

Mount Pleasant House, Carnhot, Chacewater, Truro, TR4 8PA.

Change of Use of Agricultural Buildings to Dwellinghouses (Class C3)

Design and Access Statement Incorporating
Heritage Impact Assessment.

Ref 2323.050A– Conversion of Barn

Desmonde Associates Ltd.

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Client: Mrs Judith Goater

Address:
Mount Pleasant House,
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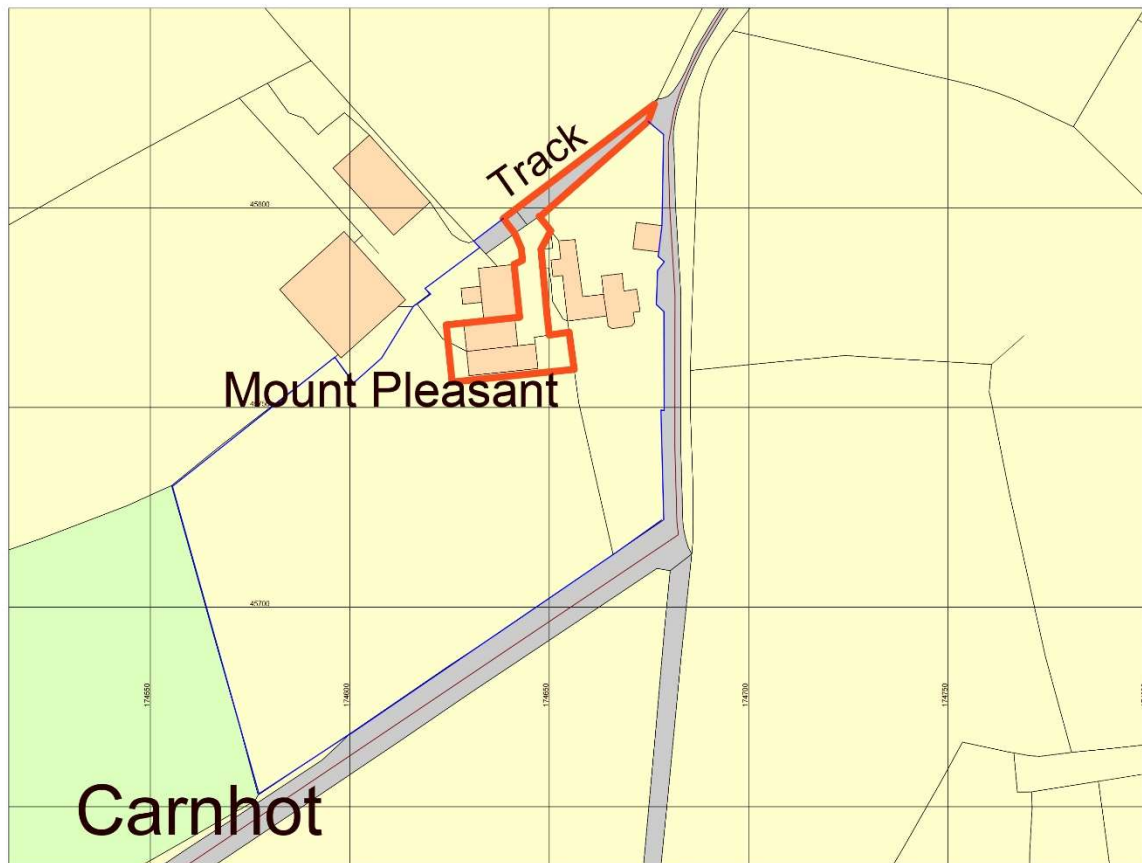


1. Introduction

- 1.1. Desmond Associates were appointed by Mrs Judith Goater (The Client) to consider the feasibility of a **'Change of Use of Agricultural Buildings to Dwellinghouses (Class C3), and for building operations reasonably necessary for the conversion'**.
- 1.2. This statement is submitted in support of the **Class Q Permitted Development Application Change of Use** for the existing agricultural and storage building See Appendix 1.
- 1.3. The building has existed on-site for more than 10 years during which it has been used by the landowner for the support of farming and agricultural purposes.
- 1.4. The building is structurally capable of being used as a dwelling without the need for significant extensions to it. See also DA Structural Report.
- 1.5. The development will result in an enhancement of the immediate setting.
- 1.6. The proposals for the conversion will be used by the family of the current owners, and when the time comes they current owners will move in to the single storey conversion as it will provide accommodation on a single storey.

2. Location

- 2.1. Mount Pleasant House (The Property) is located within the hamlet of Carnhot, to the northwest of Chacewater.
- 2.2. The site is located within the Gwennap Mining District World Heritage Site.
- 2.3. The site is located within the designation of the Cornish Killas Character Area which generally has open character and a lack of tree cover.



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Site Location Plan

Figure 1 Site Location Plan

2.4. The Property

The Property is a robust timber frame barn with a timber truss roof which bear onto timber columns with timber clad infill panels.

- 2.5. The barn is situated amongst a collection of buildings associated with agricultural industry adjacent to the western side of the main dwelling – Western side of the site boundary.
- 2.6. There are no tree preservation orders within the site or within the vicinity of the site.
- 2.7. The site is adjacent to a Byway.
- 2.8. The site is located in the designation of Zones of Influence Natura 2000.
- 2.9. The site is located in the Designated Rural Areas
- 2.10. The proposals are located with an area of very low risk from flooding from Rivers and Seas and very low risk from flooding associated with flooding from surface water.

3. Heritage Statement and Impact Assessment

- 3.1.1. Local Heritage - The Property is located within Gwennap Mining District World Heritage Site.
- 3.1.2. The Barn is located adjacent to Mount Pleasant House and forms a small holding of land. Which historically has been used as farmland for a substantial period of time pre dating the period of mining associated with the Gwennap Mining District.
- 3.1.3. The Barn is thought have been constructed 1998 for the storage of agricultural machinery.
- 3.1.4. The proposals will retain the existing form and mass of the existing barn and will also have the same pallet of materials.
- 3.1.5. The proposals consist of a change of use and renovation of an existing barn, the existing mass will not change, there will be minimal intervention to the external fenestrations to provide access and form windows to improve the natural light to the newly formed internal accommodation. The Proposed Materials.
External Walls – Smooth Rendered Finish. Below DPC – Vertical Timber Cladding.
External Doors and Windows – Aluminium double glazed casements – Colour – Grey.
Roof – Metal Sinusoidal – Colour – Grey.
Rainwater Goods – Metal - Colour Grey to match existing.
- 3.1.6. The proposals will have no impact on the significance of the designated world heritage site due the same pallet of external materials being proposed. The existing footprint and massing will remain the same Under the proposals.

4. Planning History

- 4.1.1. Reference: C1/8800519H
Description: Conversion of adjoining barn to extend the existing dwelling and double car port/ garage and double stable.
Date: 23rd May 1988
Decision: Conditional Approval
- 4.1.2. Reference: C1/PA04/1119/96/N
Description: Erection of domestic garage sites.
Date: 15th November 1996
Decision: Approved with conditions

4.1.3. Reference: C1/AN04/1031/97/N

Description: Erection of agricultural building for general storage sites.

Date: 17th September 1997

Decision: No objections (OHL/OHE/HG apps)

4.1.4. Reference: C1/PA04/1935/05/G

Description: Erection of general purpose agricultural building. 75' x 40' open fronted sites.

Date: 14th December 2005

Decision: Approved with conditions

4.1.5. Reference: C1/PA04/1835/08/R

Description: Demolition of existing porch to rear of premises and replacement with conservatory sites.

Date 1st December 2008

Decision: Withdrawn

4.1.6. Reference: PA23/01021/PREAPP

Description: Pre-application advice to replace an existing agricultural building, which is no longer needed and deteriorating, with a primary dwelling for a family member who owns the land.

4 October 2023.

Pre Application Response Received.

Pre-application advice to replace an existing agricultural building, which is no longer needed and deteriorating, with a primary dwelling for a family member who owns the land.

Policy 7 of the CLP relates to housing in the countryside and states: The development of new homes in the open countryside will only be permitted where there are special circumstances. New dwellings will be restricted to:

1. Replacement dwellings broadly comparable to the size, scale and bulk of the dwelling being replaced and of an appropriate scale and character to their location; or
2. the subdivision of existing residential dwellings; or
3. Reuse of suitably constructed redundant, disused or historic buildings that are considered appropriate to retain and would lead to an enhancement to the immediate setting. The building to be converted should have an existing lawful residential or non-residential use and be ten years old or greater; or
4. Temporary accommodation for workers (including seasonal migrant workers), to support established and viable rural businesses where there is an essential need for a presence on the

holding, but no other suitable accommodation is available and it would be of a construction suitable for its purpose and duration; or

5. Full time agricultural and forestry and other rural occupation workers where there is up to date evidence of an essential need of the business for the occupier to live in that specific location.

If the proposal was a conversion rather than a rebuild, Policy 7(3) requires conversions to meet the following criteria: - The building should be suitably constructed; - The building should be appropriate to retain; - The building should be redundant, disused or historic; - The building to be converted should also have an existing lawful residential or non-residential use and be ten years old or greater; - The reuse of the building would lead to an enhancement to the immediate setting.

5. The Town and Country Planning (General Permitted Development) (England) Order 2015. Class Q.

5.1. The Town and Country Planning Order Class Q is the relevant Permitted Development Class for which this application is being made and defines it as;

5.2. ***“Q. Development consisting of—***

5.2.1. ***(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; and***

5.2.2. ***(b) building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule.”***

6. National Planning Policy Framework (NPPF)

6.1. The following Sections of the NPPF September 2023 which replaces the National Planning Policy Framework published in July 2021.

6.1.1. Section 6. Building a strong, competitive economy. Supporting a prosperous rural economy p23

- **Paragraph 85** "Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport."
- **Paragraph 85** "The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist."

6.1.2. Section 5. Delivering a sufficient supply of homes. Rural housing p21.

- **Paragraph 79.** " To promote sustainable development in rural areas, housing should be located where it will **enhance or maintain the vitality of rural communities**. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.
- **Paragraph 80 c)** "the development would re-use redundant or disused buildings and enhance its immediate setting;"

6.1.3. Section 5. Delivering a sufficient supply of homes. Identifying land for homes p.18

- **Paragraph 69.** "Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly.

6.1.4. Section 12. Achieving well-designed places p.38

- **Paragraph 126.** "The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."

6.1.5. Section 9 - Promoting Sustainable Transport. Considering development proposals. P31

- **Paragraph 111** "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."

6.1.6. Section 11. Making effective use of land p35

- **Paragraph 120. D)** “Promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively”

6.2. Cornwall Local Plan Strategic Policies 2010-2030, the following policies are considered to relate to the proposals.

- Policy 1 – Presumption in favour of Sustainably Development;
- Policy 2 – Spatial Strategy;
- Policy 7 – Housing in the Countryside;
- Policy 12 – Design;
- Policy 13 – Development Standards
- Policy 21 – Best Use of Land and Existing Buildings;
- Policy 23 – Natural Environment
- Policy 217 – Transport and Accessibility.

7. Proposals Comprise

7.1. **Development Site:** Mount Pleasant House, Carnhot, Chacewater, Truro, TR4 8PA. Est location: 50°16'08.4"N 5°09'49.1"W

7.2. **Description of Existing Use:** The barn has historically been used for the storage of farming equipment.

7.3. **Agricultural Usage:**

7.3.1. The site is used solely for agricultural purposes since the 20th March 2013. It has since remained in such use up until the present day.

7.4. **Size of Development:**

7.4.1. The cumulative floor space of the barn proposed for conversion is equal to or less than 450 square metres.

7.4.2. This will be the first dwellinghouse developed under Class Q at this site and it is only proposed that this will be a single dwelling.

7.5. Agricultural Tenancy:

7.5.1. There is no existing agricultural tenancy on the site. Therefore, no consent from a landlord or tenant is required.

7.6. Tenancy Termination:

7.6.1. As there has been no agricultural tenancy, there has been no termination of such a tenancy less than a year before the proposed development.

7.7. Previous Developments:

7.7.1. No development under Class A(a) or B(a) of Part 6 of the legislation has been executed on this unit since 20th March 2013 or within the 10 years preceding the commencement of this development.

7.8. External Dimensions:

7.8.1. The development will maintain the barn's current external dimensions, ensuring no extensions beyond its existing structure.

7.9. Building Operations:

7.9.1. The conversion will entail the installation of windows and doors, potential replacement of parts of the roof and walls, and the incorporation of essential services. Partial demolition may occur but only as necessary to facilitate the conversion.

7.10. Site Conditions:

7.10.1. The barn is not situated in Gwennap Mining District World Heritage Site.

7.11. Proposal Overview:

7.11.1. We propose to convert the existing agricultural barn, which has been used for the storage of farming equipment, into a residential dwelling. The conversion will respect the existing external dimensions of the barn. Works will predominantly involve the installation of necessary fixtures like windows and doors, and the provision of essential services to make the space habitable. The design will take into account the barn's historical and agricultural character, ensuring that the conversion remains sympathetic to its original use and the surrounding environment.

- 7.11.2. The Change of use is an agricultural building to a Class C3 dwellinghouse and the building operations necessary for the conversion to a Class C3 dwellinghouse.
- 7.11.3. The property is currently a redundant agricultural building.
- 7.11.4. It will include a new roof of the same design and look, altered external window sizes and locations.
- 7.11.5. Existing surface water to be adapted to suit proposals and checked for suitability to be retained. New soakaways to be provided where required.
- 7.11.6. New foul drainage to be provided with a new mini sewage treatment plant.
- 7.11.7. A visual structural appraisal has been carried out to confirm that the building is structurally sound and is capable of being converted without the need for any significant alterations to the frame.
- 7.11.8. There are no substantial extensions or alterations other than minor external cosmetic alterations to the finished elevations to facilitate the proposed conversion of the building.
- 7.11.9. The building will facilitate the fabric first approach with appropriate levels of insulation and energy efficient external window and doors. This will be enhanced by the integrity of the air tightness of the building envelope and the provision of mechanical ventilation / heat exchange with potential provision of air source heat pump.
- 7.11.10. Secondary heating will be provided by a sustainable wood burning stove in the main living space.
- 7.11.11. The proposed palette of materials has been selected to preserve the agricultural aesthetics of the building and avoid any unacceptable adverse effects on the character of the surrounding buildings / landscape.
- 7.11.12. Sufficient on site amenity space and parking exists and will be enhanced.
- 7.11.13. The Proposed domestic curtilage is no greater the footprint of the barn 209m² and the proposed domestic curtilage is approximately 209m². and is located to perimeter of the existing barn forming an area located in front of the principal entrance and forming of rear patio / decked area to the Western Side of the Site Boundary. With a 1.2m Perimeter path provided on the Southern side of the site boundary.
- 7.11.14. The existing boundary treatments are generally to be retained with new post and rail boundary treatments where to the perimeter of the new domestic curtilage.
- 7.11.15. Existing hedges provide substantial natural screening and the alterations to the buildings will have limited to no impact on the existing aesthetic of the barn and its place within the countryside.

8. Conclusion.

- 8.1. It is considered that this is an appropriate location for the changes of use. The proposal is in line with the requirements set out for a **Change of Use of an Agricultural Buildings to Dwellinghouses (Class C3)**.
- 8.2. The proposal accords with the guidance set out in paragraph 11 of the NPPF, which asserts the presumption of sustainable development that is at the heart of the NPPF.
- 8.3. The NPPF and Local Plan makes the case for making efficient use of land and existing buildings and the proposal utilises high quality and architectural enhancements which reinforce local distinctiveness, including appropriate local materials.
- 8.4. The proposals of the development reflects the traditional building form and agricultural characteristic of the area. The development will result in an effective use of the existing land and underused resource.
- 8.5. The design has been developed to use the constraints and opportunities of the site and represents good design, proportionate in scale, respecting the context of the location. The Proposals utilise the same Internal Gross Area (191.5m²) as the existing.
- 8.6. The scale and mass of the proposals are commensurate with the size of the plot and surrounding agricultural buildings. The proposed palette of materials will essentially match that of the existing and therefore allow the proposed development to integrate with the surrounding buildings and countryside.
- 8.7. The proposals comply with the Class Q criteria of the Town and Country Planning (General Permitted Development) (England Order 2015, Schedule 2, Part 3 , Class Q, which allow the change of agriculture buildings to dwellinghouses.
- 8.8. (PPG) The Planning Practice Guidance (Paragraph : 105 reference ID:13-105-20180615). Advises that it is not the intentions of the permitted development right to allow rebuilding work which would go beyond what is reasonably necessary for the conversion for the conversion of the building in to residential use. The proposals retain the existing superstructure it is proposed the existing timber frame / external cladding be removed and be provided with non load bearing timber frame insulated panels built off of dwarf walls which will allow for a suitably insulated floating floor buildup to be provided above the existing slab. Insulation will be provided between the purlins with the existing roof finish to be removed and replaced with a new sinusoidal roof finish on new breather membrane. The existing timber columns will be suitably water proofed / tanked in order to prevent future rotting / decay. Where required new Stainless Steel Base supports to prevent deterioration / rotting of the existing concrete encased structure.

- 8.9. The proposed design incorporates CO2 sustainable goals and represents good design, proportionate in scale, respecting the location within which the site is found providing a high quality form of development with minimal impact on the natural environment.
- 8.10. Safe means of access to the site has been provided through the use of the existing gated access to the site.
- 8.11. The proposal is considered to comply with policies 1,2,7,12,13,21,23 and 27 of the Cornwall Local Plan. The proposed development has an appropriate scale and massing considering the site context and area.
- 8.12. The proposals is considered as beneficial in social, economic and environmental terms and therefore is a sustainable development in line with the guidance contained in paragraph 11 of the NPPF and the policies referred to the above in the Cornwall local plan.
- 8.13. We trust that this proposal aligns with the criteria stipulated for Class Q permitted development rights and look forward to your favourable consideration.