

**PROPOSED CONVERSION OF AGRICULTURAL  
BARN TO RESIDENTIAL DWELLING (Q-CLASS  
PERMITTED DEVELOPMENT RIGHTS AT  
ROSAMONDFORD FARM, PERKINS VILLAGE,  
EXETER, EX5 2JG**

**DESIGN AND ACCESS STATEMENT**

24 MAY 2022  
ARA Architecture  
File: 8596

## 1.0 INTRODUCTION

This application seeks to apply for prior approval for a change of use from agricultural (Sui-Generis) to Residential (Class C3) for the existing barn at Rosamondford Farm, Exeter Under Permitted Development Right Class -Q.

### 1.1 Present Use

The site the subject of this planning application consists of an existing agricultural barn on land just South of Rosamondford Farm, Perkin's Village. The Barn in question is one of several in the immediate pasture of land, and that the subject of this application being the most Western barn.

### 1.2 Proposed Use

The proposal seeks to convert the existing barn into five residential dwellings as permitted under The Town and Country Planning (General Permitted Development) (England) Order 2015, Class Q-agricultural buildings to dwellinghouses.

### 1.3 Boundaries

The sides surrounding Rosamondford Farm are arable fields, with traditional Devon hedgerow on the boundary lines. To the north is Rosamondford Farm and house; the East and south is arable field, and the unnamed public highway between B3184 and Marwood Lane is to the West with access to the site. There is a single storey bungalow located to the West of the barn.

### 1.4 Levels

The site has a cross fall from South to North of approximately 0.85m and again from East to West down to the highway.

### 1.5 Site Surroundings

The site is situated within the open countryside however is not within another identified local or national designated areas. The site is surrounded on sides by agricultural land, with the various other farm buildings and dwelling that make up the Perkins Village.

### 1.6 Planning History

The site has not had any previous planning application involving the specific barn subject of this application.

## **2.0 PERMITTED DEVELOPMENT RIGHTS**

- 2.1** The site has been used for agricultural use since before the 20th of March 2013.
- 2.2** The accumulative floor space of the agricultural unit will not exceed 500m<sup>2</sup> between all 5 dwellings.
- 2.3** The proposal looks to create five new dwellings through the conversion of the existing agricultural barn.
- 2.4** The site currently has no agricultural tenants and is under the sole ownership of the applicant.
- 2.5** The proposal will be within the building envelope of the existing barn and will not extend beyond the external dimensions of the existing roof plan.
- 2.6** The proposal will not require work beyond the installation or replacement of windows, doors, roofs, exterior walls, water, drainage, electricity, gas, or other services to a reasonable extent for the functioning dwellinghouse.
- 2.7** The proposal will only involve any partial demolition to that which is reasonable to carry out the building's operations.
- 2.8** The site is not within Article 2(3) Land being Conservation Area, AONB, The Broads, National Parks, and World Heritage Sites.
- 2.9** The site does not form part of a site of scientific interest (SSSI), Safety Hazard Area, Military Explosive Storage Area or contains a Scheduled Monument.
- 2.10** The site does not form part of Listed Building or within the curtilage of any Listed Building

### **3.0 CONCLUSION**

- 3.1** We submit that the above statement and the attached drawings provide the required evidence to justify the proposal as permissible under Class Q Agricultural Buildings to Dwellinghouse Development.