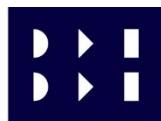


PLANNING STATEMENT

Prior approval for change of use of agricultural building to 1no. dwellinghouse, and for associated operational development (Class Q(a)&(b))

Barn at ST 080 063, Kerswell, Cullompton, EX15 2ES



BBH CHARTERED ARCHITECTS LTD
DARTMOUTH SALCOMBE

September 2022

Reference: 4363

Prepared by:

BBH Chartered Architects Ltd
Creek House
1 Island Street
Salcombe
TQ8 8DP

Telephone:

01548 859476

Email:

office@bbharchitects.co.uk

Prepared for:

Mr S Chappell & Miss K Ledbury



BBH Chartered Architects Ltd is accredited by the;
Royal Institute of British Architects (RIBA)
66 Portland Place
London

BBH Chartered Architects Ltd

Registered in England and Wales No. 5433641

Registered Office:

9 Duke Street
Dartmouth
Devon
TQ6 9PY

1.0 Introduction

The application for Prior Approval is made in connection with the proposed change of use of a single agricultural building to a single dwellinghouse.

The existing barn is located near to the village of Kerswell, near Cullompton. The barn is approximately 50 years old and is now largely redundant.

2.0 Class Q – Criteria

The proposed change of use of the building to residential use is considered to be permitted development and this is confirmed as follows:

Class Q (a+b) – agricultural buildings to dwellinghouses

Permitted development

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; 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.

Development not permitted

Q.1 Development is not permitted by Class Q if—

(a) the site was not used solely for an agricultural use as part of an established agricultural unit—

(i) on 20th March 2013, or

The building was solely used for agriculture as part of the surrounding established agricultural unit on 20th March 2013

(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

(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;

(b) the cumulative floor space of the existing building or buildings changing use under Class Q within an established agricultural unit exceeds 450 square metres;

The cumulative floor space of the existing building is 138 square metres

(c) the cumulative number of separate dwellinghouses developed under Class Q within an established agricultural unit exceeds 3;

This proposal is for 1 dwellinghouse

(d) the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained;

Not under any agricultural tenancy

(e) less than 1 year before the date development begins—

(i) an agricultural tenancy over the site has been terminated, and

(ii) the termination was for the purpose of carrying out development under Class Q, unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural use;

N/A

(f) 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—

(i) since 20th March 2013; or

(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;

No Part 6 development has taken place on the farm/ agricultural holding.

(g) the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point;

All works are within the existing building envelope.

(h) the development under Class Q (together with any previous development under Class Q) would result in a building or buildings 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;

The total floorspace proposed is 138 square metres.

(i) the development under Class Q(b) would 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);

All works proposed amount to installation of windows, doors and services with associated minor partial demolitions reasonably necessary.

(j) the site is on article 2(3) land;

The site is not on article 2(3) land.

(k) the site is, or forms part of—

(i) a site of special scientific interest;

(ii) a safety hazard area;

(iii) a military explosives storage area;

The site is none of the above.

(l) the site is, or contains, a scheduled monument; or

There are no scheduled monuments near the site.

(m) the building is a listed building.

The building is not listed.

Conditions 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—

(a) transport and highways impacts of the development,

The site is located in a rural location and already has means of access, therefore there will be no impact to the highways.

(b) noise impacts of the development,

The proposals will remove any farming activity from this locality and reduce noise impacts in the area generally. There are no noise-generating neighbours in the locality.

(c) contamination risks on the site,

There is no evidence or records of chemical storage at the site and there are no neighbouring sources of potential ground pollution.

(d) flooding risks on the site,

The barn is in Flood Zone 1 and not at risk of flooding.

(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, and

The location and siting of the building is well accessed and easily serviced with little impact on neighbouring land uses.

(f) the design or external appearance of the building, and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

The design has been informed by a building engineer's report that the structure is suitable for residential change of use and there is the minimum of physical change.

(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 sub-paragraphs (1)(a) to (e) and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

N/A

(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.

The proposal will be completed within 3 years of the date of prior approval.

As demonstrated above, the proposed change of use of the agricultural building to a single dwelling house is in compliance with all the necessary criteria and as such is considered to be permitted development.

3.0 Proposed Design

The proposed new internal layout of the dwelling is a single storey layout.

The layout, as shown on the accompanying drawings, would locate a spacious kitchen/dining room with bi-fold doors opening up to the farmland to the North West. A Utility is proposed which would be accessed from the kitchen. 4 bedrooms (one with an en-suite and dressing room) are proposed, plus a bathroom and a lounge. All habitable rooms would benefit from natural light and ventilation.

Externally, the existing timber and corrugated metal cladding and roofing material is retained, with new windows and doors inserted, as required.

Externally, parking would be provided within the curtilage and a garden/patio area to the south west of the building. Vehicular access to the building would be via the existing field gate as shown on the accompanying block plan.

4.0 Other Considerations

4.1 Contamination:

The existing site is within agricultural use and always has been. There are no signs of contaminants on the site (either stored or spilled) and the site poses very little risk to the future occupants of the new dwelling. The application is accompanied with an Environmental Survey report by Search for Sources, confirming little risk of contamination.

4.2 Ecology:

The application is accompanied by a completed Ecological Impact Assessment Report by Colmer Ecology. In summary, the proposed change of use will have no negative impact on any priority or protected species.

4.3 Drainage:

The existing surface water drainage arrangements would remain, with surface water being directed to a soakaway. A new Package Treatment Plant is proposed to discharge foul drainage from the dwelling and this would discharge into the adjacent watercourse. The application is accompanied by a completed FDA Form.

5.0 Conclusion

- 5.1 The proposed change of use of the agricultural barn to a single dwelling house, has been shown and demonstrated to be permitted development in accordance with Class Q, Part 3, Schedule 2 of the General Permitted Development Order 2015 (as amended).
- 5.2 As such, it is respectfully requested that Prior Approval is given for the proposed change of use.