

**PLANNING STATEMENT**

**CHANGE OF USE OF AGRICULTURAL BUILDING TO 1NO.  
DWELLINGHOUSE (NOTIFICATION UNDER CLASS Q)**



**WINCHCOMBE FARM, LITTLE SODBURY, BS37 6QD**

**ON BEHALF OF MS E. D'ARCY RICE**

**TOWN AND COUNTRY PLANNING  
(GENERAL PERMITTED DEVELOPMENT) ORDER 2015 (AS AMENDED)**

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## 1. INTRODUCTION

- 1.1 This Statement is submitted to accompany a notification made under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Hereafter referred to as 'the GPDO'.
- 1.2 The above regulations under Class Q allow eligible agricultural buildings to be converted to one or more dwellings (Use Class C3) without the need for full planning permission. This is subject to an application to a local planning authority for a determination as to whether the prior approval of the authority will be required. The procedures relating to a prior approval application are set out within Paragraph W of Schedule 2, Part 3 of the GPDO.
- 1.3 The legislation is broken into two parts; Class Q (a) which grants permission for the change of use, and Class Q (b) which grants permission for building operations reasonably necessary to convert the building to dwellinghouses. This application seeks permission under both Class Q (a) and (b).
- 1.4 This Supporting Statement seeks to demonstrate the proposals compliance with the relevant criteria set out in Paragraphs Q.1 and Q.2 of the GPDO,
- 1.5 The Statement should be read in association with the following plans prepared by Rural Space Architecture:
- Site Location Plan P/001
  - Existing Site Plan P/100
  - Proposed Site Plan P/110
  - Existing Ground Floor Plan P/200
  - Existing Roof Plan P/201
  - Proposed Ground Floor Plan P/210
  - Proposed Roof Plan P/211
  - Existing Elevations P/700
  - Existing Elevations P/701
  - Proposed Elevations P/702
  - Proposed Elevations P/703
- Also:
- Structural Assessment Report, prepared by BTA Structural Design

## 2. THE BUILDING

The application site is located approximately 2km to the north east of Chipping Sodbury.



Image 1: Site in geographical context



Image 2: Site in local context

- 2.1 The barn is accessed of an existing gated lane which links Norton Road to the west, to Clay Pitch (A46) to the east.
- 2.2 The barn has an east-west orientation and forms part of a wider site, Winchcombe Farm. The other buildings on the site are vacant as no farming activity longer occurs at the site.

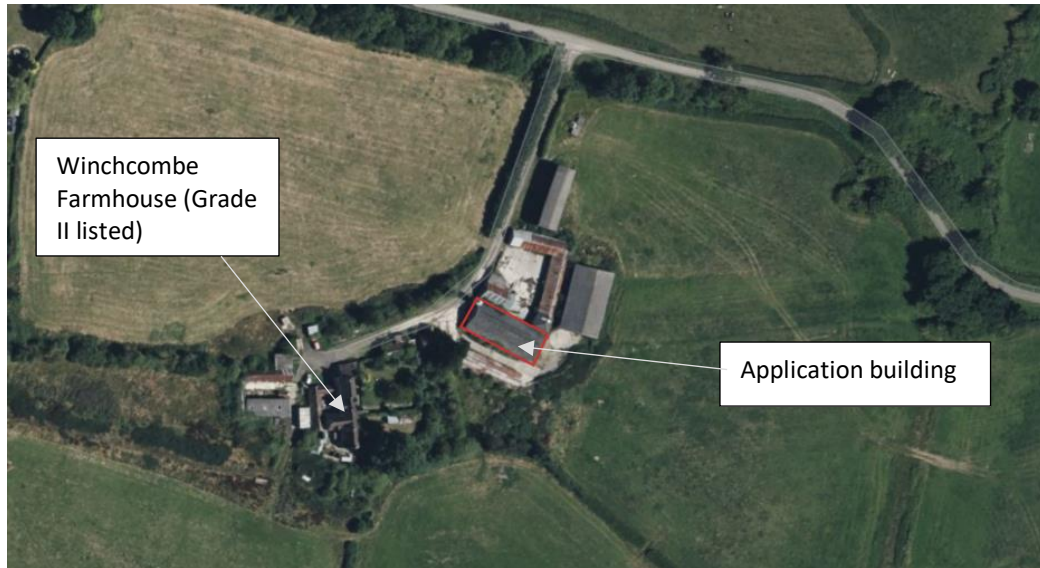


Image 3: Winchcombe Farm with application building outlined in red

2.3 Winchcombe Farmhouse, located to the west of the application building is Grade II listed. It was listed in 1984. However, from research into 'Know your Place', it is submitted that the application building was not erected until after approximately 1947 onwards.

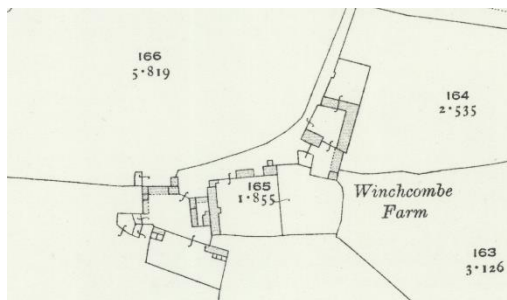


Image 4: Winchcombe Farm 1898-1939.

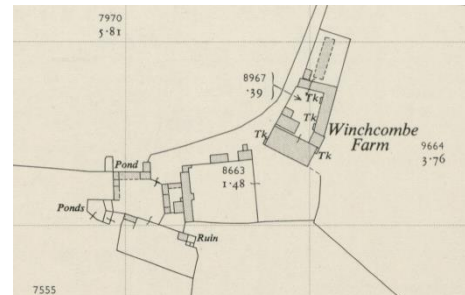


Image 5: Winchcombe Farm 1947-1965

2.4 Further research through the National Library of Scotland indicates that between the years of 1945-1965, the building did not exist as seen in Image 6 below.



Location of where the application building would be.

Image 6: Winchcombe Farm 1945-1965 (National Library of Scotland)

- 2.5 Notwithstanding the date the building was constructed, guidance provided by Historic England in its Advice Note 10 (Listed Buildings and Curtilage) sets out examples of where buildings are/are not within the curtilage of a listed building. Example 2.1 in Section 2 (Farms) gives the example of a Grade II farmhouse with two detached outbuildings:

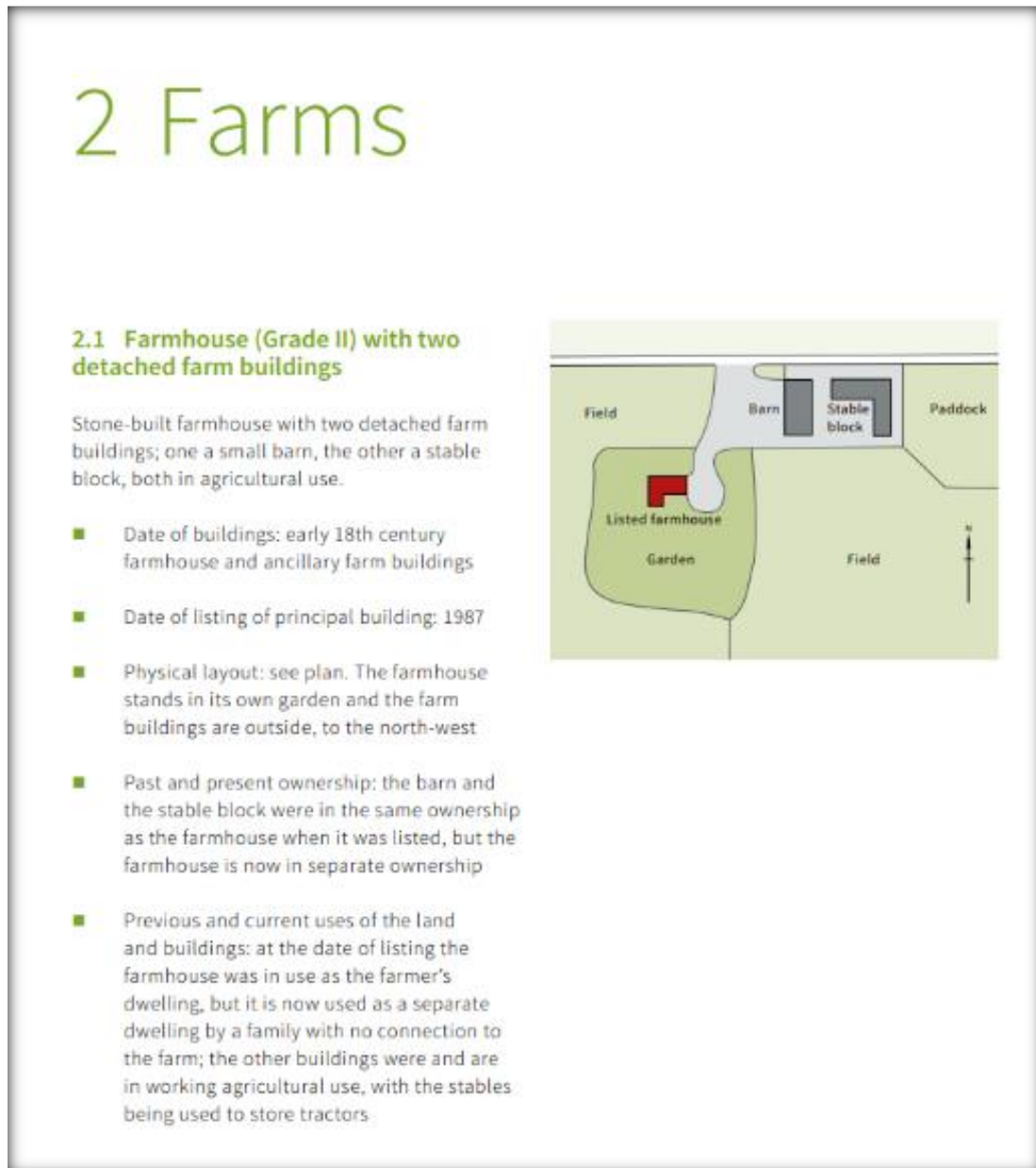


Image 7: Extract from Historic England Guidance Note 10 (Listed Buildings and Curtilage)

- 2.6 There are clear similarities between the application building and the example shown in the Guidance Note, albeit the application being was constructed farm more recently and likely post 1947. Winchcombe farmhouse and immediate outbuildings are in a different ownership from the application building and the other range of buildings at the eastern side of Winchcombe Farm. The titles were separated when the site was purchased separately to the farmhouse.

- 2.7 The Guidance notes concludes that in the example, the unlisted 18<sup>th</sup> century farm buildings would be considered to be outside the curtilage of the listed house. It goes on to highlight the need to consider the degree of physical separation.



Image 7: Extract from Historic England Guidance Note 10 (Listed Buildings and Curtilage)

- 2.8 The barn at Winchcombe Farm is redundant, is physically separate from Winchcombe Farmhouse and is in a separate ownership. The house has a domestic nature, whereas the application building remains in extant agricultural use. It is also likely that it was built after 1947. It is therefore concluded that the building is not curtilage listed.
- 2.9 The building is single storey, concrete blockwork redundant cow shed. It is 26.5m long and 12m wide with a height to the eaves of 2.8m and 4.3m to the ridge.

- 2.10 The site is not located in an AONB or Conservation Area. There are no public rights of way running through the site. The nearest public footpath runs to the north east of the application site, as shown at Image 8 below:

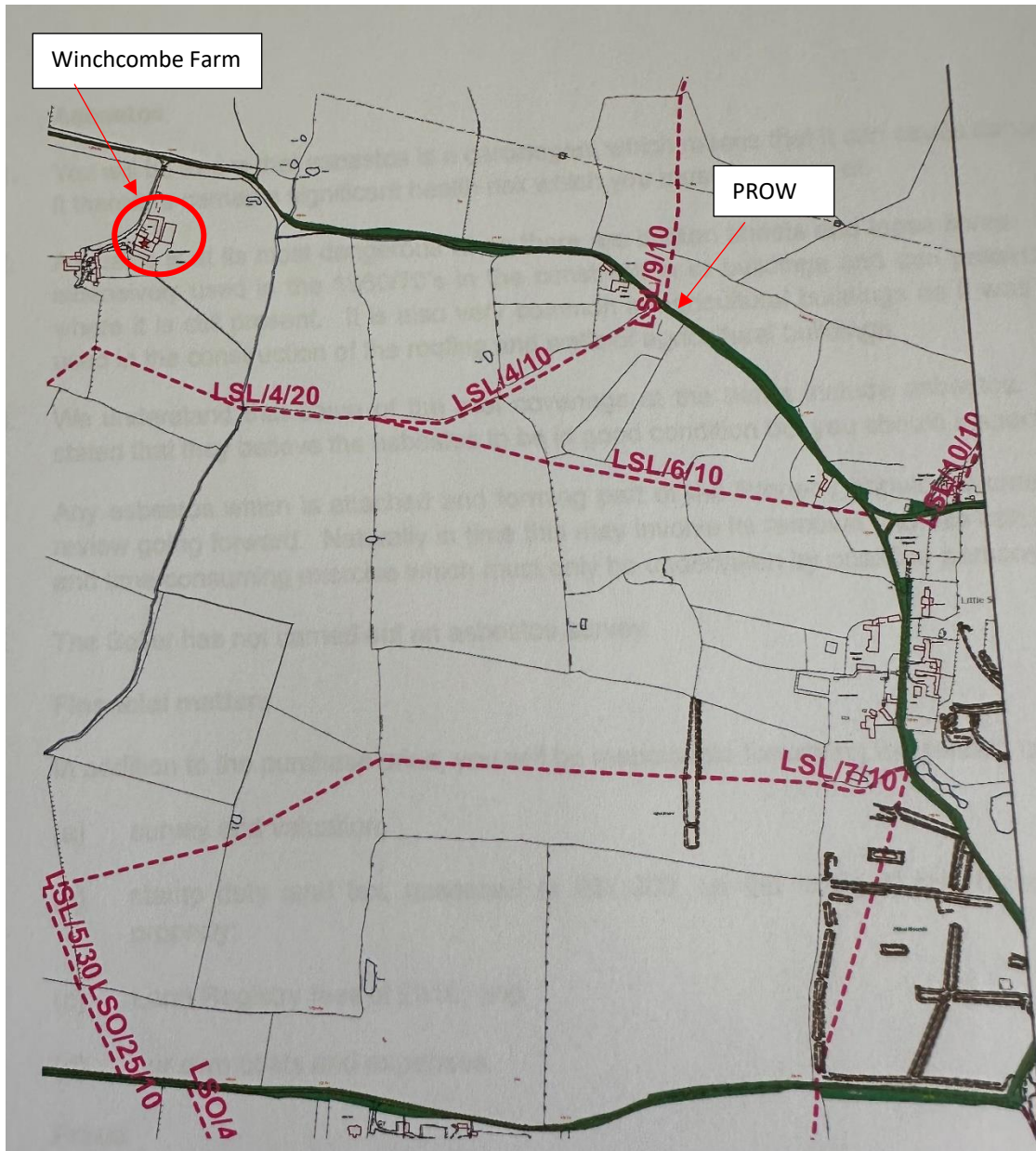


Image 8: Application site in context with PROW

- 2.11 The proposed curtilage of the building has been designed to minimise impact from the views across the field to the site from the PROW.



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### 3. CLASS Q.1 CONSIDERATIONS

3.1 This section sets out an analysis of the proposals against the requirements of Q.1 of the GPDO.

#### **Criteria (a) - Agricultural use**

3.2 Winchcombe Farm is a retired cattle farm, and the building subject to this Class Q application was used in conjunction with that operation on 20<sup>th</sup> March 2013. The building has been used for storage of hay and agricultural machinery over the years and has been used for any other purpose, and is now redundant.

3.3 The onus of proof is upon the applicant to show that the building was used solely for agricultural purposes as part of an established agricultural unit, on or before 20th March 2013, and the relevant test is 'the balance of probability'.

#### **Criteria (b) – Larger dwellinghouse**

3.4 The proposal comprises 1no larger dwellinghouses with a total gross internal area of 291 sqm. The proposal therefore does not exceed the maximum number or floor area of larger dwellinghouses developed under Class Q.

#### **Criteria (c) – Smaller Dwellinghouse**

3.5 The proposal does not comprise any smaller dwellinghouses.

#### **Criteria (d) – Number of dwellings**

3.6 There are no other dwellings on the agricultural unit that were formed under Class Q. As such, the cumulative floorspace and separate dwellinghouse thresholds have not been met.

#### **Criteria (e) - Agricultural tenancy**

3.7 The site is not occupied under an agricultural tenancy.

#### **Criteria (f) – Termination of agricultural tenancy**

3.8 An agricultural tenancy has not been terminated within the last year.

#### **Criteria (g) – Other agricultural permitted development**

3.9 The applicant has not exercised any permitted development rights under Class A (a) or Class B (a) of Schedule 2, Part 6 of the GPDO since 20th March 2013.

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**Criteria (h) – External dimensions**

- 3.10 The proposed development would not result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point.

**Criteria (i) – Building operations**

- 3.11 The building is in good structural condition and are therefore capable of conversion, without the addition of any new structural elements. There are no signs of cracking or movement and the roof structure is strong enough to take the proposed loads of ceiling linings, insulation and services. This is evidenced by structural calculations contained with the submitted structural report.
- 3.12 The only works required at present are limited to a thorough wire brushing and treatment of the steel members; some localised masonry repairs to weathered piers and reinstate missing gutters.
- 3.13 The building operations proposed to convert the building into a dwellinghouse include the following:
- Forming of door and windows openings in external blockwork walls.
  - New roof cladding including insulation and ceiling finishes, to be supported on the existing roof structure.
  - Insulation and floor finishes, to be done above the existing concrete slab.
  - Construction of non-loadbearing partitions supported on the existing floor slab.
- 3.14 The above building operations can all be carried out within the existing building and are reasonably necessary for the building to function as dwellinghouses and are in accordance with the criteria set out in the legislation and the subsequent supporting National Planning Practice Guidance (PPG) updated in June 2018. The criteria allows for the installation or replacement of windows, doors, roofs, exterior walls, water, drainage, electricity, gas or other services; and for the partial demolition to the extent reasonably necessary to carry out these building operations.
- 3.15 A structural survey has been carried out with BTA Structural Design which should be read in conjunction with this statement.

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**Criteria (j) – Article 2(3) land**

- 3.16 The site is not within an Area of Outstanding Natural Beauty, a National Park, a World Heritage Site, The Broads or a Conservation Area (Article 2(3) land).

**Criteria (k) – Restricted sites**

- 3.17 The site is not, and does not form part of: a site of special scientific interest; a safety hazard area; or a military explosives storage area

**Criteria (l) – Scheduled monument**

- 3.18 The site is not, and does not contain, a scheduled monument.

**Criteria (m) – Listed building**

- 3.19 The building is not listed, nor is it within the curtilage of a listed building. This has been evidenced in detail in section 2.
- 3.20 Accordingly, the above permitted development criteria are therefore deemed to be satisfied. Therefore the Council needs to consider whether or not it requires prior approval, and if it does so require whether it gives that approval, to the discretionary conditions in Q.2.

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## 4. CLASS Q.2 CONSIDERATIONS

4.1 This section sets out an analysis of the proposals against the considerations of Q.2 (1) of the GPDO.

### Criteria (a) – Transport and highways

4.2 The agricultural building is accessed via an existing farm access from an un-named road. Visibility is sufficient to enable vehicles to enter and exit the site safely without causing any obstruction to other highway users or pedestrians. The proposed site plan demonstrates the site can accommodate sufficient parking which is three car parking spaces. There is ample space for vehicles to enter and exit the site in a forward gear.

4.3 The introduction of one dwelling on the site is not considered to result in a material change to the character of traffic in the vicinity of the site, taking into consideration the lawful use of the site. It is considered that the proposal is acceptable in transport and highway impact grounds.

### Criteria (b) – Noise

4.4 The agricultural building is not located in close proximity to any other agricultural buildings that are in active use. The building is located close to, but at a sufficient distance from other residential properties to avoid causing any unacceptable impacts upon the amenities enjoyed by their occupiers.

4.5 As such there are no noise implications either from or to the proposed residential use of the building.

### Criteria (c) – Contamination

4.6 There is no record of an historic land use other than agriculture. Therefore, there is no reason to suspect that there are any contamination risks within the building that would require the Council's prior approval or which could not be dealt with by condition.

### Criteria (d) – Flood risk

4.7 The building is located within an area of low flood risk (Flood Zone 1). Moreover, the site is not subject to any critical drainage problems or surface water flooding. Importantly, the change of use sought would not increase the built footprint of the building.

4.8 There are no records of flooding at the site according to the Environment Agency historic flood records nor the SFRA.

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- 4.9 There will be new drainage facilities installed providing adequate foul and surface water drainage. Any newly created drainage for surface water will ensure that any discharge will not increase the chance of flooding elsewhere.

**Criteria (e) – Practicality and desirability**

- 4.10 The Regulations state that the change of use will be permitted provided that the location and siting of the building does not make it impractical or undesirable for the building to change from agricultural use to a dwellinghouse. In this regard, the NPPG confirms that ‘impractical’ or ‘undesirable’ are not defined in the regulations, and the local planning authority should apply a reasonable ordinary dictionary meaning in making judgement.
- 4.11 Impractical reflects that the location and siting would ‘not be sensible or realistic’, and undesirable reflects that it would be ‘harmful or objectionable’.
- 4.12 The location and siting is not considered to be impractical or undesirable for the following reasons:
- The location of the building is not considered to be isolated as it lies near to the settlements of Chipping Sodbury, Little Sodbury and Horton and , all of which provide numerous facilities and services.
  - The building is not sited in close proximity to other uses such as intensive poultry farming buildings, silage storage or buildings with dangerous machines or chemicals.
  - The domestication of the building and its curtilage would not be particularly apparent in the surrounding landscape as it is screened by existing buildings to the north and west.
  - Vehicular and pedestrian access is already in place.
  - The change of use would make good use of an existing redundant agricultural building, and would contribute to the authority’s housing supply.
- 4.13 For the above reasons, it is concluded that the location and siting of the building would not make it impractical or undesirable for it to be used as dwellinghouses.

**Criteria (f) – Design and appearance**

- 4.14 The proposals for the design and appearance of the dwellings are shown on the submitted plans. The nature and appearance of the building will not be inappropriate in the setting, and would retain its original agricultural character, which is something the applicants are very keen to ensure.

- 4.15 The design of the conversion has been carefully considered to retain the existing agrarian appearance of the building, maximising the use of the space available and also ensuring the practicality and usefulness of the living space. Materials used will be of a high quality and works will be carried out to the highest standard, to ensure that the building is well constructed and energy efficient. Existing openings are utilised and new openings are limited.
- 4.16 It is considered that the design of the proposed dwelling will have a gentle uplifting effect on the character of the local area than that of the existing built form. The land around the dwellings will be attractively landscaped and the residential garden space will not be unduly prominent when viewed in the context of the countryside.
- 4.17 The footprint of the building is 314sqm, with the curtilage extending to 611sqm. This is slightly smaller than the maximum achievable under Class Q and has been drawn to be relatively tight around the eastern elevation so as to protect views from the public right of way to the north east. As a result, the proposal will enhance the building and its immediate setting.

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## 5. CONCLUSION

- 5.1 The application proposal is for the change of use of one agricultural building together with associated building operations to form one dwelling.
- 5.2 This Statement clearly demonstrates that the proposed change of use and building operations proposed are permitted development, as the proposal satisfies the requirements set out in Paragraph Q.1 of GPDO.
- 5.3 The proposed dwellings would not unacceptably impact upon the safe or efficient use of the highway network, would not give rise to any unacceptable noise impacts, would not increase flood risk and is not at risk from contamination. The building is not isolated, is already connected to the highway network and has access to nearby power and utilities.
- 5.4 The proposed dwelling is not situated in close proximity to any other uses which are incompatible with residential use. Residential use is not therefore impractical or undesirable in this location. Lastly, the proposed design and appearance seeks to preserve and gently enhance the building and its immediate setting. The proposal therefore meets the conditions set out in paragraph Q.2 (1) of the GPDO.
- 5.5 The Council's confirmation that this permitted development can proceed is therefore sought.

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