or</p> <p>(bb) the floor space of any one separate smaller dwellinghouse having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeds 100 square metres;</p>	<p>Only 3 Smaller dwellinghouses are being created.</p> <p>None of the smaller dwellinghouses exceed 100 m² of proposed floorspace each.</p>

	<p>(d)the development under Class Q (together with any previous development under Class Q) within an established agricultural unit would result in either or both of the following—</p> <p>(i)a larger dwellinghouse or larger dwellinghouses having more than 465 square metres of floor space having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order;</p> <p>(ii)the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeding 5;</p>	<p>The cumulative Floor Space of the 2 larger proposed dwellinghouses (2 x 201.33 m²) is 402.66 m² and does not exceed the 465 m² limit.</p> <p>The cumulative number of dwellinghouses created through development under Class Q would not exceed 5.</p>
	<p>(e)the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained;</p>	<p>The site is not occupied by an agricultural tenancy.</p>
	<p>(f)less than 1 year before the date development begins—</p> <p>(i)an agricultural tenancy over the site has been terminated, and</p> <p>(ii)the termination was for the purpose of carrying out development under Class Q,</p> <p>unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural use;</p>	<p>The site has not been occupied by an agricultural tenancy in the in the previous Year.</p>
	<p>(g)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—</p> <p>(i)since 20th March 2013; or</p> <p>(ii)where development under Class Q begins after 20th March 2023, during the period which is 10 years before the date development under Class Q begins;</p>	<p>Development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has not been enacted since 20th March 2013.</p>
	<p>(h)the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point;</p>	<p>The building development proposals for the barns being used to form plot 1 -5 would not exceed beyond the external dimensions of the existing buildings.</p>
	<p>(i)the development under Class Q(b) would consist of building operations other than—</p> <p>(i)the installation or replacement of—</p> <p>(aa)windows, doors, roofs, or exterior walls, or</p> <p>(bb)water, drainage, electricity, gas or other services,</p> <p>to the extent reasonably necessary for the building to function as a dwellinghouse; and</p> <p>(ii)partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(i)(i);</p>	<p>The buildings have been confirmed as structurally appropriate for conversion by the MBE Limited (Structural Engineers) Reports included in the application pack.</p> <p><i>“in the context of the conversion scheme that is proposed, by inspection of the primary structure, the general proportions, rigidity of the primary walls and from my practical experience, in my opinion, it is feasible to convert the existing barns”</i></p> <p>See MBE Reports: Barn K, L & M - Para 5.15, 5.2.14 & 5.3.4 Barn N Para 5.1.6 Barn Q&R Para 5.1.9 Barn S Para 5.1.8</p> <p>The conversions proposed would only require “the installation or replacement of the windows, doors, roofs, exterior walls, services to the extent reasonably necessary for the building to function as a dwellinghouse” Incl. Partial demolition as required to facilitate the above as required by Paragraph Q.1(i).</p>

	<p>(j)the site is on article 2(3) land;</p>	<p>The site is not on any of the following:</p> <p>(a)an area designated as a conservation area under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (designation of conservation areas);</p> <p>(b)an area of outstanding natural beauty;</p> <p>(c)an area specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981 (enhancement and protection of the natural beauty and amenity of the countryside);</p> <p>(d)the Broads;</p> <p>(e)a National Park; and</p> <p>(f)a World Heritage Site.</p>
	<p>(k)the site is, or forms part of—</p> <p>(i)a site of special scientific interest;</p> <p>(ii)a safety hazard area;</p> <p>(iii)a military explosives storage area;</p>	<p>The site is not on any of the 3 land types stipulated in para K (i) to (iii).</p>
	<p>(l)the site is, or contains, a scheduled monument; or</p>	<p>There are no scheduled ancient monuments on or near the site.</p>
	<p>(m)the building is a listed building.</p>	<p>There are no listed buildings on or near the site.</p>

<p>Conditions</p>	<p>Q.2—(1) Where the development proposed is development under Class Q(a) together with development under Class Q(b), development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—</p> <p>(a)transport and highways impacts of the development,</p> <p>(b)noise impacts of the development,</p> <p>(c)contamination risks on the site,</p> <p>(d)flooding risks on the site,</p> <p>(e)whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order, ...</p> <p>(f)the design or external appearance of the building, and</p> <p>(g)the provision of adequate natural light in all habitable rooms of the dwellinghouses,</p> <p>and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.</p> <p>(2) Where the development proposed is development under Class Q(a) only, development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the items referred to in subparagraphs (1)(a) to (e) and (g), and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.</p> <p>(3) Development under Class Q is permitted subject to the condition that development under Class Q(a), and under Class Q(b), if any, must be completed within a period of 3 years starting with the prior approval date.</p>	<p>The creation of 5 Dwellings served across 3 established Vehicles accesses is not anticipated to create significant vehicle movements. Noting that the outgoing use of Agricultural farm would have generated significant vehicle movements no longer being undertaken.</p> <p>The proposed dwellings are not expected to create significant noise for the disturbance of other properties, or indeed be affected adversely by existing neighbouring uses. The existing agricultural use on site will be concluded, thereby reducing noise for neighbouring properties.</p> <p>There are no expected contamination risks on the site, however if during construction contamination risks are encountered, these can likely be remediated and dealt with appropriately. The applicant is willing to accept a condition on this basis.</p> <p>The site is in Flood Zone 1 and does not experience surface water flooring issues.</p> <p>There are no issues with the location or siting of the buildings that would preclude the change of use to c3 dwellinghouse.</p> <p>The design and external appearance of the proposed dwellinghouses are made available for review by the LPA as part of this submission.</p> <p>All habitable rooms benefit from excellent levels of natural daylighting, often from multiple aspects.</p> <p>This application seeks to address all aspects covered under class Q(a) and (b).</p>
<p>Interpretation of Class Q</p>	<p>Q.3. For the purposes of Class Q—</p> <p>“larger dwellinghouse” means a dwellinghouse developed under Class Q which has a floor space of more than 100 square metres and no more than 465 square metres having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order;</p> <p>“smaller dwellinghouse” means a dwellinghouse developed under Class Q which has a floor space of no more than 100 square metres having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order.</p>	<p>The table in section “Proposed Accommodation Schedule” above, utilises these definitions for the clarification of which of the proposed dwellinghouses are ‘larger’ and ‘smaller’.</p>