

Our Ref: MB/1840/0822

20th October 2022

Chief Planning Officer
Torrige District Council
Planning Services,
Torrige District Council,
Riverbank House,
Bideford,
EX39 2QG



Dear Sir/Madam

NOTIFICATION OF A PROPOSED CHANGE OF USE OF AGRICULTURAL BUILDING TO A DWELLING
BARN AT FARTHING FIELDS, ADJOINING CRAYTHORNE FARM, CHILLA, BEAWORTHY, DEVON, EX21 5XG

APPLICANT: MR W JURY

We act on behalf of the above applicant in respect of the request for determination as to whether the prior approval of the LPA is required in relation to the change of use of an agricultural building and the land within its curtilage to a dwelling.

The application submitted via Planning Portal with reference number PP-11637060 includes:

- Site Plan
- Completed Application Form
- Prior Determination Notification Planning Statement
- Existing and Proposed Drawings
- Schedule of Works and Structural Appraisal
- Relevant Planning Fee

Planning permission is not deemed necessary for the proposed development on the basis that the proposal conforms with the provisions set out in the Town and Country Planning (General Permitted Development) (England) Order 2015. Class Q allows for 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 (dwelling houses) of the Schedule to the Use Classes Order; and
- (b) building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule.

The proposed development conforms with the limitations and criteria set out in the Order, and it is confirmed that the following criteria are also satisfied, as way accepted by the LPA under the previous submission:

- the building is not on article 2 (3) land;
- the site was used for agricultural purposes on and immediately before 20th March 2013 or when it was last in use;
- the site is not occupied under an agricultural tenancy, nor has one been terminated within the last 12 months.
- the site does not form part of a safety hazard area or military explosives storage area;
- the building is not a listed building or scheduled monument;
- no development utilising other agricultural PD rights has been undertaken on the unit since 20th March 2013.

The curtilage shown on the planning drawings reflects the footprint of the building, as allowed in the legislation. The total internal floorspace which will be created by the dwelling amounts to approximately 66m², therefore represents a smaller dwelling under the legislation.

We trust all the necessary information is otherwise provided. Needless to say, should you have any queries whatsoever please do not hesitate to contact the undersigned.

Yours faithfully



Mike Bamforth MCIQB
Director