

February 2024

Our Ref: TS.LPC.5129

Planning Services
Cornwall Council
PO Box 676
Threemilestone
Truro
TR1 9EQ

Dear Sir/Madam

Pre-Application Advice Request

Replacement dwelling in lieu of Class Q Conversion of Agricultural Building to Residential (ref: PA22/06925)

Great Carvedras Farm, Carvedras, Trewardreva, Constantine, TR11 5QE

I wish to make a Pre-Application Advice Request on behalf of my client, the applicant, Ms G Winfrey, so that we can engage positively in relation to the above proposal with the objective of easing the determination of a formal planning application when it is submitted.

Proposed Development Context

In July 2022, a Prior Approval application was submitted to Cornwall Council for the proposed change of use of the existing agricultural buildings into a dwelling (ref: PA22/06925). The application was subsequently approved on 26 September 2022.

This approved application followed an earlier, similarly approved prior approval application for change of use of an agricultural barn to a dwelling (ref: PA21/08490 – approved October 2021).

The conversion of the agricultural barn relating to application ref: PA21/08490 that was approved in October 2021 has been completed and is now occupied.

Whilst the applicant would prefer not to undertake the development approved under application ref: PA22/06925 for reasons set out below, the granted application is a material planning consideration as it represents a 'real prospect' of development which can be built out on the site which the Council should give significant weight to in their assessment of this pre-application proposal.

Site Location and Description

The buildings are located to the north of Trewardreva, Constantine and forms part of a cluster of farm buildings that comprise the original farmyard. However, the main farm complex and operations have moved which has meant that this farmyard has become surplus to requirements, with the building that is this subject of this

application previously used as a Byre with an associated storage and workshop shed.

The buildings that are approved to change to a dwelling comprises a single storey rectangular Byre that is attached to the two storey stone barn (recently completed and occupied following approval of Class Q application ref: PA21/08490), with a further single storey storage and workshop building attached. To be clear, the main stone barn building with front lean-to already benefits from Class Q Prior Approval consent, the conversion works have been completed, and the dwelling is occupied.

Proposed Development

This pre-application proposal seeks full planning consent for demolition of the two attached single storey buildings that benefit from Class Q permission, and development of a replacement dwelling in lieu of that conversion in the form of a detached dwelling with associated works including an appropriate residential curtilage within the wider part of the site still within the applicant's ownership.

The replacement dwelling would be located outside of the existing footprint of the existing barns benefitting from Class Q consent, but within appropriate proximity to the other existing buildings within the farmstead, including the recently completed and now occupied barn conversion mentioned above.

Externally the enlarged defined domestic curtilage area would provide additional external amenity space enclosed by suitably designed and planted hedges and boundary features, space for a private foul drainage system with associated land drains, parking and turning space.

Assessment

A prior approval application for the conversion of the existing agricultural buildings under Class Q of the GPDO was submitted in 2022 (PA22/06925) and it was confirmed by Cornwall Council that this was Permitted Development under Class Q and as such the proposal is acceptable in principle.

The Class Q approval has not yet been implemented thus there is no established lawful residential use at the time of considering this pre-application request. However, the Class Q use is a material consideration as the applicant's fall back and there is every likelihood it would be implemented introducing an unrestricted residential use on the site utilising the existing building. This is further reinforced by the fact that the adjacent agricultural building (which also falls under the applicant's ownership) has already been successfully converted and is occupied as a dwelling, further proving the likelihood of the development as currently approved being implemented. Finally, we can confirm that the change of use scheme is highly likely to be implemented by the applicant should the proposal subject to this pre-application advice request fail.

The site is not previously developed land in comprising an agricultural structure, however, as per above, the fall-back position of the approved Class Q conversion

and its likely implementation of which is 'greater than a theoretical possibility' should be taken into account and given significant weight.

The proposed replacement dwelling represents an improved relationship with the existing traditional farmstead buildings alongside and the wider rural landscape in respect to form, design, character, massing and landscaping compared to the fall back which would create an unsightly development due to the unbroken mass and form. As such, it is considered that the principle of development accords with the development plan including the CPOAN on conversions and replacement dwellings.

As set out above, there is no policy support for new dwellings in the countryside and this does not represent a replacement dwelling as supported by Policy 7 (as the dwelling does not exist) but it does represent the replacement for the conversion of an existing redundant rural building where the change of use has already been acknowledged as being permitted development. However, in the context of the identified fall back, the proposed new dwelling, albeit incorporating an increase in the height and overall massing of the built form on this site over the existing agricultural building, would have a significantly improved design and form in terms of the scale and materials to be employed, the reconfigured fenestration and the overall articulation which would reflect a rural building with limited domestic features and elements that would integrate well with the adjoining farmstead cluster.

By 'detaching' itself from the existing, converted and occupied dwelling, the proposed replacement dwelling would also improve the amenity of the proposed and existing residential properties on the site, creating separation and reducing potential impacts on noise, privacy and overlooking.

Therefore, overall it is considered that the proposal presented in this pre-app request would be less harmful than the identified fall-back scheme under Class Q.

Conclusion

The proposed development, given the recent determination under Class Q of the GPDO that the change of use of the agricultural outbuilding to a residential unit would be permitted development, will not have a further significant impact on the character of the receiving landscape within the wider landscape setting to this traditional farmstead cluster context. This scheme for a new build dwelling to replace the existing utilitarian outbuilding is considered to be of an appropriate design and scale to remain a proportionate and appropriate addition to the existing cluster of buildings. Neighbour amenities will be preserved. The proposals therefore accord with the above development plan policies and the policies within the National Planning Policy Framework.

I trust the above is clear and we very much look forward to discussing the proposals with you once you've had the opportunity to review all of the submitted material. If you have any queries during your review please do not hesitate to contact me.

Yours Sincerely,

Tom Sadler
Director
LPC (Trull) Ltd