

SUPPORTING PLANNING STATEMENT

To accompany a Prior Approval Application for a proposed change of use of agricultural building to a dwelling house (Class C3) under Class Q permitted development at:

PROSPECT FARM,
LAUNCHERLEY,
WELLS,
BA5 1QJ,

Prepared for:

Mr & Mrs P Dickens

1.JUSTIFICATION

Hill Reading Architects have been commissioned by the applicant to submit an application for a Prior Approval Request for the conversion of one agricultural building to a Class C3 residential dwelling under Class Q development at Prospect Farm in Launcherley.

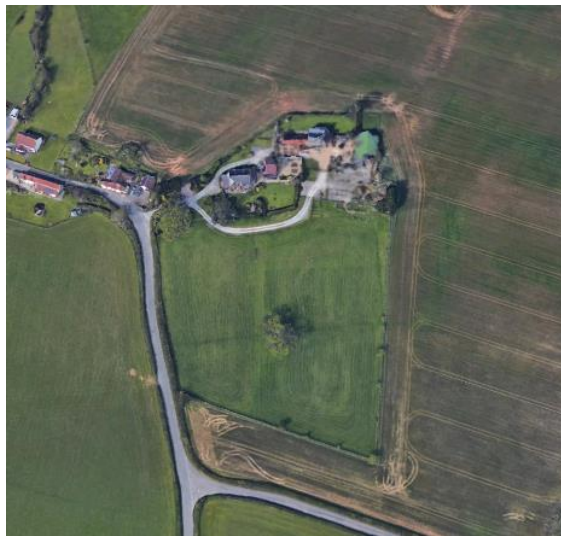
2. LOCATIONAL CONTEXT

The site is located in Launcherley, on the outskirts of Wells. The site is surrounded by numerous of agricultural fields.

The site is not located within:

- Area of outstanding Natural Beauty (AONB)
- Flood zone 2 or 3
- Conservation Area
- Area of High Archaeological Potential
- Article 4
- A bat zone

The application site does not lay within Article 2(3) land therefore, we are complying with class Q criteria.



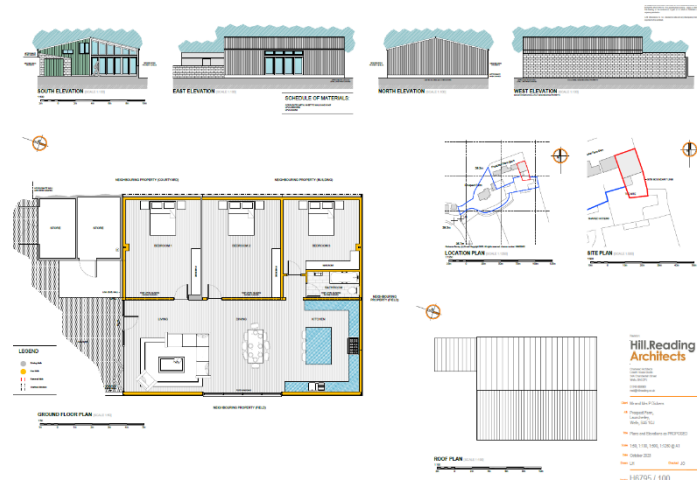
Aerial image of the site at Prospect Farm: Screenshot taken from Google Earth.

https://earth.google.com/web/search/Wells+BA5+1QJ/@51.19173523,-2.65035118,38.41491677a,948.78773112d,35y,-19.32885083h,28.66147697t,Or/data=CngaThJiCiUweDQ4NzlyMjhiOTNkYzRmMTU6MHg0OGFkMTYxNWRkZTQ4NzI3Gcyp_CXzl0IAIbB0PjxLMAXAKg1XZWxscyBCQTUgMVFKGAEgASImCiQJRuk6umCZSUARDoS6XJiWSUAZbcl6d6ASBcAhsCrSoe47BcA

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3. PROPOSED DEVELOPMENT

A prior approval application will be submitted looking to seek approval for the conversion of one agricultural building to a C3 residential dwelling. The agricultural building and unit in regard to this application has not been subject to any prior approvals in the last 10 years nor has there been any other Class Q development on site. The proposed conversion will have no impact on the existing footprint but will be more aesthetically pleasing compared to the existing appearance.



Screenshot of proposed development taken from accompanied drawing **H6795 100**. Provided by **Hill Reading Architects**

The proposed development is designed to provide the occupants with sufficient living accommodation including a large Living/Dining/Kitchen area whilst avoiding increasing the footprint. Exterior materials will all remain as existing. We have proposed glazing to infill existing openings which will create more contemporary aesthetic and will provide the occupants with large amounts of natural sunlight throughout the dwelling, improving general amenity. The installation of windows and doors is considered appropriate building operations as a means of achieving a functional dwelling house, and so far, we consider the proposed works to be compliant with The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 3, Class Q.

Access

There is vehicular access to the south west of the site, which will remain as existing. The existing access point provides sufficient visibility in both directions. The road is an unclassified road with limited traffic volume and relatively low passing speed.

Parking

The proposed development will have no impact on existing car parking arrangements. Sufficient parking will be provided.

Noise impacts

The proposed use of the application building is for residential use with limited noise impacts. There are no agricultural buildings or uses in close proximity to the proposed development which will impact the development.

Structure

As part of this application, we have gathered a structural report to be read in conjunction with the planning statement. Upon review of the report, you will see that the existing barn is deemed feasible for conversion and retainment of the existing structure for support.

Transport & Highways

Due to there being very little amounts of vehicular movements associated with the singular residential property, it will not have an impact on highway safety or capacity.

Contamination

As existing, the barn has been used for housing livestock, fodder, bedding and farm implements, equipment and sundry supplies. The building has not been used to store chemicals, fuel or any other materials or substances that may present a contamination risk to future occupants. The potential of any contamination is at very low risk.

Flood Risk

The site lays within a Flood zone 1 area, therefore it is at very low risk of flooding.

Location / Siting

The proposed dwelling will remain in the same volume and form as the existing barn; therefore, this will not have any material impact on the landscape. The building is not located near any intensive farming operations and there is no slurry or other sources of smell, noise or other environmental factors which would make the location of development impractical or undesirable.

4.CLASS Q CRITERIA & COMPLIANCE

Q.1 Development is not permitted by Class Q if—

(a)the site was not used solely for an agricultural use as part of an established agricultural unit—

(i)on 20th March 2013, or

(ii)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

(iii)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 building has been solely and continuously in agricultural use before March 2013 and in excess of 10 years.

(b) in the case of –

(i) a large dwellinghouse, within an established agricultural unit-

(aa) the cumulative number of separate larger dwellinghouses developed under Class Q exceeds 3; or

(bb)the cumulative floor space of the existing building or buildings changing use under Class Q within an established agricultural unit exceeds 465m²

(ba) the floor space of any dwellinghouse developed under Class Q having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeds 465 square metres

The existing footprint of the property is 180.3m² and is within the class Q limit of 465m².

(c) in the case of –

(i) a smaller dwellinghouse, with an established agricultural unit –

(aa)the cumulative number of separate smaller dwellinghouses developed under Class Q exceeds 5; or

The proposed development is for the conversion of an existing barn which falls in to the larger dwellinghouse category.

(bb)the floor space of any one separate smaller dwellinghouse having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeds 100 square metres;

Not applicable.

(d)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—

(i)a larger dwellinghouse or larger dwellinghouses having more than 465 square metres of floor space having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order;

As previously mentioned, the footprint of the existing building is 180.3m².

(ii)the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeding 5;

The proposed development only involves 1 dwellinghouse.

(e)the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained;

(f)less than 1 year before the date development begins—

(i)an agricultural tenancy over the site has been terminated, and

(ii)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;

In relation to points 'd' and 'e', there has not been any agricultural tenancies in relation the proposed building.

(g)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—

(i)since 20th March 2013; or

(ii)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;

The agricultural building and unit in regard to this application has not been subject to any prior approvals in the past 10 years.

(h)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 previously mentioned, the existing external dimensions will not be increased, which therefore means the development is in alignment with point 'h'.

(i)the development under Class Q(b) would 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

The proposed building operations are minimal and do not exceed those stated in the criteria.

(ii)partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(i)(i);

There has not been any Class Q at Prospect Farm prior to the development for which we are seeking approval for.

(j)the site is on article 2(3) land;

As mentioned within section 2 (Locational Context), the site does not lie within article 2 (3) land, therefore complying with Class Q criteria.

(k)the site is, or forms part of—

(i)a site of special scientific interest;

(ii)a safety hazard area;

(iii)a military explosives storage area;

(l)the site is, or contains, a scheduled monument; or

(m)the building is a listed building.

Prospect Farm does not lie within areas mentioned within the section, nor does it contain a schedule monument or is it a listed building.

Conditions

Q.2(1) Where the development proposed is development under Class Q(a) together with development under Class Q(b), development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

(a) transport and highways impacts of the development,

Due to the site only consisting of a singular residential property, it will not have a material impact on highway safety or capacity.

(b) noise impacts of the development,

There will be very minimal noise impact as a result of development, due to the majority of works being internal, as well as the works being carried out not requiring heavy machinery to be used.

(c) contamination risks on the site,

The building has been used historically for housing livestock, fodder, bedding and farm implements, equipment and sundry supplies. The building has not been used to store chemicals, fuel or any other materials or substances that could present a contamination risk to future occupants. Any potential for contamination from this agricultural use is considered very low.

(d) flooding risks on the site,

The barn and its curtilage lays within flood zone 1 and therefore at a low risk of flooding.

(e) whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order, and

The proposed dwelling will remain in the same volume and form as the existing barn and therefore not have any material impact on the landscape. The building is not located near any intensive farming operations and there is no slurry or other sources of smell, noise or other environmental factors which would make this an 'impractical or undesirable' location for a dwelling.

(f) the design or external appearance of the building

The design and external appearance of the building has been designed to create an appealing and modern dwellinghouse, whilst using the existing materials as much as possible as you can see on accompanied drawing **H6795 100**.

(g) the provision of adequate natural light in all habitable rooms of the dwellinghouses.

Throughout the design stage of the project, we have incorporated as much glazing as possible to ensure adequate natural light can be maximised. This has been achieved by having half of the South elevation full height glazing, allowing the natural light to flow through the property, this can also be seen on accompanied drawing **H6795 100**.

5.CONCLUSION

The building is not at risk from flooding, contamination or noise impacts, and its easily accessible location from an existing public highway means that there will be no further impact upon highways safety or transport. The design and external appearance of the proposed dwelling will be sympathetic to the surrounding environment, and result in sufficient living conditions for any future residents. The proposed works do not go beyond what is reasonably necessary to enable the conversion of the building to one dwellinghouse. The accompanying structural report prepared by Simon Bastone Associates Ltd confirms that, the barn is structurally sound and capable of conversion to a residential use without the need for significant alteration, extension or rebuilding, in accordance with the requirements of Class Q. As such, the proposed development is considered to benefit from permitted development rights. The proposals therefore meet the criteria set out in the Class Q of the General Permitted Development Order and prior approval should be granted.