

1. Planning Context:

- 1.1. This application is made under Permitted Development Class Q which relates to the change of use of agricultural buildings to residential use (Class C3).
- 1.2. Prior approval by the LPA is required under Permitted Development Class Q.

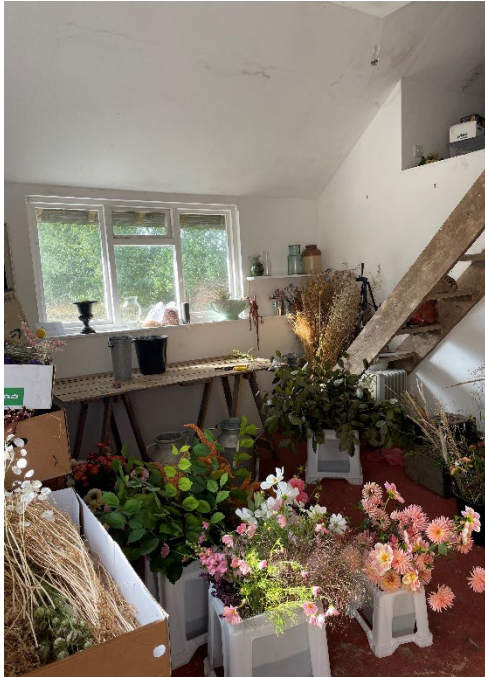
2. The Site and Building History



- 2.1. The existing structure within the Newtown Meadow site. Known henceforth as 'the building'.
- 2.2. The building is located in the 'Newtown Meadow', which is all under the same ownership.
- 2.3. The site's boundaries are shared with land for agricultural use to the north, west and south, with a small cluster of houses to the east.
- 2.4. Access to the site is achieved to the south of the site, from a track leading down to Fingal Street.
- 2.5. The building is amongst a few agricultural buildings on site.
- 2.6. The building is in use by the applicants (and owners), Victoria and Julian Uff, for a cut-flower business. It is a space used for storing, cutting, and arranging their

produce which consists of a series of species of flowers which are grown on the same site by the applicants.

2.7. The building is one amongst a series of other buildings on site including 3 Nissen huts, a storage barn currently used to store hay and a former chicken pen.



Interior of building



Flower beds on site



Applicant (Victoria Uff)



Entrance to building.

3. History of the site

- 3.1. **Victoria and Julian Uff's ownership** - The site has historically been of agricultural use. Since purchasing the site in 2001, the applicants have kept livestock and grown produce, such as vegetables. The building is currently used by the applicants for their cut-flower business which involves growing seasonal, British flowers and foliage for both retail and wholesale market, as well as providing floristry services for events/weddings/sympathy. They grow using entirely organic and regenerative methods, and are passionate about the care of the land they work and the wildlife they share it with. In the applicants' words, they "strive to consistently deliver a high-quality product whilst ensuring that our production processes work in harmony with the unique ecosystem of the meadow".
- 3.2. **Applicants' connection to the site** - Prior to the applicants' ownership, the land was owned by the Minor family as part of their farm. They lived in The Old Mill House situated behind the meadow. The applicants have special connections to the Minor family, as they acted as foster family to Julian Uff's father during the 1940s. As a child, Julian's father recalls helping to grow vegetables on the site and collecting water from the pond in the southeast part of the site.
- 3.3. Prior to the applicants purchasing the site, the land had passed on to one Stuart Minor. He inherited it in 1965 and used it primarily for agricultural storage and it is believed the building was once used to keep goats in during his ownership.
- 3.4. All buildings currently on site precede the applicants' ownership and nothing has been erected since purchasing the land.

4. Proposed Development

- 4.1. The intention is to convert the existing building on the site into a dwelling under Permitted Development Class Q.
- 4.2. The whole footprint of the barn (35.7m²) is included in this prior approval of change of use.
- 4.3. The conversion of the building into a dwelling will have little visual impact on the surrounding area, as the building is far from the public highway. The intention is to convert the building, retaining the existing structure, but refurbishing and reorganising its interior. Its footprint and height will be maintained.

5. Curtilage

- 5.1. The site plan shows the building in its proposed curtilage outlined in red. The curtilage includes a footpath up to the house, a single parking space and a garden and will be no larger than the footprint of the building.

6. Access

- 6.1. Access from the site entrance to the building will be via the existing track. The track will be maintained to allow appropriate access during and after the building's conversion.
- 6.2. The access track is not considered as part of the proposed curtilage.

7. It is also confirmed that:

- 7.1. The site and the building are not in article 1(5);
- 7.2. The site was used for agricultural purposes on and immediately before the 20th of March 2013, as laid out in point 3.
- 7.3. The site is not occupied under an agricultural tenancy, nor has one been terminated within the last 12 months;
- 7.4. The site does not form part of a safety hazard area or military explosives storage area;
- 7.5. The building is not a listed building or a scheduled monument.
- 7.6. No development utilising other agricultural PD rights has been undertaken since 2013.

8. Transport and highway impacts on the development

- 8.1. The site's entrance is connected to a private shared access which adjoins Fingal Street 0.1 miles down.
- 8.2. Traffic is minimal across the private shared access, as it serves the site in question and one other property known as Home Farm.

9. Noise Impacts

- 9.1. Due to the rural location of the proposal and that the proposed development is detached from any surrounding buildings other than those under its same ownership, it is considered that there will be minimal noise impact on its immediate setting and none on the local area.

10. Contamination Risks on the site

- 10.1. A Sitecheck Assessment has been carried out as part of this application.
- 10.2. It states that 'No significant contaminant linkage has been identified and any liabilities from contaminated land are unlikely. No further action is required'.

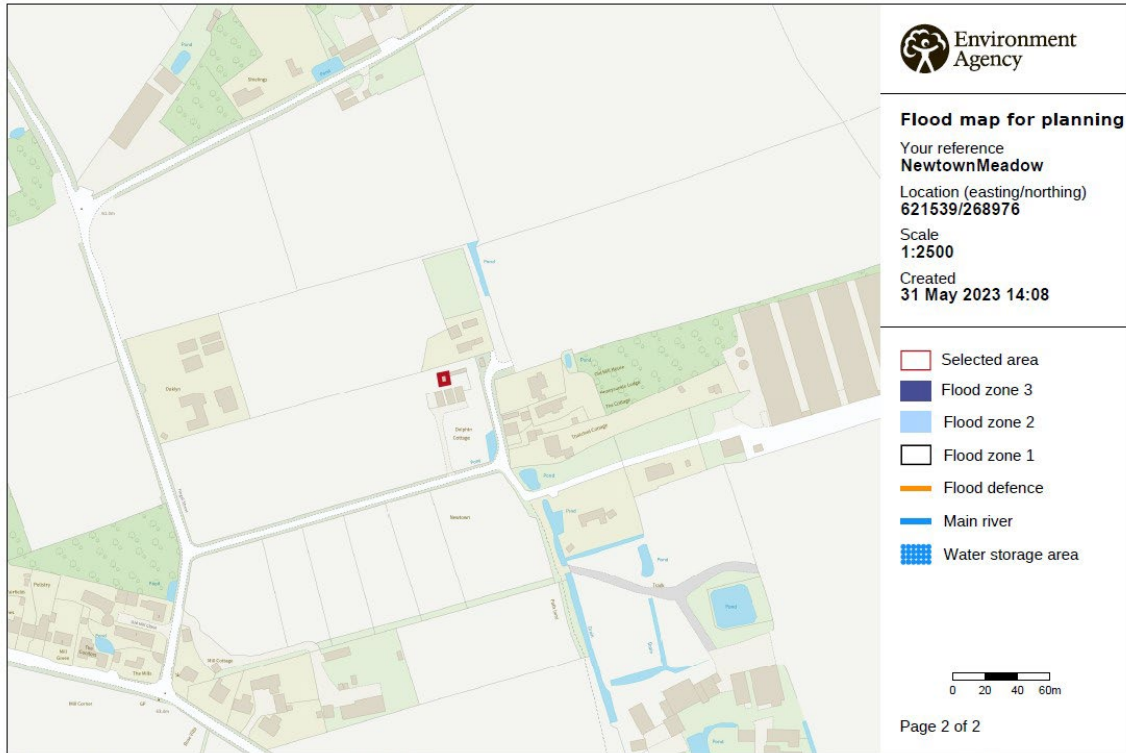
11. Ecology

- 11.1. A Preliminary Ecological Appraisal is included as part of this application.
- 11.2. The PEA has shown that 'the habitats on site are of **low** ecological value and that there are no significant ecological constraints that would prevent the proposed works'.
- 11.3. The PEA has shown that further surveys for bats are required to include at least one activity surveys to be undertaken on the building as potential destruction of bat roost is possible if bats are present within the building.
- 11.4. A Nocturnal Bat Survey Report is included as part of this application in response to the findings in the PEA.

12. Flood Risks

12.1. The Sitecheck Assessment shows states there is no flood risk associated with the site.

12.2. As shown on the Environment Agency's Flood Map for Planning below, the site is within flood zone 1, 'an area with a low probability of flooding'.



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13. Suitability for Conversion

13.1. Structure

I. The existing building is suitable for conversion and conforms with the requirements of Q(b) as supported by the appended Structural Engineer's Report.

II. The building features a duo pitched roof with interlocking clay pantiles supported on a combination of timber frame and blockwork walls.

13.2. Conversion of building to dwelling

I. The Structural Engineer's report states: 'Our review of the condition and general construction form of the building suggests that it is capable of ongoing use, and with sufficient structure remaining, capable of reuse in a proposed conversion to residential purposes'.

- II. The structure of the existing building will be retained and insulated with a new wall finish to its interior.
- III. Openings will be maintained as existing with replacement as necessary of windows and entrance door.
- IV. The layout will reside within the footprint of the existing building.
- V. The existing floor slab will be insulated, and a new finish installed on top.
- VI. The roof will be refurbished in its current state, with insulation installed between the rafters. Clay tiles will be maintained.
- VII. Rainwater goods will be replaced as necessary to match the existing.
- VIII. Rooms in the proposed dwelling reside within the existing room divisions, including 1 main kitchen/dining/living room area; 1 shower room; 1 bedroom space on the first floor.

13.3.

- I. It is considered that the location and siting of the building are both practical and desirable for it to change from agricultural use to a use falling within Class C3 (dwellinghouses).
- II. The proposed dwelling is set far back from the public highway. There is little to no impact on neighbours and privacy for the occupant.

14. Amount

- 14.1. The GIA for the proposed dwelling is 39m², as it re-uses the footprint of the existing building. It therefore does not exceed the 465m² upper limit of conversion under class Q.

15. Conclusions

- 15.1. This application is within the rules set out in Permitted Development Class Q.
- 15.2. The proposed change of use will not lead to any adverse effects on traffic, flood risk, contamination, or noise.
- 15.3. The siting and location of the proposal would be within the footprint of the existing building and will therefore be deemed acceptable for the proposed use.
- 15.4. This statement also gives evidence of how the proposal is both practical and desirable.
- 15.5. The building works proposed are considered minor yet necessary for the building to function as a dwellinghouse.