

PLANNING STATEMENT



**NOTIFICATION UNDER CLASS Q(b) FOR PRIOR APPROVAL FOR A
PROPOSED CHANGE OF USE OF AN AGRICULTURAL BUILDING TO
FORM THREE DWELLINGS (CLASS C3)**

**OLD MILKING PARLOUR
MOTH FARM
SPYBUSH LANE
BROWN CANDOVER
SO24 9FQ**

for

PALU LIMITED



REDBRIDGE HOUSE, WATER LANE, UPPER CLATFORD, ANDOVER, HAMPSHIRE. SP11 7PP
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1.0 **INTRODUCTION**

1.1 The subject barn has been on land farmed by the applicant for many years. The barn was used as a milking parlour as part of their farming activities. The milking ceased and the barn has retained in agricultural use although it has now become superfluous to the requirements. The applicant will retain the building and it is the wish to reconfigure the barn as three residential units.

1.2 Accordingly, the owners wish to take advantage of their permitted development rights by submitting a Notification for Prior Approval for a proposed Change of Use of an Agricultural Building to a Dwelling houses (Class C3) and for associated operational development.

1.3 This application uses the principle of three dwellings, one larger dwelling and two smaller dwellings. The larger dwelling which has a total floor space of 132 sq m and the two smaller dwellings at 72.8 sq m each. The total internal floor space will total 292 sq m, well within the 465 sq m maximum.

1.4 Accordingly the proposed dwelling will comply with the requirements of The Town & Country Planning (General Permitted Development) (England) Order 2105 Class 6 *Agricultural buildings to dwellinghouses*.

2.0 **THE SCHEME**

2.1 The agricultural building concerned is a steel framed barn in excellent structural condition. . The barn has four bays. It is proposed that the roof form is retained to ensure that the original look of the barn is kept as a rural building of a non-domestic nature. However, the existing roof and gable corrugated cement panels will be replaced with new metal panels in the same form.

2.2 It is pre-requisite that the building uses the existing steel frame to structure the building. The existing blockwork walls will be retained but reconfigured with windows punched in where necessary as shown on the drawings. All walls will be highly insulated and be lined internally with Celotex insulation. A similar amount of insulation will be inserted into the roof space. The existing ground floor is agricultural by nature and will be overlaid with insulation and screed to bring it up to current residential standards.

2.3 The integrity of the steel frame and blockwork walls of the barn has been surveyed by JCP Engineers who have concluded that it is in good condition and suitable for a Class Q(b) Conversion. Their report is submitted as a formal application document.

2.4 The architectural language of the proposed scheme is to retain the existing materials albeit with windows being inserted in line with many successful barn conversions. The new windows shall be aluminium. There are small

windows punched into the walls, while the west elevation will have bifold doors added for each of the three proposed dwellings.

Agricultural Use

- 2.5 The barn was originally used as a milking parlour but has been retained in agricultural use since the milking function ceased.

The unit sizes

- 2.10 The proposed conversion is designed with the one bedroom units on the ground floor and the three bedroom unit using a first floor within the existing roof area

The floor space calculations are as follows:-

Unit one	76.1 sq m
Unit two	132.2 sq m
Unit three	76.1 sq m
Total Floor Space	284.4 sq m

Accordingly, this falls within the allowance of 465 sq m.

- 2.11 The following aspects require addressing for the application.

Transport and Highways Impacts

- 2.12 The existing farm access onto Spybush Lane is demonstrably safe and there is no history of accidents. The lane is very quiet with little traffic other than occasional farm vehicles.
- 2.13 The car parking is directly off Spybush Lane beside the barn
- 2.15 Car parking spaces for the development have been shown on the proposed site plan.
- 2.16 No mitigation is required.

Noise Impacts

- 2.17 This site is rural by nature and therefore very quiet. Road traffic is very intermittent and light on Spybush Lane.
- 2.18 There are no Noise Impacts that require mitigation.

Contamination

- 2.19 The existing building has a concrete slab which will be retained. The use of the barn to date has not had any contamination noted by its use

Flood Risk

- 2.20 The site is in Flood Zone 1 and flooding is not a risk. This is confirmed by the Environment Agency flood risk map.

Ecology

- 2.21 Ecology is not one of the noted elements to be assessed under a Class Q application. Nevertheless, as in previous similar applications, we have produced an ecologist's report which will be submitted as an application document.

3.0 **CONCLUSION**

- 3.1 From the above, it can be seen that this proposal meets all the criteria required by Class Q(b) of the GDO. Accordingly, we consider that prior approval is not required and that the proposed scheme can be carried out as permitted development.