



WILKINSON
PLANNING

Planning Statement

SITE

Does Farm Stables, Wallow Lane, Great Bricett,
Suffolk, IP7 7BZ

PROPOSAL FOR

Change of use of agricultural building and land within its curtilage (including reasonably necessary operational development) to 1 no. dwelling under Part 3, Class Q of the Town and Country Planning (General Permitted Development) Order (2015) (as amended)

PROPOSAL BY

Mrs Julie Barnes

April 2022

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1.0 Introduction

- 1.1 This statement is prepared on behalf of Mrs Julie Barnes in respect of an application for;
Change of use of agricultural building and land within its curtilage (including reasonably necessary operational development) to 1 no. dwelling under Part 3, Class Q of The Town and Country Planning (General Permitted Development) (England) Order (2015) (as amended) at Does Farm Stables, Wallow Lane, Great Bricett, Suffolk, IP7 7BZ.
- 1.2 It will consider the planning legislation including the relevant material planning considerations engaged in the proposed development.
- 1.3 The extract below shows the location of the site relative to its surroundings and other nearby development:

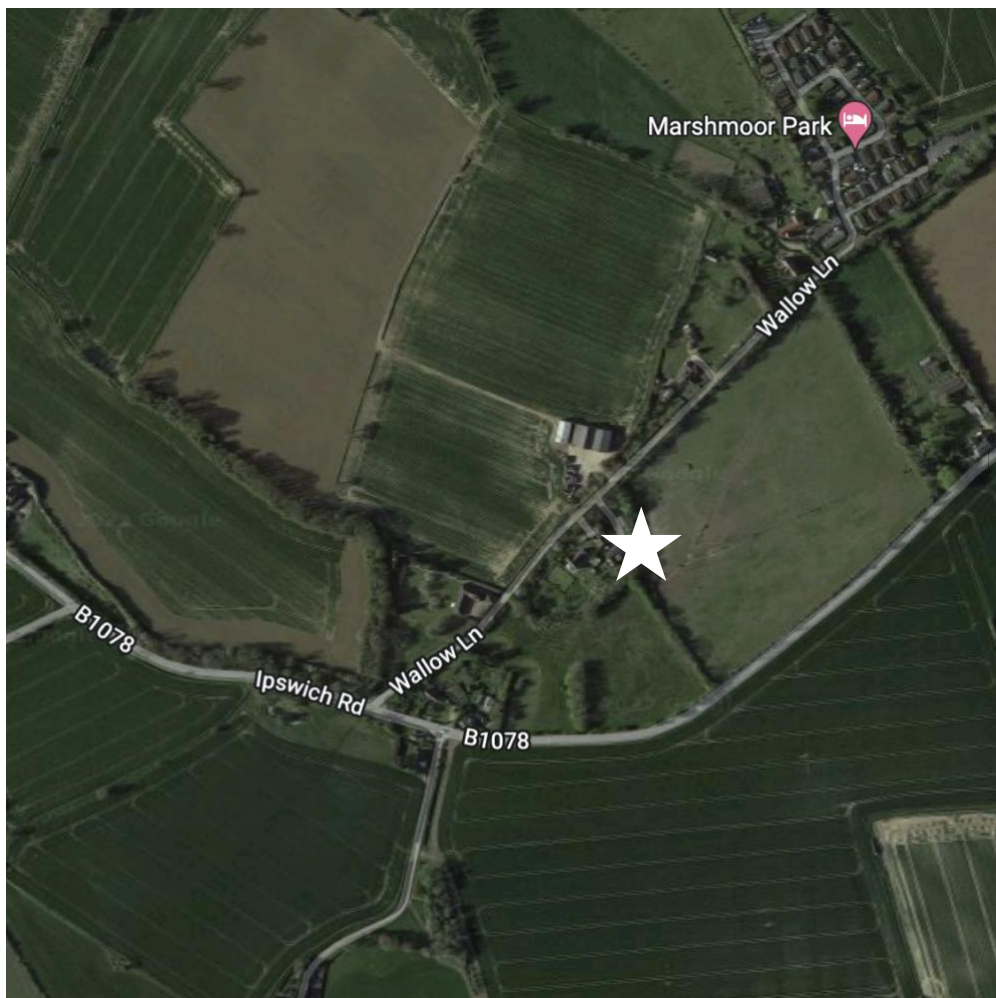


Figure 1.3.1 Aerial View

2.0 Site and Surrounding Area

2.1 The proposal site comprises an existing former agricultural nissen hut surrounded by other agricultural outbuildings and silos to the southeast of Wallow Lane, within the parish of Offton. There are no nearby designated heritage assets (listed buildings or conservation areas) and the building itself is unlisted. There are no protected trees on or near to the site. The site does not fall within any designated landscape area (for example Special Landscape Area or Area of Outstanding Natural Beauty). The site is at a very low risk of fluvial and pluvial flooding.

3.0 Proposal

3.1 The proposal is for; Change of use of agricultural building and land within its curtilage (including reasonably necessary operational development) to 1 no. dwelling under Schedule 2, Part 3, Class Q of The Town and Country Planning (General Permitted Development) (England) Order (2015) (as amended). The proposed plans provide context:



Figure 3.1.1 Site Location Plan

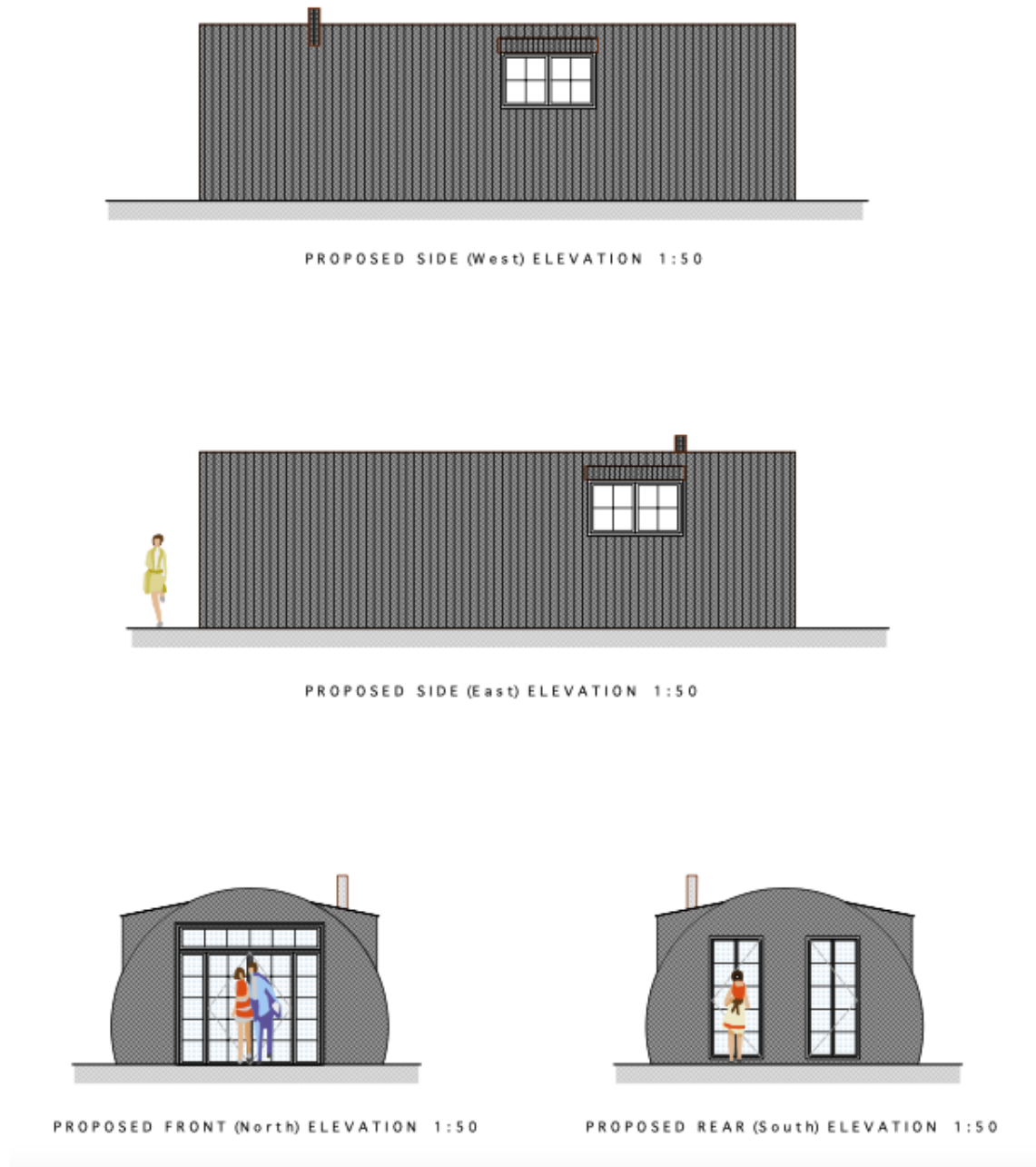


Figure 3.1.2 Proposed Elevations

3.2 The application is supported by a suite of plans and documents including:

- Application Form
- Planning Drawings
- Planning Statement
- Land Contamination Report



- Ecology report

4.0 Planning Law

- 4.1 The assessment of this application is considered through Schedule 2, Part 3, Class Q of The Town and Country Planning (General Permitted Development) (England) Order (2015) (as amended). The LPA must determine whether prior approval is required when framed against Class Q. The LPA must firstly assess the application against the prescriptive criteria under Class Q, Q.1. Secondly, against specific aspects of the development as detailed under Q.2.
- 4.2 The NPPG clarifies how these specific aspects should be assessed in respect of policy. The NPPF should only be considered to the extent that it is relevant to the matter on which prior approval is sought.

5.0 Planning History

- 5.1 The site itself has not been subject to any planning history.

6.0 Material Planning Considerations

6.1 Principle of Development

- 6.2 Schedule 2, Part 3, Class Q of The Town and Country Planning (General Permitted Development) (England) Order (2015) (as amended) enables the use of agricultural buildings as dwellinghouses subject to a number of criteria. As of 23rd June 2020, Class Q was amended, for which this proposal is assessed against.
- 6.3 The proposed development has been assessed against Class Q, summarised as follows:
- The site is solely in agricultural use and has not been in any other use - **Compliant**
 - The floor space of any dwellinghouse converted under Class Q (together with any previous development under Class Q) within the agricultural unit does not exceed 465 sqm- **Compliant**

- The floor space of the proposed smaller dwellinghouse being does not exceed 100 sqm- **Compliant**
- The cumulative number of separate smaller dwellinghouses developed under Class Q within the established agricultural unit does not exceed 5 dwellinghouses – **Compliant**
- The cumulative floor space of any larger dwellinghouse or dwellinghouse(s) converted under Class Q within the agricultural unit does not exceed 465sqm- **Compliant**
- The cumulative number of separate dwellinghouses converted under Class Q within the established agricultural unit does not exceed 5 dwellinghouses – **Compliant**
- The site is not occupied under an agricultural tenancy – **Compliant**
- There has been no agricultural tenancy terminated in the last year on site- **Compliant**
- 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 2013 - **Compliant**
- The development would not result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point - **Compliant**
- The development under Class Q(b) would not consist of building operations other than:
 - the installation or replacement of:
 - (aa) windows, doors, roofs, or exterior walls, or - **Compliant**
 - (bb) water, drainage, electricity, gas or other services, to the extent reasonably necessary for the building to function as a dwellinghouse; and - **Compliant**
 - partial demolition to the extent reasonably necessary to carry out building operations allowed by Q.1(i)(i); - **Compliant**
- The site is not on article 2(3) land- **Compliant**
- The site is not, nor does it form part of:
 - a site of special scientific interest - **Compliant**
 - a safety hazard area - **Compliant**
 - a military explosives storage area - **Compliant**
- The site is not, nor does it contain, a scheduled monument - **Compliant**
- The building is not a listed building - **Compliant**

6.4 The proposed curtilage of the building is no larger than the land occupied by the agricultural building to be converted.

6.5 Accordingly, the development meets the Class Q criteria tests.

6.6 Q.2(1) of the Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order (2015) (as amended) confirms that the LPA's consideration of Class Q(a) and (b) Prior Notification procedure is limited to:

- Transport and highways impacts of the development
- Noise impacts of the development
- Contamination risks on the site
- Flooding risks on the site
- Whether the location or siting of the buildings makes it otherwise impractical or undesirable for the buildings to change from an agricultural use to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes order; and
- The design or external appearance of the buildings.
- Natural light to serve habitable rooms.

6.7 The Order is clear that:

“(2) 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”.

6.8 As directed, the applicant is only required to consider matters a) – e) of Class Q as set out in paragraph 6.5 above, which this statement will now go on to discuss.

6.9 Transport and Highways

6.10 The site is accessed via an established access serving Does Farm, existing agricultural buildings and land. The vehicular capabilities of the site, surrounding area and highways efficiency are unquestionably sound, as the proposal would utilise an existing highways arrangement which has capacity. The capacity of the site itself, and the spatial set out of the existing access in enabling agricultural vehicles to access unimpeded, lends good potential to the proposal. The



land surrounding the defined red line outline is owned by the applicant and would remain in the applicant's control.

6.11 The transport and highways impacts are summarised as follows:

- Site can accommodate the vehicular amount proposed
- Site can facilitate LHA compliant access
- Parking to LHA standards

6.12 Noise Impact

6.13 The nature of the proposed end use is entirely suited the area. Residential dwellings are located close by, and the introduction of 1 no. residential unit would harmonise with the area. There are no intense arable or livestock uses which would diminish the domestic enjoyment experienced by future owner / occupiers of the proposed end use, such that the development would be exposed to unacceptable noise potentials. The whole building is proposed for conversion, again mitigating against conflict in uses within the site. Additionally, the proposed end use would cause limited harm to adjacent domestic residences. The site is secluded and would not present adverse noise potential of any form.

6.14 Land Contamination

6.15 There is no known land contamination issue, with an extremely low contamination potential. The site is not considered to present risk to future owner / occupier through land contamination. The site is not subject to any potential, when assessed against LPA spatial data either. Nonetheless, the proposal is supported by a Land Contamination Report.

6.16 Flood Risk

6.17 The site is not located in a vulnerable flood zone or area, therefore the risks of flooding are considered to be very low. Given that the application is considered 'minor', on site attenuation and surface water management / disposal is nonetheless provided, ensuring that the sites 'sealed surfaces' are properly managed. The applicant is fully aware of their obligation to comply with Part H (Drainage and Disposal) of the Building Regulations 2010.

6.18 The site does not give rise to adverse flood risk potential to future owner / occupiers and as such is acceptable in this regard.

6.19 Siting and Desirability

6.20 The test of sustainability is not engaged, as per the Planning Practice Guidance (PPG) issued by the Government on 5th March 2015. The LPA can only consider whether the building would be impractical or undesirable to change to the proposed end use. In this instance, the building is amongst other residential dwellings, and would be entirely suitable to the cluster. There is nothing about the location of the site which would make the proposed end use impractical or undesirable. As discussed above, the site presents no harm in respect of highways, noise, land contamination or flood risk. Future owner / occupiers would not therefore be subject to any adverse impact as the site is entirely appropriate in its own right and in light of adjacent land uses.

6.21 Design or External Appearance of the Development

6.22 The building would require marginal alteration to facilitate the proposed end use. The building would remain largely unaltered in terms of form and is capable of conversion whilst retaining the established extent, taking full opportunity to appropriately utilise existing openings for natural light. The relationship between the building and the layout of the site within the wider area is acceptable also and would not result in a scheme which would spill into open countryside. The proposal would sit comfortably within the established site.

6.23 Natural Light

6.24 Through minimal alterations and utilising existing openings future owners/ occupiers would benefit from adequate natural light into all habitable rooms to secure a high level of residential amenity. This is further supported by the overall orientation and location of the building on site, which is afforded a high level of natural sunlight.

7.0 Other Matters



7.1 Ecology

7.2 Whilst ecology is not an express matter for consideration under Class Q, the applicant acknowledges the legislative duty imposed upon the LPA to assess the potential for protected species and habitats. In this instance, the building presents no visible signs of bat or barn owl presence and there are no nearby ponds.

7.3 Notwithstanding the above, noting the immediate rural surroundings, an ecological report is provided in support of the application. There is no reason to suggest the scheme should be refused on ecology grounds, and the change of use of the building can take place without contravening the Habitat Regulations 2017.

7.4 Structural

7.5 The building presents no structural integrity concerns. The conversion of the building is achievable without wholesale structural works. The proposed end use could be facilitated through conversion and would not result in 'fresh build' or 'new build'. The building is of solid form with robust foundations.

7.6 Therefore, there is no reason to suggest the scheme should be refused upon structural concerns.

8.0 **Planning Balance**

8.1 The proposal seeks prior approval for; Change of use of agricultural building and land within its curtilage (including reasonably necessary operational development) to 1 no. dwelling under Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order (2015) (as amended).

8.2 The proposal complies with Schedule 2, Part 3, Class Q in full, as underpinned by accompanying reports. The scheme is a wholly deliverable prospect, making effective use of space without undue harms. The proposal has been assessed against the test criteria of the Order, presenting no issues in respect of; transport and highways, noise, contamination, flooding risk, location, design and appearance or future amenity.

- 8.3 The structural integrity of the building is sound, and there is nothing to suggest the building is not capable of conversion structurally. The proposal accords with all test criteria elements of Class Q.
- 8.4 In light of this and taking account of all the considerations set out above, it is hoped that the LPA will support and confirm this position accordingly.