



## 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) at:

Barn adjacent to Cobbold, West Street, Walsham Le Willows, Suffolk, IP31 3AP

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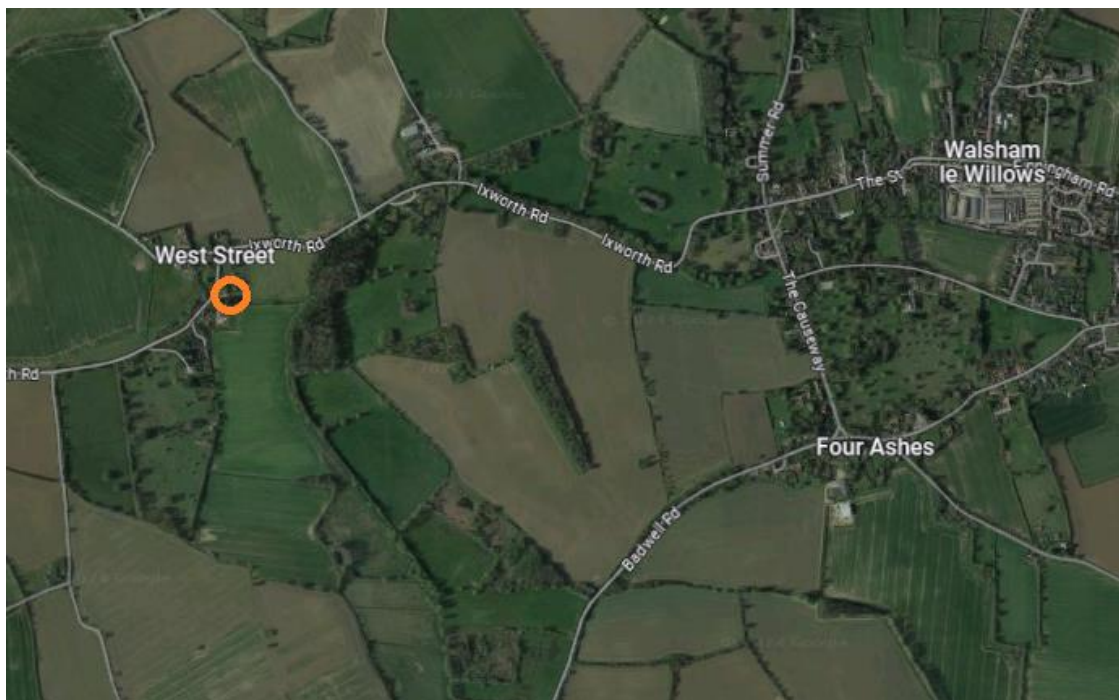
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## 1.0 Introduction

1.1 This statement is prepared in support of a prior notification application in respect of the conversion of an agricultural building lying adjacent to Cobbold, West Street, Walsham Le Willows.

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 and the village of Walsham Le Willows.



1.4 Alongside this Supporting Statement, the application is supported by the following plans and documents:

- Plans prepared by Box Valley Design;
- Phase 1 Land Contamination Report by Castledine Environmental;
- Flood Map for Planning extract;
- Structural Report by Breet Design Partnership;
- Preliminary Ecological Appraisal by Skilled Ecology.

## 2.0 The Site

- 2.1 The building that is the subject of this proposal is an agricultural storage building located to the south side of the property known as Cobbold. The image below shows the northern (side) elevation and the eastern end gable.



- 2.2 Chapter 3 of the Structural Inspection Report that accompanies the application provides specific detail of the construction of the building and the immediate surroundings in which the building is set.
- 2.3 The building is set adjacent to other buildings, with the host dwelling ( A Grade II listed building) lying to the north, and buildings associated with Home Farm located to the south. It is to be noted that the building to the south of the site, forming part of Home Farm, has recently been the subject of prior approval for conversion to four dwellinghouses.

2.4 The building and land lies outside of any specific landscape designation and is not within a Conservation Area. The building is not a listed building.

2.5 The site lies within Flood Zone 1, is not within close proximity to any noise generating uses, benefits from lawful and active vehicular access and is not known to be contaminated.

### **3.0 The Proposal**

3.1 The proposal is to convert the building to a 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 and associated documents. Works to the building are limited to works that are reasonably necessary to enable the building to function as a dwelling, and do not include structural works.

3.3 The proposal would create a single four bedroom dwelling. The accommodation is set across two floors, with the ground floor comprising a kitchen/diner/snug, utility room, office, garage/games room and TV Room, and the first floor space comprising four bedrooms, including three with ensuite bathroom facilities, a gym and family bathroom.

3.4 Car parking is proposed adjacent to the building served directly off the access drive into the site.

### **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 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 and building is in agricultural use and has not been used for any other purpose;
- The cumulative number of separate smaller dwellinghouses developed under Class Q does not exceed 5;
- 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 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.

#### Transport and Highway Impacts of the Development

4.5 The site benefits from an existing vehicular access off West Street, and this would be utilised for the new dwelling also.

4.6 The image below shows the access in the context of the building, which can be seen in the background of the image.





- 4.7 The proposal would result in one additional dwelling. The resultant traffic from the provision of this 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 could be/has been subjected to larger vehicles than those which would access the residential dwelling.
- 4.8 The existing access has good visibility in both directions with the boundary treatment adjacent being set back to ensure that this visibility can be maintained. As such, it is considered that the access is safe and suitable for the proposed use. For the reasons given above, the proposal thereby 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. Indeed, the farm building to the south of the site has been granted permission for conversion to four dwellings, demonstrating that this area has been formally considered as being suitable for such development. Thereby, there are no noisy adjoining uses and the use of the building as a 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 road. There are no resultant noise impacts here that 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 Phase 1 Land Contamination Report which identifies that the site 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 dwelling. The building can be converted to residential use without impacting on any interest of acknowledged importance. It is sited close to existing residential

properties in a small cluster in the countryside, such that its location would also not be impractical. Indeed, the village has been demonstrated to be a sustainable location for new development with a number of small developments permitted recently.

- 4.18 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.
- 4.19 The site is neither undesirable nor impractical and, for these reasons, is entirely appropriate for this form of development.

#### The Design and External Appearance

- 4.20 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.
- 4.21 The proposed alterations are predominantly limited to the installation of windows and doors to the exterior facades and internal subdivision to form rooms. These works amount to what would be considered as reasonably necessary under the provisions of Class Q.
- 4.22 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.
- 4.23 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

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

### Ecology

- 4.25 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.
- 4.26 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

- 4.27 The application is supported by a structural report. This finds the building capable of conversion 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.
- 4.28 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.