

**PW1285\_Planning Statement - December 2023**  
**Supporting Statement for Class Q Prior Approval Application for**  
**Conversion of Agricultural Barn to Residential at**  
**Boundary Farm, Framsdén**

**1.0 Introduction**

This application relates to the change of use of a barn at Boundary Farm in Framsdén, from agricultural barn to 1no. residential dwelling under Class Q of the current GPDO as updated on the 6<sup>th</sup> April 2018.

Boundary Farm is located on the south side of the A1120, but the barn proposed for change of use is on a parcel of land on the north side of the A1120 as shown in picture 1 below. Boundary Farm is situated approximately 1 mile to the north-west of Framsdén village, as shown in picture 2. The site is not within a Conservation Area or an AONB, and the barn is not listed or within the curtilage of a listed building.



**Picture 1. Aerial view of the barn at Boundary Farm**



**Picture 2 – The location of Boundary Farm to the north-west of Framsdan**

## **2.0 Purpose of This Report**

Peter Wells Architects have been appointed by the owners of the barn to prepare this Application. This report should be read in conjunction with drawings PW1285\_PL01revA and PL02revB, which show a site location plan, and floor plans and elevations as existing and as proposed. This Prior Approval Application is made for an established agricultural unit on land occupied as a unit for the purposes of agriculture on or before 20<sup>th</sup> March 2013.

## **3.0 Description of the Proposal**

The plan is convert the barn to form a two-bedroom ‘smaller dwellinghouse’ of approximately 92m<sup>2</sup>.

## **4.0 The Agricultural Building**

The barn is a single-storey barn (99m<sup>2</sup>) with black stained horizontal timber boarding to the walls and corrugated metal sheet roofing – see pictures 3 and 4 below.

4.1 By way of pre-qualification of these buildings/proposals and addressing those matters prescribed in the Prior Notification Procedure (PNP) for the purpose we can state that, in accordance with the restrictions described in paragraph Q.1 of the (amended) GPDO

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- (a) The barn at the subject site/address was used solely for an agricultural use, as part of an established agricultural unit on 20<sup>th</sup> March 2013;
- (b) The cumulative floor space of the building changing use under Class Q within an established agricultural to larger dwellinghouses does not exceed 465 square metres, and the cumulative number of larger dwellinghouses does not exceed 3 **(none proposed)**;
- (c) The floor space of any one separate smaller dwellinghouse does not exceed 100 square metres;
- (d) The cumulative number of separate dwellinghouses does not exceed 5;
- (e) The site is occupied under an agricultural tenancy but all parties to the tenancy agreement have consented to the change of use (see attached signed letter);
- (f) As per paragraph (e) above;
- (g) To the applicant's knowledge, 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 since 20<sup>th</sup> March 2013;
- (h) The proposed development will not result in the external dimensions of the buildings extending beyond the external dimensions of the existing buildings at any given point;
- (i) The development under Class Q(b) does not consist of building operations other than –
  - (i) The installation or replacement of –
    - (aa) windows, doors, roofs, floor or exterior walls, or
    - (bb) water, drainage, electricity gas or other services,
 to the extent reasonably necessary for the buildings to function as dwellinghouses; and
  - (ii) Partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(i)(i);
- (j) The site is not located on article 2(3) land;
- (k) The site is not nor does it form part of –
  - (i) The site is not a site of special scientific interest;
  - (ii) The site is not located within a safety hazard area;
  - (iii) The site is not, nor is it located within a military explosives storage area;
- (l) The site is not, nor does it contain, a scheduled monument;
- (m) The subject barn is not a listed building.

4.2 Therefore, the proposed permitted development is not restricted by para. Q.1 of Part 3 of Schedule 2 of the GPDO (amended 2018).

#### 4.3 The Proposed Curtilage of the New Dwelling

Curtilage, for the purposes of Class Q (inter alia) is defined at paragraph X of Part 3 of Schedule 2 of the GPDO:

““curtilage” means, for the purposes of Class Q, R or S only—

*“(i) the piece of land, whether enclosed or unenclosed, immediately beside or around the agricultural building, closely associated with and serving the purposes of the agricultural building, or*

*(ii) an area of land immediately beside or around the agricultural building no larger than the land area occupied by the agricultural building,*

*whichever is the lesser;”*

4.4 The proposed curtilage enclosed by the red line on drawing PW1285\_PL01revA, shows that the area to become the residential curtilage of the new dwelling, is equal to that of the land area occupied by the agricultural building.



**Picture 3 – Front of the barn at Boundary Farm**



**Picture 4 – Rear of the barn at Boundary Farm**

## **5.0 The Proposed Development**

5.1 The development permitted by Class Q comprises:-

Q. Development consisting of—

- (a) a change of use of a building and any land within its curtilage from a use as an agricultural building to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order; **or**
- (b) **development referred to in paragraph (a) together with** building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule.

5.2 It can be said, therefore, that there are two elements to Class Q permitted development rights: (1) the principle of the change of use from agricultural to residential and (2) the extent of the works needed to achieve the conversion.

### **The Extent of the Conversion Works**

5.3 Essentially, the works required to achieve the conversion comprise the removal of the corrugated cement roof covering, upgrading of the external shell of the building to meet current building regulations, installing a new corrugated metal roof, and installing new aluminium windows and doors.

5.4 The conversion of this building will involve both a change of use and building operations including the alteration of exterior walls, floor and roof, the installation of new windows and doors commensurate with the use as a dwelling, and the installation of services. Exact materials for these can be reserved by condition as necessary.

5.5 Details of the proposed conversions are shown on the submitted drawings.

5.6 All of these building operations comprise works that are reasonably necessary to achieve the conversion of the barn to a new dwelling and to comply with current building regulations.

## **6.0 Assessment of the Impact of the Development**

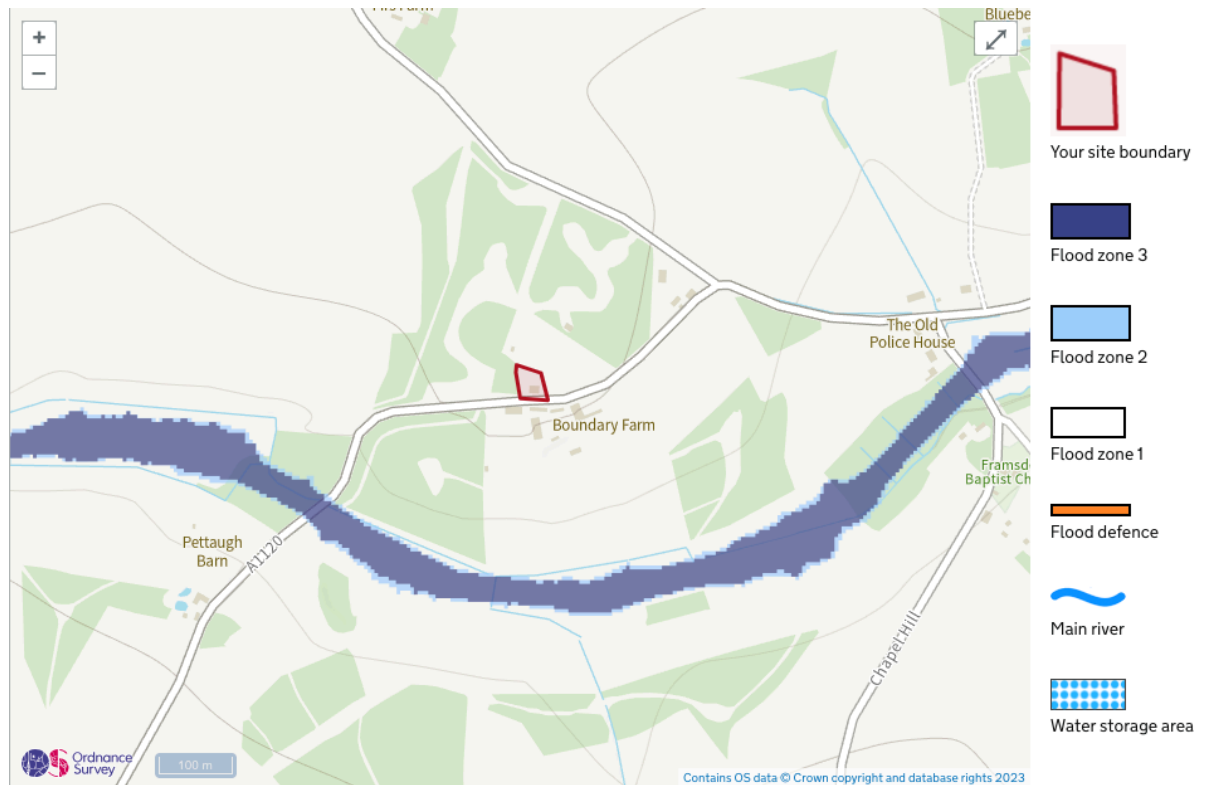
Paragraph Q.2 of Part 3 of Schedule 2 of the GPDO requires that six conditions be addressed in this prior approval submission. These will be addressed in turn:

**6.1 Transport and Highways** – The site has an established access point from the adjacent road (A1120), which will be re-used for the dwelling. The proposed dwelling will also have sufficient parking space, and vehicles will be able to turn around on site, and exit onto the road in forward gear. The proposal is not therefore considered to pose a significant highways safety risk.

**6.2 Noise impacts** – It is considered that there will be no adverse impacts with regards to noise resulting from the proposed development either on prospective occupants or on nearby residential properties.

**6.3 Contamination** – A Phase I Report is enclosed with this application.

**6.4 Flood Risks** – The barn is in a Flood Zone 1 area, and therefore a Flood Risk Assessment has not been carried out – see picture 5 below.



**Picture 5 – Extract from the Environment Agency flood map.**

**6.5 Location/Siting of the Building** – When considering the location/siting of the building it is important to note the following paragraph in the National Planning Policy Guidance:

*Paragraph: 108 Reference ID: 13-108-20150305*

*Is there a sustainability prior approval for the change to residential use?*

*The permitted development right does not apply a test in relation to sustainability of location. This is deliberate as the right recognises that many agricultural buildings will not be in village settlements and may not be able to rely on public transport for their daily needs. Instead, the local planning authority can consider whether the location and siting of the building would make it impractical or undesirable to change use to a house.*

*Revision date: 05 03 2015*

The applicant considers that the location and siting of the building does not make it impractical or undesirable to change the former, redundant agricultural use to a residential dwelling.

## 6.6 Design/External Appearance of the building.

The proposed dwelling has been designed so that the external appearance is similar to an agricultural building. The roof will be finished in corrugated metal, and the walls will be finished in timber boarding. New windows and doors will be in Aluminium. The applicant considers therefore that the dwelling will blend in with its agricultural surroundings.

## **7.0 Structural Integrity of the Building**

The applicant understands that the existing building is structurally sound and is showing no signs of deterioration. The barn is capable of conversion and the building is capable of taking additional loading.

The Applicant considers, therefore, that the proposed scheme complies with the following:

*Paragraph: 105 Reference ID: 13-105-20150305*

### ***Are any building works allowed when changing to residential use?***

*Building works are allowed under the change to residential use. The permitted development right under Class Q assumes that the agricultural building is capable of functioning as a dwelling. However, it recognises that for the building to function as a dwelling some building operations which would affect the external appearance of the building, which would otherwise require planning permission, should be permitted. The right allows for the installation or replacement of windows, doors, roofs, exterior walls, water, drainage, electricity, gas or other services to the extent reasonably necessary for the building to function as a dwelling house; and partial demolition to the extent reasonably necessary to carry out these building operations. It is not the intention of the permitted development right to include the construction of new structural elements for the building. Therefore it is only where the existing building is structurally strong enough to take the loading which comes with the external works to provide for residential use that the building would be considered to have the permitted development right.*

## **8.0 Conclusion**

This application has been prepared to comply with Class Q of the Permitted Development legislation (amended in 2018).

The barn sits within a private space with a formal, established, access from the adjacent road. The conversion to a dwelling can be easily achieved within the existing structure of the barn, with no extensions required.