

## 1. Planning Context:

- 1.1. This application is made under Permitted Development Class Q which relates to the change of use of agricultural buildings to residential use (Class C3).
- 1.2. Prior approval by the LPA is required under Permitted Development Class Q.

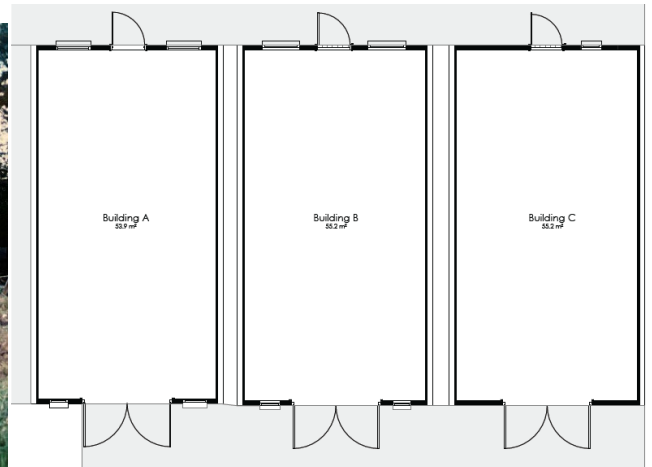
## 2. The Site and Building History



Exterior of huts



Historic photo of huts



Floor plan of huts

- 2.1. The existing structures are within the Newtown Meadow site. Known henceforth as 'the buildings'.
- 2.2. The buildings are located in the 'Newtown Meadow', which is all under the same ownership.
- 2.3. The site's boundaries are shared with land for agricultural use to the north, west and south, with a small cluster of houses to the east.
- 2.4. Access to the site is achieved to the south of the site, from a track named Newtown leading down to Fingal Street.

- 2.5. The buildings are amongst a few agricultural buildings on site.
- 2.6. A Class Q planning application was submitted in August 2023 (reference DC/23/03888) for the conversion of two other buildings on-site, located a few meters north of the buildings pertinent within this application. These buildings consisted of a blockwork structure and a timber frame barn and are within the same ownership as the buildings within this application. The Class Q application was approved in November 2023, demonstrating a positive precedent for the conversion of agricultural buildings within this site.
- 2.7. The buildings, comprised of three agricultural Nissen Huts, are used by the applicants Victoria and Julian Uff, for a cut-flower business. It is a space used for agricultural storage, including machinery, tools and hay.
- 2.8. The buildings are amongst a series of other buildings on site including an agricultural shed north of the huts and a former chicken pen adjacent to that building.



Interior of buildings



Exterior of buildings and applicant (Victoria Uff)

### 3. History of the site

- 3.1. **Victoria and Julian Uff's ownership** - The site has historically been of agricultural use. Since purchasing the site in 2001, the applicants have kept livestock and grown produce, such as vegetables. The building is currently used by the applicants for agricultural storage including machinery, tools and hay.
- 3.2. **Applicants' connection to the site** - Prior to the applicants' ownership, the land was owned by the Minor family as part of their farm. They lived in The Old Mill House situated behind the meadow. The applicants have special connections to the Minor family, as they acted as foster family to Julian Uff's father during the 1940s. As a child, Julian's father recalled helping to grow vegetables on the site and collecting water from the pond in the southeast part of the site.
- 3.3. Prior to the applicants purchasing the site, the land had passed on to one Stuart Minor. He inherited it in 1965 and used it primarily for agricultural storage.
- 3.4. All buildings currently on site precede the applicants' ownership and nothing has been erected since purchasing the land.

### 4. Proposed Development

- 4.1. The intention is to convert the existing Nissen huts on the site into a dwelling under Permitted Development Class Q. This proposal will become Mr and Mrs Uff's residence, whilst Mrs Uff's mother will reside in the building with existing planning permission, a few meters north of the buildings once converted.
- 4.2. The whole footprint of the huts (184 m<sup>2</sup>) is included in this prior approval of change of use.

4.3. The conversion of the buildings into a dwelling will have little visual impact on the surrounding area, as the building is far from the public highway. The intention is to convert the huts, retaining the existing structure, but refurbishing and reorganising their interior. Their footprint and height will be maintained.

## **5. Curtilage**

5.1. The site plan shows the buildings in their proposed curtilage outlined in red. The curtilage includes a footpath up to the house, a double-parking space and a garden and will be no larger than the footprint of the building.

## **6. Access**

6.1. Access from the site entrance to the buildings will be via the existing track. The track will be maintained to allow appropriate access during and after the buildings' conversion.

6.2. The access track is not considered as part of the proposed curtilage.

## **7. It is also confirmed that:**

7.1. The site and the buildings are not in article 1(5);

7.2. The site was used for agricultural purposes on and immediately before the 20<sup>th</sup> of March 2013, as laid out in point 3.

7.3. The site is not occupied under an agricultural tenancy, nor has one been terminated within the last 12 months;

7.4. The site does not form part of a safety hazard area or military explosives storage area;

7.5. The buildings are not listed or scheduled monuments.

7.6. No development utilising other agricultural PD rights has been undertaken since 2013.

## **8. Technical housing standards – nationally described space standard**

8.1. The buildings comply with the minimum gross internal floor area for a 1 storey, 3 bedroom dwelling as set out in Table 1 of the Technical Housing Standards – Nationally Described Space Standard.

8.2. The proposed building has a GIA of 150.5 m<sup>2</sup>.

8.3. The building complies with the minimum bedroom floor area to provide 6 bedspaces. Floor areas of each bedroom is over 11.5m<sup>2</sup>.

## **9. Transport and highway impacts on the development**

9.1. The site's entrance is connected to a private shared access which adjoins Fingal Street 0.1 miles down.

9.2. Traffic is minimal across the private shared access, as it serves the site in question, a property known as Home Farm and a small number of cottages.

## 10. Noise Impacts

10.1 Due to the rural location of the proposal and that the proposed development is detached from any surrounding buildings other than those under its same ownership, it is considered that there will be minimal noise impact on its immediate setting and none on the local area.

## 11. Contamination Risks on the site

- 11.1. A Phase I Desk Study for contamination has been carried out by a qualified consultant as part of this application.
- 11.2. It states that 'No significant potential sources of contamination have been identified'.

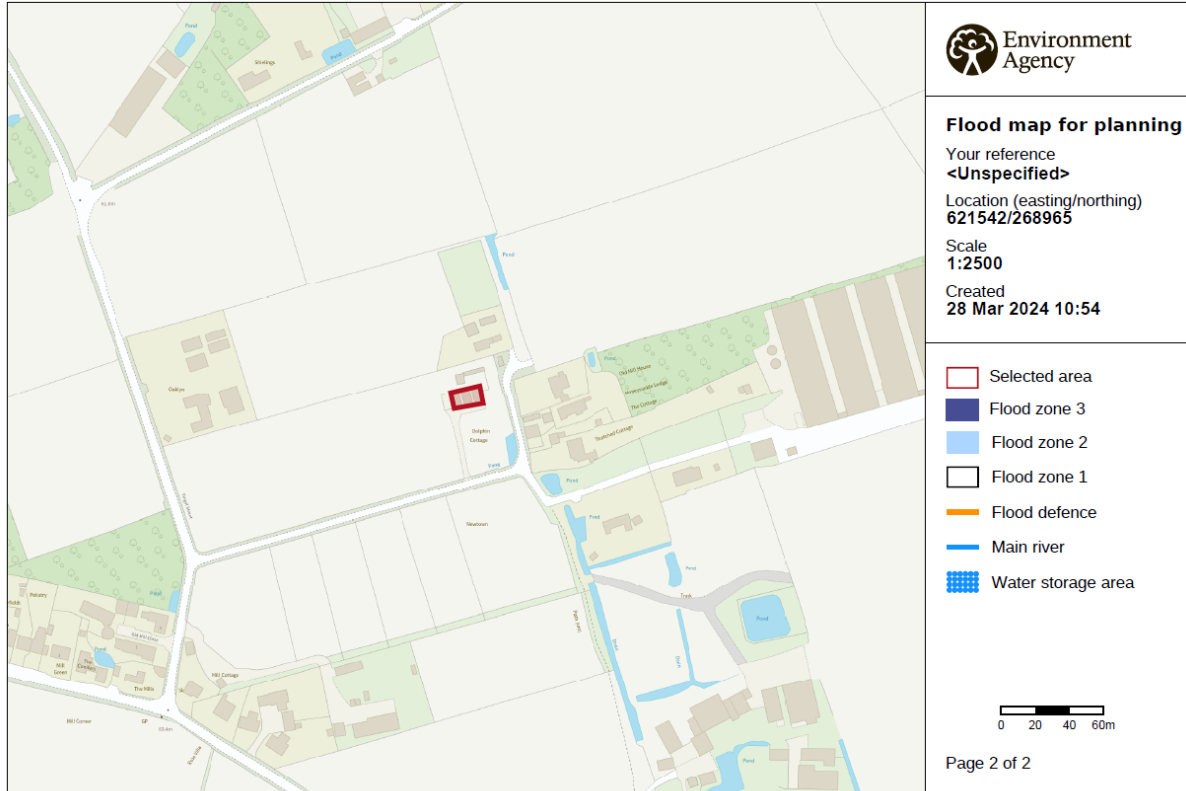
## 12. Ecology

- 12.1. A Preliminary Ecological Appraisal is included as part of this application. The PEA was conducted for the agricultural barn 3 metres north of the huts and includes the buildings pertinent to this application as part of the survey, rendering the report relevant to this application.
- 12.2. The PEA includes the buildings which can be viewed on page 13 named as 'u1b5' and page 18 as "building three"
- 12.3. Figure 2 of the PEA report Shows the buildings are within the surveyed area.
- 12.4. The PEA has shown that 'the habitats on site are of **low** ecological value and that there are no significant ecological constraints that would prevent the proposed works'.
- 12.5. The PEA has shown that the buildings pertaining this application (addressed as Building 3) had no signs of use by bats and provide unsuitable cavities for roosting bats: *"There were no signs of use by bats on the building exteriors or interiors and the structures provide unsuitable roost environments, with no suitable cavities for roosting bats. The buildings are assessed as **negligible** (summer and hibernation) roost suitability for bats"*. Therefore, no further surveys are required for the Nissen Huts.

## 13. Flood Risks

- 13.1. The Sitecheck Assessment for the site states there is no flood risk associated with the site.

13.2. As shown on the Environment Agency's Flood Map for Planning below, the site is within flood zone 1, 'an area with a low probability of flooding'.



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## 14. Suitability for Conversion

### 14.1. Structure

I. The existing buildings are suitable for conversion and conforms with the requirements of Q(b) as supported by the appended Structural Engineer's Report.

### 14.2. Conversion of building to dwelling

I. The Structural Engineer's report states: 'Overall, the buildings were found to be in fair to good serviceable condition, with sufficient structure remaining to warrant consideration for a conversion (...) In summary, we consider the buildings capable of ongoing use and for re-use in a domestic conversion'.

II. The structure of the existing buildings will be retained and insulated with new wall finishes to the interior.

III. Openings will be maintained as existing with replacement as necessary of windows and doors, as indicated in the proposed drawings.

- IV. The layout will reside within the footprint of the existing building.
- V. The existing floor slab will be insulated, and a new finish installed on top.
- VI. The structure will be insulated internally, over the structural semicircular ribs highlighted in the Structural Engineer's report.
- VII. The buildings will be divided internally as follows: building A will accommodate an open space kitchen-dining-living room; building B will be subdivided into one double bedroom with an ensuite bathroom and utility + WC; building C will be subdivided into two double bedrooms and bathroom.

14.3.

- I. It is considered that the location and siting of the proposal are both practical and desirable for it to change from agricultural use to a use falling within Class C3 (dwellinghouses).
- II. The proposed dwelling is set far back from the public highway. There is little to no impact on neighbours and privacy for the occupant.

## 15. Amount

- 15.1. The GIA for the proposed dwelling is 150.5m<sup>2</sup>, as it re-uses the footprint of the existing buildings. It therefore does not exceed the 465m<sup>2</sup> upper limit of conversion under class Q.

## 16. Conclusions

- 16.1. This application is within the rules set out in Permitted Development Class Q.
- 16.2. The proposed change of use will not lead to any adverse effects on traffic, flood risk, contamination, or noise.
- 16.3. The siting and location of the proposal would be within the footprint of the existing building and will therefore be deemed acceptable for the proposed use.
- 16.4. This statement also gives evidence of how the proposal is both practical and desirable.
- 16.5. The building works proposed are considered minor yet necessary for the building to function as a dwellinghouse.