

Design and Access Statement

Prior Approval Application

For

Proposed Change of Use and Conversion of Agricultural Buildings (Barn B)
to 3 No. Dwellings (Barn B)

At

Glebe Farm, Potter Heigham, Norfolk

Prepared by Neil Bradford
Reviewed by Jack Young

October 2023

1.00 Introduction

1.01 This Design and Access Statement is prepared by Paul Robinson Partnership (UK) LLP on behalf of R&B Norfolk Ltd, to support a Prior Approval application for a proposed change of use for Barn B agricultural building to 3 No. dwelling houses (Use Class 3), and for associated operational development under Class Q of the ‘Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 (GPDO 2015)’ at Glebe Farm, Marsh Road, Potter Heigham.

2.00 The Site and Relevant Planning History

2.01 The application site is located at Glebe Farm, on Marsh Road in the village of Potter Heigham.

2.02 Previous planning refusals: -

PLA/2003/1450

PU/16/1257

PU/17/1257

PU/18/2084

PF/19/2204

Previous planning approvals: -

PLA/2003/0905 - Erection of lean-to agricultural building

PLA/2008/0684 - Erection of agricultural storage buildings

PF/10/0228 - Erection of agricultural workers dwelling

PM/10/0734 - Erection of two storey agricultural dwelling

PF/15/0311 - Erection of garage, with games/gym

PF/15/0312 - Erection of agricultural storage barn

PF/18/1297

PF/18/1298 - Approved by appeal (APP/Y2620/W/19/3229508)

PF/22/1215

2.03 This application is a resubmission following the refusal of application PU/19/0792 and PU/19/0892, (refused July 2019). This application seeks to address the reason for refusal, which was:

1. In order for such a proposal to be granted Prior Approval, it is necessary to comply with the requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Insufficient and conflicting information has been submitted regarding the use of the building and surrounding land. It appears that the agricultural unit has ceased agricultural use.
2. In order for such a proposal to be granted Prior Approval, it is necessary to comply with the requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The proposal would have a curtilage larger than the footprint of the existing building and thus fails to comply with the provisions of Class Q.

3. In order for such a proposal to be granted Prior Approval, it is necessary to comply with the requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Some of the windows and doors are illustrated protruding slightly from the building, which indicate that they would go beyond the external dimensions of the existing building.
4. In order for such a proposal to be granted Prior Approval, it is necessary to comply with the requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The proposal will involve significant amendments. As a result, the proposed works would go beyond what is reasonably necessary for the building to function as a dwelling.
5. In order for such a proposal to be granted Prior Approval, it is necessary to comply with the requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and demonstrate that the site was part of an established agricultural unit. The established agricultural unit is defined in Paragraph 'X'. Details of the established agricultural unit have not been provided.
6. In order for such a proposal to be granted Prior Approval, it is necessary to comply with the requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and demonstrate whether or not there would be any noise impacts of the development. Whilst the application submission states that the agricultural land ceased use in 2016, nothing has been provided to say what is being undertaken on the site other than an activity that has been refused planning permission and now at appeal, which is not an agricultural use.
7. In order for such a proposal to be granted Prior Approval, it is necessary to comply with the requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The submitted plan illustrates that part of the building to the northern elevation and part of the eastern elevation would have its curtilage up to the building and does not allow an area of maintenance. Whilst not entirely impractical, this matter has not been addressed. In addition, nine car parking spaces are illustrated to the western elevation of the building (3 associated with the current application and 6 associated with the proposed conversion of the adjacent building under submitted under reference PU/19/0792 (undetermined at the time of writing)). However, this is considered undesirable for the proposed building's habitants to have especially due to the location of the windows and doors on that elevation.

- 2.04 The application site area measures approximately 1419m² and comprises 1 No. agricultural outbuilding and surrounding hardstanding, including the access road from Marsh Road. The building is now redundant after all farming operations have ceased on site. All associated farmland to the site has since been sold, therefore no likelihood of the building being used for agricultural purposes in the future under current ownership. Refer to Appendix A, letter from applicant.
- 2.05 Agricultural Building 'B', to which this application relates, is to be converted into 3 No. dwellings. The existing structure is of a steel portal frame. The walls consist of 2m high reinforced concrete internally and corrugated sheet metal cladding externally. The roof cladding is also corrugated sheet metal, both likely to contain asbestos and, if so, require replacement.
- 2.06 A number of new windows and doors are proposed, however these are largely cosmetic in terms of external appearance and are considered "reasonably necessary for the building to function as a dwelling house" (as permitted by paragraph Q.1. (i)(i)(aa)) of Class Q of Part 3 of Schedule 2 GPDO 2015 to provide natural light and ventilation to rooms, as well as means of escape as required by Building Regulations.
- 2.07 The context of the site relates to open rural landscapes to the west, north and east, with an existing dwelling immediately to the north together with 2 No. steel frame outbuildings presently used as storage and a self-contained fitness studio (a low-key business managed as a family run operation from the existing dwelling on site). A large steel frame outbuilding exists to the northwest of the site, previously used as a livestock shed before the farming operations ceased on site.
- 2.08 Due to the previous use of the buildings being agricultural storage (NN planning approval PF15/0312, NP/08/0684, PM/05/0331, PF/10/0228), with it understood that the site has never been used for fuel storage or waste storage/disposal activities, ground contamination is not suspected. A Site Check desktop study is submitted as part of this application detailing soilscape and landscape topology of the site.
- 3.00 Proposal
- 3.01 Agricultural Building B is to be converted into 3 No. dwellings comprising 1 No. three-bed dwelling and 2 No. two-bed dwellings. The residential internal floorspace created by the three-bed dwelling is 161m². The internal floorspace created by each two-bed dwelling is 99m²
- 3.02 The area of curtilage associated with the dwellings is equal to the area of land occupied by the building. This has been adjusted from the previously refused application PU/18/2084 to include shared access and circulation spaces (excluding the main access drive into the site) to address the previous reason for refusal PU/19/0792 & 0892 under item 2.
- 3.03 If the existing building is found to have asbestos containing materials (ie roof and wall cladding), new materials will comprise standing seam metal roofs and metal wall cladding appropriate to its agricultural setting. New windows will be dark grey aluminium window frames.

- 3.04 The Structural Condition Report confirms the building is capable of conversion without additional structural elements. An addendum has been added to the report since refusal of the previous application PU/18/2084 which clarifies that the structure is structurally capable of being converted with all existing external envelope coverings remaining, if required, and can accommodate the cosmetic enhancements (ie window and door openings). The existing envelope will be satisfactory (structurally) for forming new openings for windows/doors.
- 3.05 The proposed conversion will exceed Part L of the Building Regulations and provide an energy efficient development.
- 3.06 Vehicular access to the site is via an existing access drive recently approved under application PF/18/1297. There is good visibility at the junction between this access drive and Marsh Road. Car parking is provided within the building's curtilage, as indicated on the site layout plan, and there is adequate vehicle turning space on site. Due to the past use of the building having generated associated vehicular movements in and out of the site (often large agricultural vehicles), this change of use is not considered to have a detrimental impact on highways safety in comparison to its current permitted use.
- 3.08 Refuse storage areas are located within the rear private garden areas with access via pathways and are shown on the site layout plan and include separate storage for general waste and recycling.
- 4.00 Use
- 4.01 The conversion creates 3 No. dwellings with generous, proportionally sized internal spaces. The layout of each residential unit is dictated by the scale of the existing building. Circulation and access will largely remain as existing.
- 4.02 Local Parish Council had raised concerns with previous applications about the increase of traffic movement along Marsh Lane, the applicant has improved the access approach on and within the applicant's land, with a new access road, which now serves all buildings and has adequate parking facilities for this application. Approved under PF/18/1297.
- 4.03 The proposed development is for four dwellings on Marsh Lane, comprising two, 2-bed units, one 3-bed unit. The associated number of vehicles with this scale of development is anticipated to be six approximately. This could equate to 12 No. additional car movements per day, assuming all cars allocated to the dwellings leave and return home once a day. This is a reasonable average as some residents may not leave home daily and others may leave multiple times.
- 4.04 The proposed development seeks, where possible and appropriate, to comply with the parking standards of North Norfolk District Council core strategy (2008) and Manual for streets (2007). The proposed site layout ensures that there are two off-road parking spaces for 2 and 3-bedroom units and three off road parking spaces.

- 4.05 Electric charging points, following best practice and principles of national guidance (Making the Connection, The Plug-In Vehicle Infrastructure Strategy, 2011). Charging points for electric vehicles will be installed. These will likely be a single phase 32 Amp charging point for up to 7kW of power, meaning a full charge would typically take six to eight hours.
- 5.00 Drainage
- 5.01 The site is within Flood Zone 3 as an area having a high probability of flooding. A Flood Risk Assessment and Flood Response Plan are submitted as part of this application.
- 5.02 The surface water drainage strategy is to sustainably discharge surface water to soakaways; so as to avoid drainage concentration.
- 5.03 No additional volume of surface water run-off from the building will be created; given roof areas will remain as existing.
- 5.04 Foul water will be connected to the existing mains sewer as indicated on the site layout plan.
- 6.00 Planning Policy
- 6.01 The proposed development is in accordance with both North Norfolk Core Strategy policies and National Planning Policy as outlined below.
- 6.02 The proposal accords with Policy 'SS 2 – Development in the Countryside' in that its re-uses and adapts buildings for appropriate purposes. Policies HO 9 and EC 2 (The Re-use of Buildings in the Countryside) are also adhered to in that the building is structurally sound and capable of conversion and the scheme is of an appropriate scale and use.
- 6.03 In terms of national policy, the proposals meet the requirements of the National Planning Policy Framework (NPPF) with particular regard to:
- Para. 79
The development 're-uses redundant or disused buildings and enhances its immediate setting'
- Para. 83
Ensuring sustainable growth in rural areas 'through conversion of existing buildings'
- Para. 148
The planning system should 'encourage the reuse of existing resources, including the conversion of existing buildings'

7.00 Planning Precedent

- 7.01 In May 2018, a similar application for the proposed change of use of an agricultural building to 3 No. dwelling houses was granted prior approval by North Norfolk District Council under Class Q of the GPDO 2015 at land adjacent The Paddock, Coast Road Walcott, Norfolk (Reference PU/18/0568).
- 7.02 In March 2023, a similar application for the proposed change of use of an agricultural building to 1 No. dwelling house was granted prior approval by North Norfolk District Council under Class Q of the GPDO 2015 at land adjacent Barn at Manor Farm, Thwaite Road, Aldborough, Norwich, Norfolk NR11 7NR. (Ref PU/22/1540)
- 7.03 In Feb 2022, a similar application for the proposed change of use of an agricultural building to 2 No. larger dwelling houses was granted prior approval by North Norfolk District Council under Class Q of the GPDO 2015 at land adjacent West Barn (Barn 3) Hall Farm Piggeries, Hall Lane, Baconsthorpe, Holt, Norfolk NR25 6LE (Ref PU/22/0554)
- 7.04 In Sept 2022, a similar application for the proposed change of use of an agricultural building to 3 No. larger dwelling houses was granted prior approval by North Norfolk District Council under Class Q of the GPDO 2015 at land adjacent Pitt Farm, The Street, Baconsthorpe, Holt, Norfolk, NR25 6LF (Ref PU/22/0102)
- 7.05 This approval followed application PU/17/1298, which was refused for similar reasons, amongst others, as application PU/18/2084 (Glebe Farm, Potter Heigham) with regard to curtilage and structural works.
- 7.06 The curtilage issue was resolved in approved application PU/18/0568 by a revised block plan highlighting areas of private garden and parking/access to be included. We have amended the area of curtilage within this application to similarly address the reason for refusal.
- 7.07 Regarding the extent of structural works, interestingly, a structural report/survey was not submitted for the approved application PU/18/056, despite the Council raising concerns about “not having any confidence that the building is structurally sound” in the previously refused application PU/17/1298. Despite this, the Council concluded that the “building appears to be in good structural condition” and “capable of conversion in its present form” within the Officer’s Report for approved application PU/18/056.
- 7.08 The same conclusion has been reached following the findings of the structural report for this application. Also, within the Officer’s Report for approved application PU/18/056, the building alterations are described as “largely cosmetic in terms of external appearance and some imaginative re-use of the rear lean-to barn section. The partly open rear elevation would be infilled with glazing/doors which are non-load bearing and thus not considered to constitute a structural alteration”. We consider alterations to the building within this application are “cosmetic” and new windows/doors can be formed without alteration to the existing structure.

8.00 Compliance with Class Q

- 8.01 Class Q.1(a) Development is not permitted if the site was not used solely for an agricultural use as part of an established agricultural unit on 20th March 2013, or in the case of a building which was in use before that date but was not in use on that date, when it was last in use, or in the case of a site which was brought into use after 20th March 2013, for a period of at least 10 years before the date development under Class Q begins.

The barns at Glebe Farm were constructed and their sole use was for agricultural purposes only in connection with the farm. The buildings' last use was for agricultural storage.

- 8.02 Class Q.1(b) Development is not permitted if in the case of a larger dwelling, within an established agricultural unit the cumulative number of separate larger dwellings developed under Class Q exceeds 3; or the cumulative floor space of the existing building or buildings changing use to a larger dwellinghouse or dwellings under Class Q exceeds 465 square metres.

One larger dwelling is proposed, which would have a total floor area of 161m², therefore the proposal complies with this limitation.

- 8.03 Class Q.1(c) Development is not permitted if in the case of a smaller dwelling, within an established agricultural unit the cumulative number of separate smaller dwellings developed under Class Q exceeds 5; or the floor space of any one separate smaller dwelling having a use falling within Class C3 (dwellings) of the Schedule to the Use Classes Order exceeds 100 square metres.

Two smaller dwellings are proposed, which would have a total floor area of (99+99) =198m², therefore the proposal complies with this limitation.

- 8.04 Class Q.1(d) Development is not permitted if the development under Class Q (together with any previous development under Class Q) within an established agricultural unit would result in either or both of the following: a larger dwelling house or larger dwellings having more than 465 square metres of floor space having a use falling within Class C3 of the Schedule to the Use Classes Order; the cumulative number of separate dwellings having a use falling within Class C3 of the Schedule to the Use Classes Order exceeding 5.

The dwellings proposed would have a combined floor space of not more than 465m² and the total number of dwellings proposed would not exceed 5-Total floor 161m²

- 8.05 Class Q.1(e) Development is not permitted if the site is occupied under an agricultural tenancy unless the express consent of both the landlord and the tenant has been obtained.

The site is not occupied under an agricultural tenancy.

- 8.06 Class Q.1(f) Development is not permitted if less than one year before the date development begins an agricultural tenancy over the site has been terminated, and the termination was for the purpose of carrying out development under Class Q, unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural use.

Not relevant as the site is not under an agricultural tenancy.

- 8.07 Class Q.1(g) Development is not permitted if 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 since 20th March 2013; or where development under Class Q begins after 20th March 2023, during the period which is 10 years before the date development under Class Q begins.

No development under classes A or B of Part 6 has been carried out on the agricultural units.

- 8.08 Class Q.1(h) Development is not permitted if the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point.

As shown on the application drawings, the building dimensions of the existing barn will remain, any external materials replaced will sit within the enclosed building, this includes windows, doors and roof lights.

- 8.09 Class Q.1(i) Development is not permitted if the development under Class Q(b) would consist of building operations other than 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 building to function as a dwellinghouse; and partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph

Doors and Windows would be inserted into existing walls using the existing structure and new openings would use conventional lintels. Rooflights inserted into roof plane are conservation type and will not protrude.

The structural report, item 5.6 recommends the barns for conversion.

- 8.10 Class Q.1(j) Development is not permitted if the site is on article 2(3) land.

The site is not within a conservation area, area of outstanding natural beauty, national park, or world heritage site.

- 8.11 Class Q.1(k), (l) and (m) Development is not permitted if the site is, or forms part of a site of special scientific interest (SSSI); a safety hazard area; a military explosives storage area; the site is, or contains, a scheduled monument; or the building is a listed building.

The site is not within a SSSI, a hazard zone, military explosive area or a scheduled monument. The building is not listed.

8.12 The permitted development rights granted under Class Q are subject to several conditions, including that the prior approval of the local planning authority must be sought as to the following:

- the transport and highways impact of the development;

Access to the proposed dwellings would be gained via the existing access road. This access road is of an appropriate standard, with good visibility for emerging vehicles in both directions and sufficient width to allow for vehicles to pass.

- the noise impacts of the development;

Noise impacts of the development are not considered to be significant with additional noise generated being that of vehicle movements and domestic activities within each dwelling. The proposed dwellings will also not be subjected to inappropriate levels of noise from surrounding uses. The barns are currently sited near a residential dwelling and annex owned by the applicant.

- contamination risks on the site;

Contamination risks are deemed low, due the nature of the agricultural operations.

- flooding risks on the site;

The application site is within Flood Zone 3, as an area having a high probability of flooding. A Flood Risk Assessment and Flood Response Plan are submitted as part of this application.

- Whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a residential use;

It is not considered impracticable or undesirable for the barns to be converted into residential dwellings.

- the design or external appearance of the building; and the provision of adequate natural light.

The proposed conversions would provide a regular pattern of glazing to give a good standard of natural lighting and reduce energy use by allowing solar gain to maintain a comfortable living environment. The existing external finishes, including concrete blockwork and sheet cladding would be maintained to keep the character of the barns.

9.00 Conclusion

9.01 The proposal seeks to provide 3 No. quality dwellings by the re-use of an existing redundant agricultural building, creating a sustainable development which will be well served in terms of access and will have a negligible effect on its setting in terms of visual impact and environmental impact. The proposal meets the requirements of Class Q of Part 3 of Schedule 2 of The Town and County Planning (General Permitted Development) (England) Order 2015 and is in line with both local and national policy.

Appendix A

Mr & Mrs Robert Hall

Glebe Farm

Marsh Road

Potter Heigham

Great Yarmouth

NR29 5LN

I have been involved in farming all my life mainly livestock, I have NVQ level 3 in livestock husbandry.

We were breeding and rearing pigs and sheep at our previous address, in 2004 we bought Glebe Farm we scaled up the breeding and rearing of our own pigs and sheep, we then started to butcher and sell pork and lamb from the butchers shop at Glebe farm, by 2014 due to own livestock not paying we started fattening pigs for BQP Waitrose, this finished in 2016 due to illness and personal issues

Signed

Robert Hall