

Proposed Conversion of Agricultural  
Buildings to Residential Units (Q Class  
Permitted Development Rights) at  
Roebuck Farm, Weston, Honiton, EX14  
3PB  
**DESIGN AND ACCESS STATEMENT**

01/03/2024  
ARA Architecture  
File: 8719

## 1.0 INTRODUCTION

This application seeks to apply for prior approval for the change of use from agricultural (sui generis) to residential (Class C3) of the existing buildings, designated as 1, 2, 3 & 10, as shown on the submitted drawings at Roebuck Farm, Weston, Honiton, EX14 3PB under Permitted Development Rights Class Q.

### 1.1 Present Use

The site the subject of this application consists of the various agricultural, commercial and residential buildings that make up Roebuck Farm. The farm itself is situated on the outskirts of Honiton on the northern side of the A30. The farm specifically consists of a residential dwelling designated as the main farmhouse surrounded by 9 no. buildings predominantly used for agricultural purposes however one of the buildings is currently being used for commercial use. The specific buildings in question in relation to this Q Class application are those as labelled on the submitted drawings as Buildings 1, 2, 3 & 10. These buildings encircle the main farmhouse to create what is considered the primary farm courtyard, the buildings in question consist of some of the older more traditional agricultural buildings of Roebuck Farm.

### 1.2 Proposed Use

The proposal seeks to convert the aforementioned Buildings 1, 2, 3 & 10 into five residential dwellings as permitted under the Town and Country Planning (General Permitted Development) (England) Order 2015 Q Class Agricultural Buildings to Dwellinghouses. Under this Permitted Development Right proposals may create up to three large dwellings having a total floor area in the sum of 465m<sup>2</sup> and an additional two smaller dwellings each being no larger than a 100m<sup>2</sup> in footprint. This as shown on the submitted drawings is the arrangement of Q Class housing this proposal looks to undertake.

These five converted buildings will consist of 4 no. two bed dwellings and 1 no. one bed dwelling, each with an open plan kitchen, dining, living room along with storage and sanitary facilities in varying arrangements depending on the internal space available.

### 1.3 Boundaries

To the North, West and East the site is surrounded by open arable fields, the majority of which form part of the larger curtilage of Roebuck Farm as indicated on the submitted location plan. To the South the site is bound by a post and rail fence and verge leading beyond to the A30 public highway.

In terms of the buildings in question these are bound to the North by further agricultural/commercial buildings of a more modern portal frame construction. To the West again are further agricultural buildings. To the East

is the main farmhouse residential dwelling and to the South is the aforementioned public highway the A30 and a private driveway access leading to Hayne Lane.

#### 1.4 Levels

The site has a cross fall from South to North of approx. 2.5m.

#### 1.5 Site Surroundings

The site is situated in the open countryside however is not within any other identified local or national designated area. The specific buildings in question are surrounded on all sides by further agricultural buildings and agricultural land that make up Roebuck Farm.

#### 1.6 Planning History

The site has had eight previous planning applications, all of these have been in relation to the operations of the farm or improvements to the residential dwelling being the main farmhouse, details of these previous applications are as follows: -

- |       |                     |   |
|-------|---------------------|---|
| 1.6.1 | Planning Reference: | 00/P1876  |
|       | Date:               | 22/12/2000  |
|       | Address:            | Roebuck Farm, Weston, Honiton,<br>Devon                         |
|       | Proposal:           | 1 portal frame and lean-to building for<br>agricultural storage |
|       | Status:             | Approved  |
| 1.6.2 | Planning Reference: | 00/P1379  |
|       | Date:               | 11/08/2000  |
|       | Address:            | Roebuck Farm, Honiton, Devon                                    |
|       | Proposal:           | Divert HV overhead line   |
|       | Status:             | Approved  |
| 1.6.3 | Planning Reference: | 99/P1075  |
|       | Date:               | 03/08/1999  |
|       | Address:            | Roebuck Farm, Weston, Honiton,<br>Devon                         |
|       | Proposal:           | Agricultural building for cattle                                |
|       | Status:             | Approved  |
| 1.6.4 | Planning Reference: | 89/P2095  |
|       | Date:               | 01/11/1989  |
|       | Address:            | Roebuck Farm, Honiton, Devon                                    |
|       | Proposal:           | New stock building  |

Status: Approved

1.6.5 Planning Reference: 82/P0287  
Date: 11/08/1982  
Address: Roebuck Farm, Exeter Road, Honiton,  
Devon  
Proposal: Dairy process unit and milk bottling  
plant  
Status: Refused

N: B: This was refused on grounds that it would result in an increase in large industrial vehicular movement to and from the site. Please note it is considered that with that proposed this will not increase large industrial vehicular movement with the reduction in agricultural use of said buildings potentially being of betterment to the local public highway and traffic safety.

1.6.6 Planning Reference: 77/C1610  
Date: 29/12/1977  
Address: Roebuck Farm, Exeter Road, Honiton,  
Devon  
Proposal: Extension of kitchen  
Status: Approved

N: B: This refers to the main farmhouse.

1.6.7 Planning Reference: 75/C1716  
Date: 16/07/1975  
Address: Roebuck Farm, Exeter Road, Honiton,  
Proposal: Extensions and alterations  
Status: Approved

N: B: This again refers to the existing main farmhouse.

1.6.8 Planning Reference: 74/C0848  
Date: 31/12/1974  
Address: Roebuck Farm, Weston, Devon,  
EX14 3PB  
Proposal: Removal of covered area and rebuild  
with toilet facilities on the first floor.  
Status: Approved

N: B: This refers to the main farmhouse dwelling.

## **2.0 PERMITTED DEVELOPMENT RIGHTS**

- 2.1 The buildings in question, the subject of this Q Class application have been used for agricultural purposes since before the 20<sup>th</sup> March 2013.
- 2.2 The proposal seeks to create 3 large dwellings and 2 small dwellings providing a total of 5 being the maximum allowance under this Permitted Development Right. The cumulative floor area of the larger dwellings will not exceed 465m<sup>2</sup> and each of the further smaller dwellings will have a footprint no greater than 100m<sup>2</sup>.
- 2.3 The proposal looks to create 5 new dwellings through the conversion of existing agricultural buildings.
- 2.4 The site currently has no agricultural tenants and is under the sole ownership of the applicant.
- 2.5 The proposal will be within the building envelope of the existing buildings and will not extend beyond the external dimensions of the existing roof plan.
- 2.6 The proposal will not require work beyond the installation or replacement of windows, doors, roofs, external wall, water, drainage, electricity, gas or other services to in a reasonable extent for a functioning dwellinghouse.
- 2.7 The proposal will only involve any partial demolition to that which is reasonable to carry out the building's operations.
- 2.8 The site is not within Article 2(3) Land being Conservation Area, AONB, The Broads, National Park, and World Heritage Sites.
- 2.9 The site does not form part of a site of scientific interest (SSSI) safety hazard area, military explosive storage area or contains a scheduled monument.
- 2.10 The site does not form part of a Listed Building or within the curtilage of any Listed Building.

### **3.0 CONCLUSION**

- 3.1 We submit that the above statements and the attached drawings provided contain the required evidence to justify the proposal as permitted under Class Q Agricultural Buildings to Dwellinghouse Development.