



SUPPORTING STATEMENT

Prior Notification of the change of use of building and land within it's curtilage from a use as an agricultural building to a residential dwelling and reasonably necessary building operations to facilitate such use, in respect of Class Q of the Town and Country Planning (General Permitted Development) (England) (Order) 2015 (as amended)

Orchid Meadows, Nethergate Street, Hopton

CONTENTS

1.0	Introduction	3
2.0	The Site	4
3.0	The Proposal	4
4.0	Planning Considerations	5
5.0	Conclusions	10

1.0 Introduction

1.1 This statement is prepared in support of a prior notification application in respect of the conversion of an agricultural building at Orchid Meadows, Nethergate Street, Hopton.

1.2 The development proposed is the conversion of the building to a residential dwelling.

1.3 The extract below shows the location of the site relative to nearby development.



1.4 The application is supported by plans prepared by Tim Moll Architect, and the following documentation:

- Geoenvironmental Desk Study Report;
- Preliminary Ecological Appraisal;
- Flood Map for Planning extract.

2.0 The Site

- 2.1 Orchid Meadows lies to the south side of Nethergate Street and is accessed from an established vehicular access from the road.
- 2.2 The land and buildings are described further in the accompanying reports, such that this statement focusses on any constraints rather than providing a further, unnecessary, description of the site and surroundings.
- 2.3 The site falls within Flood Zone 1, is within a Special Landscape Area, is not within close proximity to any noise generating uses, benefits from existing vehicular access and is not known to be contaminated.
- 2.4 There are listed buildings in close proximity to the site, fronting Nethergate Street, though none of the buildings on the site are listed. The site is not within a Conservation Area.

3.0 The Proposal

- 3.1 The proposal is to convert the building to a single residential dwelling, under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 3.2 Details of the conversion are shown within the submitted drawings which include:
- 1608 01 Existing Floor Plans and Elevations
 - 1608 02 Proposed Scheme
- 3.3 The proposal would provide for three bedrooms at ground-floor level along with open plan living/dining/kitchen space, and a boot room.
- 3.4 The proposal provides for works to facilitate the use of the building as a dwelling. These works include new internal walls, the insertion of windows and insertion of doors. These work are not structural works.

4.0 Planning Considerations

4.1 Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 provides for the use of agricultural buildings as dwellinghouses subject to a number of criteria. Class Q has been amended (as of 6th April 2018 and August 2020) and the new criteria will now be considered in detail.

4.2 The restrictions as to when Class Q does not permit development, and how the proposed development responds to those, is considered below:

- The site is in agricultural use and has not been used for any other purpose;
- The proposal does not result in more than three larger dwellinghouses;
- The cumulative floor space of the existing building or buildings changing use to a larger dwellinghouse or dwellinghouses does not exceed 465 square metres;
- The floor space of any dwellinghouse developed under Class Q does not exceed 465 square metres;
- The cumulative number of separate smaller dwellinghouses developed under Class Q does not exceed 5;
- The floor space of any one separate smaller dwellinghouse having a use falling within Class C3 (dwellinghouses) does not exceed 100 square metres;
- The development under Class Q (together with any previous development under Class Q) within the established agricultural unit would not result in a larger dwellinghouse or larger dwellinghouses having more than 465 square metres of floor space having a use falling within Class C3 (dwellinghouses);
- The development under Class Q (together with any previous development under Class Q) within the established agricultural unit would not result in the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) exceeding 5;
- The site is not occupied under an agricultural tenancy;
- 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;
- The development would not result in the external dimensions of the building extending beyond the external dimensions of the existing building at any point;

- The development under Class Q(b) would not 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);
- The site is not on article 2(3) land;
- The site is not, nor does it form part of—
 - (i) a site of special scientific interest;
 - (ii) a safety hazard area;
 - (iii) a military explosives storage area;
- The site is not, nor contains, a scheduled monument;
- The building is not a listed building.

4.3 As such, none of the specific restrictions set out in Class Q would restrict the development from being permitted.

4.4 Paragraph Q.2(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) confirms that the Council's consideration of the Class Q(a) Prior Notification procedure is limited to:

- a) Transport and highway impacts of the development;
- b) Noise impacts of the development;
- c) Contamination risks on the site;
- d) Flooding risks on the site;
- e) 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;
- f) The design or external appearance of the buildings, and;
- g) The provision of adequate natural light in all habitable rooms of the dwellinghouses.

4.5 As such, these matters are considered in turn below.

Transport and Highway Impacts of the Development

- 4.6 The site benefits from an existing vehicular access off Nethergate Street, and this would be utilised for the new dwelling also. The proposal would result in one additional dwelling which would utilise the existing access to the site. The resultant traffic from the provision of a single dwelling would not be such that would give rise to any highway safety impacts, and needs to be balanced in the context of the removal of this building from agricultural use where the building and site is currently subjected to larger vehicles than those which would access the residential dwelling.
- 4.7 The existing access is considered to be safe and suitable for the proposed use. Visibility at the access junction with Nethergate Street is good and there are no noted accidents resulting from the use of this access.
- 4.8 For the reasons given above, the proposal complies with this part of Class Q.

Noise Impacts

- 4.9 There are no adjacent uses such as intensive livestock sheds or farm workshops which would expose the converted building to any risk of noise disturbance. The building is separate from other retained buildings on the site, and the use of the building as a single dwelling will cause no material impact on any other adjacent uses.
- 4.10 The site lies in a countryside setting where the primary noise source is vehicle noise from the adjacent roads. The main road is some distance from the barn and there would be no resultant noise impacts from that which would warrant refusal of this proposal. Furthermore, it is recognised that there are no industrial uses for some distance, thereby ensuring that the development would not impact on, nor be impacted by, noisy uses.
- 4.11 The proposal would, therefore, comply with this part of Class Q.

Contamination Risks on the Site

- 4.12 The application is supported by a detailed land contamination report which identifies that the site/proposal is not at risk of contamination.

- 4.13 This assessment finds, therefore, that the proposal can be carried out without risk. As such, the proposal is also considered to comply with this part of Class Q.

Flooding Risks on the Site

- 4.14 The Environment Agency Flood Map and the Council's online mapping system confirm that the building is located within Flood Zone 1 (FZ1), which is land which is not at risk of flooding. The site remains in FZ1 when taking into account climate change. Consequently, the site is not at risk of flooding and, as the development involves the use of an existing building, it will not result in any increase in flood risk elsewhere.
- 4.15 As such, the proposal does not give rise to any flood risk to future occupants, nor to existing property, and is therefore in accordance with this element of Class Q.

Suitability of the Location of the Building

- 4.16 Revised Planning Practice Guidance issued by the Government on 5th March 2015 confirms that the consideration of location does not apply a test in relation to sustainability. Instead, the local planning authority can only consider whether the location and siting of the building would make it impractical or undesirable to change to a dwelling.
- 4.17 In this case, there is nothing about the location of the building which would make it undesirable to change to a single dwelling. The building can be used as a dwelling without impacting on any interest of acknowledged importance. It is sited close to other existing residential properties and, as already set out, the site does not lie adjacent to any noisy uses, and this equally applies to any uses that would give rise to undesirable living conditions to future occupants in terms of smell, dust, smoke etc.
- 4.18 The site is neither undesirable nor impractical and, for these reasons, is entirely appropriate for this form of development.

The Design and External Appearance

- 4.19 Class Q permits works including the installation or replacement of windows, doors, roofs, or exterior walls, or water, drainage, electricity, gas or other services, to the extent reasonably necessary for the buildings to function as dwellinghouses; and partial demolition to the extent reasonably necessary to carry out those building operations.
- 4.20 The proposed alterations are predominantly limited to the installation of windows and doors to the exterior facades and internal subdivision to form rooms. It is noted that some aspects of the existing building are open and therefore some small scale infilling would be required. However, this amounts to what would be considered as reasonably necessary under the provisions of Class Q as borne out by many other proposals where limited infilling has been permitted in allowing development under Class Q.
- 4.21 In addition, it should be noted that none of the proposed works would go beyond the existing dimensions of the building at any stage. The existing height of the building would also remain as it currently is. The submitted plans show the nature of the alterations proposed to the building and these are considered to provide a pleasing and sensitive conversion of the building such that meet the design aspirations of the NPPF.
- 4.22 There is, therefore, nothing about the design or external appearance of the proposed works that would conflict with the provisions of Class Q

The Provision of Adequate Natural Light

- 4.23 All habitable rooms in the proposed dwelling will have access to natural light, with windows available to all main aspects.

Ecology

- 4.24 Whilst not a matter that is listed for consideration under Class Q, the Council has a duty to consider the impacts of development on protected species and habitat. A Preliminary Ecological Appraisal is provided in support of the application. This report fully addresses the ecological impacts of this proposal demonstrates that the development can be carried out without harm to ecological interests and suggests enhancements that can be delivered on site.

- 4.25 As such, it can be concluded that there are no ecological impacts which would preclude the conversion of the building in the manner proposed.

Suitability for Conversion

- 4.26 The building is structurally sound, of solid construction and thereby suitable for consideration under Class Q. No works are proposed that are requisite for structural stabilisation nor is there any requirement for underpinning or frame reinforcement.
- 4.27 In light of these findings, it can be seen that the proposal meets with each and every one of the criteria set out in Class Q, and does not give rise to any concerns with respect to the matters for which prior approval is required.

5.0 Conclusion

- 5.1 The proposal seeks approval for the conversion of this agricultural building to a single dwellings under Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.
- 5.2 The proposal has been tested against the provisions of Class Q and has been found to be acceptable in terms of the highway and transport impacts, noise impacts, contamination and flooding risks, the suitability of the location and the design and external appearance of the building.
- 5.3 The building has been demonstrated to be of solid construction and capable of conversion. The proposal is not restricted by the elements of Class Q which preclude the principle of a change of use of the building.
- 5.4 For all of these reasons, the proposal accords with Class Q and it is requested that the Local Planning Authority confirm this position accordingly.