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**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)  
(AMENDMENT AND CONSEQUENTIAL PROVISIONS) (ENGLAND) ORDER 2014  
PRIOR NOTIFICATION PROCEDURE  
CLASS Q - CONVERSION OF AGRICULTURAL BUILDING TO CLASS C3  
(DWELLINGHOUSES)  
AGRICULTURAL BUILDING AT WHELP STREET, PRESTON ST MARY.**

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Planning Statement

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Ref: 2774/R  
October 2023

## **Introduction**

1. The application comprises this Statement together with the following documents:
  - Application form;
  - Drawings 4384-01, 02, 03, 04 and 05a;
  - Ecology Report;
  - Phase 1 Land Contamination Report;
  - Environment Agency Flood Map;
  - Land Contamination Questionnaire; and,
  - Transport Statement, including access drawing and ATC data.
  
2. This application is a resubmission following the refusal of application DC/22/06101. The previous application was refused for three reasons. Firstly, that insufficient information had been supplied with regards to land contamination. Secondly, insufficient information had been submitted to demonstrate that the access was suitable for residential use. Thirdly, that insufficient information had been submitted to demonstrate that all habitable rooms have the provision of adequate natural light.
  
3. This application is now accompanied with a Land Contamination Report which demonstrates that the site is suitable for the residential use. The application is also accompanied by a Transport Statement which was produced following an Automated Traffic Count (ATC) which demonstrates that the proposed visibility splays are suitable for the proposed use. The proposed scheme of conversion has also been changed and includes amended fenestration which now provides adequate light to all living spaces.

## **Planning Considerations**

4. Paragraph Q.2(1) of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014 confirms that the Council's consideration of the Class Q Prior Notification procedure is limited to:
  - (a) Transport and highways 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 building makes it otherwise impractical or undesirable for the building to change from an agricultural use to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes order; and,
  - (f) The design or external appearance of the building.

#### Transport and highways impacts of the development

5. The application is accompanied by a Transport Report produced by Ian Booth, Consultant Engineer Ltd. The report demonstrates that the use of the application building as a dwelling will have no material impact on highway safety or any other transport considerations. Access to the building will be via the existing access to the site. The local road network is not heavily trafficked and can easily accommodate the low level of vehicular movements that will be generated by the use of the building as a dwelling.

#### Noise impacts

6. There are no other uses nearby which would cause any noise disturbance to future occupants. Furthermore, the use of the building as a dwelling would not result in disturbance to other uses nearby.

#### Contamination risks on the site

7. There is no evidence or history of contamination at the site. The application is accompanied by an Enviroscreen report and Land Contamination Report.

#### Flooding risks on the site

8. The Environment Agency Flood Map confirms that the site is located on land within Flood Zone 1 (FZ1) which is land which is not at risk of flooding and where all forms of development are acceptable. 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 existing building it will not result in any increase in flood risk elsewhere.

#### Suitability of the location of the building

9. Planning Practice Guidance issued by the Government 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 house. In this case, there is nothing about the location of the building which would make it impractical or undesirable to change them into a dwelling. The building the subject of this application could be used as a dwelling without impacting on any interests of acknowledged importance.

## The design and external appearance

10. The conversion works are illustrated on the submitted drawings. The proposed scheme of conversion utilises the existing structure and retains the agricultural character of the building.

### **Other matters**

11. Although not a matter for consideration under Part Q, it is necessary to consider any potential impacts of the development on wildlife interests. In this case, the Preliminary Ecological Assessment (PEA) confirms that the application building does not provide habitat for protected species and that wildlife interests will not be harmed by the conversion of the building as proposed.

### **Planning Balance**

12. This new scheme has been redesigned and is accompanied by additional information relating to visibility splays, access and land contamination. The scheme addresses all of the Council's previous reasons for refusal and now complies with the requirements of Class Q.

### **Conclusions**

13. The proposed development accords with the relevant criteria of Part Q of the Order and would not cause any material harm to any interests of acknowledged importance.