

Proposed Conversion of Former Agricultural Buildings To Form 2 No., Four Bedroomed Dwellings at Rosecote Farm, Aislaby Road Eaglescliffe, Stockton-on-Tees, TS16 0QR

I have been instructed by Mr Gareth Thomas (the applicant) owner of Rosecote Farm, Aislaby Road, Eaglescliffe, Stockton-on-Tees, TS16 0QR, to apply for Prior Notification of conversion of an agricultural building to two dwellings under Schedule 2, Part 3 class Q of The Town and Country (General Permitted Development Order) 2015. This letter constitutes prior notification served on the LPA and provides details of the development.

Site

The application site consists of a range of former agricultural buildings on what was a dairy farm. The two former dairy milking buildings are single storey with duo pitched roof clad in asbestos sheeting with solid brick walls. These are linked at the rear with simple lean to structure. Adjacent to this is the former barn which is a reinforced timber portal frame structure with asbestos cladding to roof and side walls and concrete panels up to dado height. The buildings lie to the east of the existing residential unit at Rosecote Farm on the brow of the hillside leading down to the River Tees and are accessed by a farm track leading off Aislaby Road which links the villages of Middleton One Row and Aislaby.

Proposal

The proposal is to convert the dairy buildings and barn to form two, four bedroomed dwellings. There will be a partial demolition of the lean to structure attached to the former dairy buildings. The proposal will consist of a change of use falling within Class C3 (dwelling houses) and building operations reasonably necessary for the building to function as dwelling houses. The proposed development is further detailed in the accompanying plans.

Compliance with the Requirements of Part 3 Class Q of the Order

- a. The building subject to this prior notification were in agricultural use on 20th March, 2013 or the last use prior to that.
- b. The total combined external footprint of the two dwellings is 395 square metres
- c. The proposed number of units is 2
- d. There are no agricultural tenancies on the buildings at the present time or in the recent past
- e. No development under Class A(a) or B(a) of Class 6 of the schedule has been carried out on the agricultural unit since 20th March 2013

- f. The proposed development does not extend beyond the existing dimensions of the building at any point
- g. No building operations beyond those permitted under Class Q or reasonably necessary for the building to function as two dwellings are proposed. The building is in good order and it is unlikely they will require significant partial demolition. Any partial demolition will not constitute more than is reasonably necessary for its conversion. A structural report has been carried out and is submitted as part of this application.
- h. The building is not located on Article 1(5) land, within an SSSI or a Scheduled Monument and does not form a Listed Building

Matters for Potential Prior Approval

- a. **Transport and Highways Impact.** The site is accessed from the existing farm track leading to/from Aislaby Road. The access is of sufficient construction and dimensions for the proposed use and benefits from sufficient visibility splay to serve the proposed development. The site lies between to the settlements of Middleton One Row (5km) and Yarm (4.8km) which have a very good range of services including junior and secondary schools, shops, sporting facilities and public transport links. The anticipated traffic to be generated by the proposal is minimal and will not have a detrimental impact on the highway network.
- b. **Noise Impacts** The proposed use of the building as dwellings is highly unlikely to generate significant noise. As such, it is not anticipated that the proposed use would generate any nuisance to existing surrounding uses which is residential to the south. Nor would the development suffer from noise disturbance from other properties or roads due to its position.
- c. **Contamination Risk.** The building subject to the application has previously been used only as a crop store and milking sheds therefore there are no contamination risks. There has been no known storage of chemicals in the building that would preclude a residential use taking place. Accordingly, there is no known risk to potential occupants of the building to be converted. In the event that any contamination is unexpectedly found during construction we would discuss remediation with the council and/or the Environment Agency.
- d. **Flood Risk.** The Environment Agency Flood Map shows the site to be in Flood Zone 1 and is therefore not at risk of flooding. The Surface Water Map also shows it to be of 'Very Low Risk'
- e. **Utilities** All necessary utilities are available either at the site or in the adjacent public highway. There are no requirements for extensive off-site work in order to facilitate the conversion of the building.
- e. **Practicality/Desirability of Location and Siting.** The site lies in close proximity to the town of Yarm with a vast amount of services and employment opportunities. The building is outside of any existing residential curtilage and will be separated from them by open spaces. As such the proposed siting will cause no privacy or safety issues with surrounding uses.
- f. **Design and External Appearance** The existing appearance of the building is one of concrete, brick render and wood. The alterations and materials are as shown on the

submitted drawings. The largest changes will be to add windows and doors as permitted by Class Q of the GDPO.

Part 3 Class Q

Part 3 Class Q requires the developer to apply prior notification as to whether prior approval of the LPA is required with regard to the design or external appearance of the building. In order to inform this process we have included existing and proposed plans for the developments part of this prior notification indicating appearance, floor plans and site layout.

The new dwellings will be contained within the existing external dimensions of the building and new openings will be kept to a minimum reasonably practical for the proposed use as dwellings. As such, it is submitted that the proposed appearance of the dwellings is in keeping with the form of the existing building and will not have a detrimental impact on their surroundings.

Conclusion

In line with the above assessment, it is our opinion that the proposed development constitutes permitted development under Class Q of the Order. Information has been submitted on the matters which the LPA can seek prior approval and it is apparent the conversions provide no undue risk or adverse impact. As such, it is apparent that the proposed conversions are in line with the Governments intentions in introducing Class Q and the development should be allowed to proceed. If you would like to discuss anything or undertake a site visit, please do let me know. Otherwise, we will assume the proposal constitutes permitted development unless we hear to the contrary.

Yours faithfully

Sean McLean