



TEST VALLEY

Building LLP

SCHEDULE 2 PART 3  
CLASS Q APPLICATION  
BOWERS FARM, POUND LANE PLAITFORD  
SO51 6EH

**STATEMENT OF FACT.**

**About**

Bowers farm is an established farm built late 1800 to early 1900.

The property has a gated private entrance from the highway of Pound lane.

The property consists of a farmhouse, an agricultural worker dwelling with planning approval, 1 agricultural barns with permission to convert to 3 dwellings , a chicken shed, and pig sty with storage for farm machinery.

A separate gated entrance together with post and wire fencing, delineates the Agricultural Land the Outbuildings and from the curtilage of the main dwelling.

Photos of the agricultural land and usage





The Pig Stye/ Goat Shed is the Agricultural Outbuildings located within the Agricultural Land of the Farm is the focus of this application.

See Pic.

## **The Local Area**

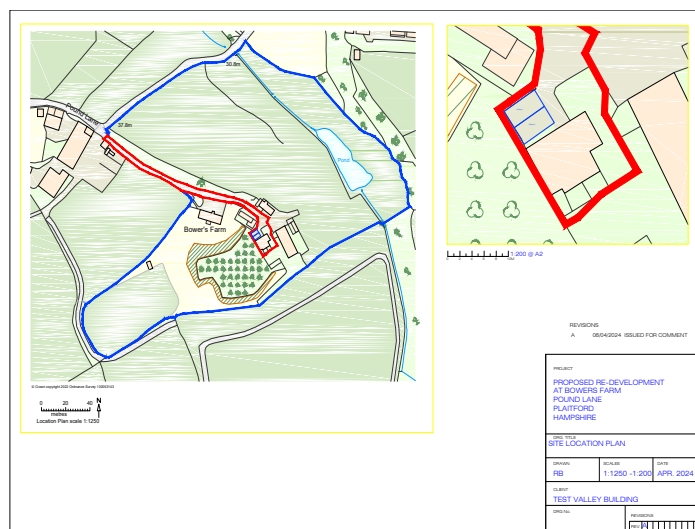
The property is located within the open countryside in a small village called Plaitford.

The area is typified by agricultural farm use and large singular dwellings some close together

## **Location**

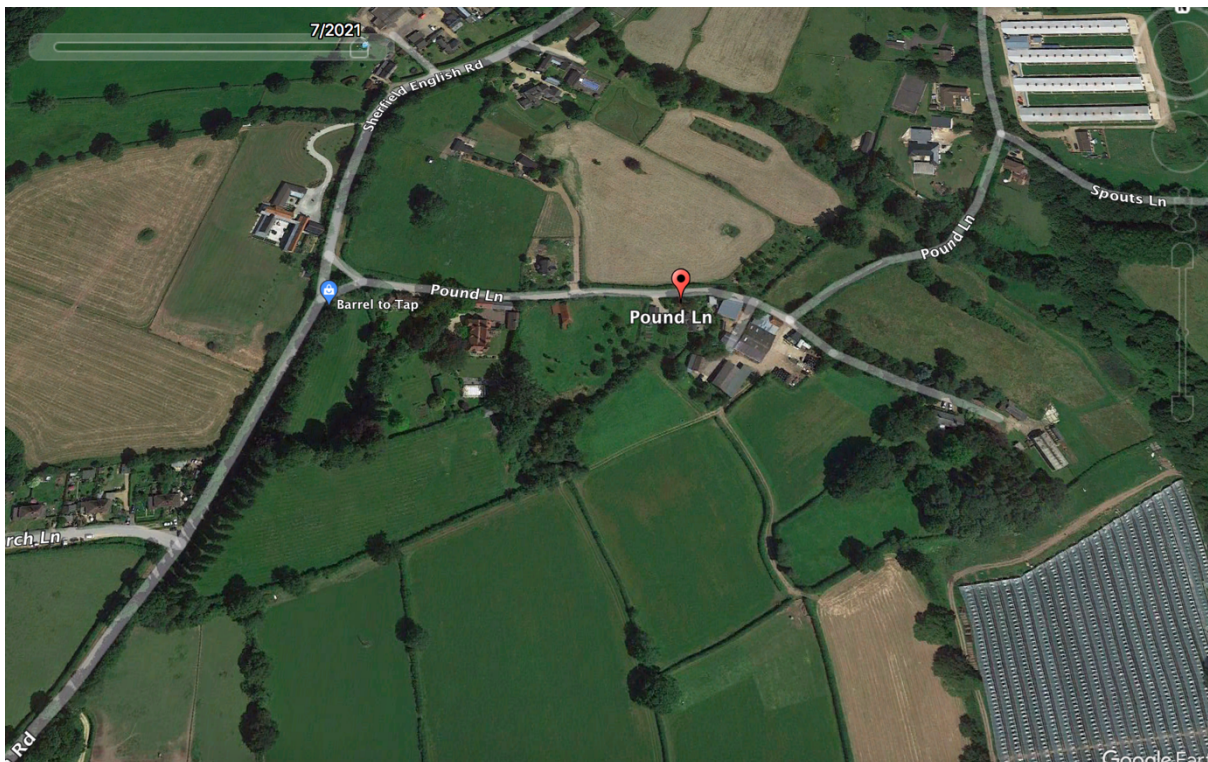
Bowers Farm is located within the village of Plaitford, which is within the jurisdiction of the Test Valley Borough Council.

The area of the farm including the attached agricultural buildings and land amounts to 10 acres ( 4.04. hectares)



See Pic & Plan

Pic. Google 2021



## **Introduction**

The Government by means of the Town and Country Planning (General Permitted Development) ( England) Order 2015 and subsequent amendments allows applicants to put forward proposals for the conversion of Agricultural Buildings to dwelling houses , by means of Schedule 2 Part 3 Class Q of the Order. Provided that the application meets such criterion contained within the order.

## **Schedule 2 Part 3 Class Q**

*Class Q— agricultural buildings to dwellinghouses*

### **Permitted development**

**Q.** *Development consisting of—*

- (a) a change of use of a building and any land within its curtilage from a use as an agricultural building to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order; and*
- (b) building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule.*

### **Development not permitted**

**Q.1** Development is not permitted by Class Q if—

- (a) the site was not used solely for an agricultural use as part of an established agricultural unit—
  - (i) on 20th March 2013, or
  - (ii) in the case of a building which was in use before that date but was not in use on that date, when it was last in use, or
  - (iii) in the case of a site which was brought into use after 20th March 2013, for a period of at least 10 years before the date development under Class Q begins;
- (b) the cumulative floor space of the existing building or buildings changing use under Class Q within an established agricultural unit exceeds 450 square metres;
- (c) the cumulative number of separate dwellinghouses developed under Class Q within an established agricultural unit exceeds 5
- (d) the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained;
- (e) less than 1 year before the date development begins—
  - (i) an agricultural tenancy over the site has been terminated, and

(ii) the termination was for the purpose of carrying out development under Class Q

unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural use;

(f) development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has been carried out on the established agricultural unit—

(i) since 20th March 2013; or

(ii) where development under Class Q begins after 20th March 2023, during the period which is 10 years before the date development under Class Q begins;

(g) the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point;

(h) the development under Class Q (together with any previous development under Class Q) would result in a building or buildings having more than 450 square metres of floor space having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order;

(i) the development under Class Q(b) would consist of building operations other than—

(i) the installation or replacement of—

(aa) windows, doors, roofs, or exterior walls, or

(bb) water, drainage, electricity, gas or other services,

to the extent reasonably necessary for the building to function as a dwellinghouse; and

(ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(i)(i);

(j) the site is on article 2(3) land;

(k) the site is, or forms part of—

(i) a site of special scientific interest;

(ii) a safety hazard area;

(iii) a military explosives storage area;

(l) the site is, or contains, a scheduled monument; or

(m)the building is a listed building.

## **Conditions**

**Q.2**—(1) Where the development proposed is development under Class Q(a) together with development under Class Q(b), development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

(a)transport and highways impacts of the development,

(b)noise impacts of the development,

(c)contamination risks on the site,

(d)flooding risks on the site,

(e)whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwelling houses) of the Schedule to the Use Classes Order, and

(f)the design or external appearance of the building,

and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

(2) Where the development proposed is development under Class Q(a) only, development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the items referred to in sub-paragraphs (1)(a) to (e) and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

(3) Development under Class Q is permitted subject to the condition that development under Class Q(a), and under Class Q(b), if any, must be completed within a period of 3 years starting with the prior approval date.



## **The Application for Prior Approval**

The pig/goat barn that is the subject of this application have been assessed against the criterion of the Ton & Country GDPO Order Schedule 2 Part 3 Class Q

The list below represents the step-by-step methods used to show that this application falls within the acceptability of the Order.

## **What is not permitted**

### **The Criterion Part 3 (a)**

a)the site was not used solely for an agricultural use as part of an established agricultural unit—

(i)on 20th March 2013, or

(ii)in the case of a building which was in use before that date but was not in use on that date, when it was last in use, or

(iii)in the case of a site which was brought into use after 20th March 2013, for a period of at least 10 years before the date development under Class Q begins;

## The Compliance to show that the application is permitted development under Class 3 Part Q

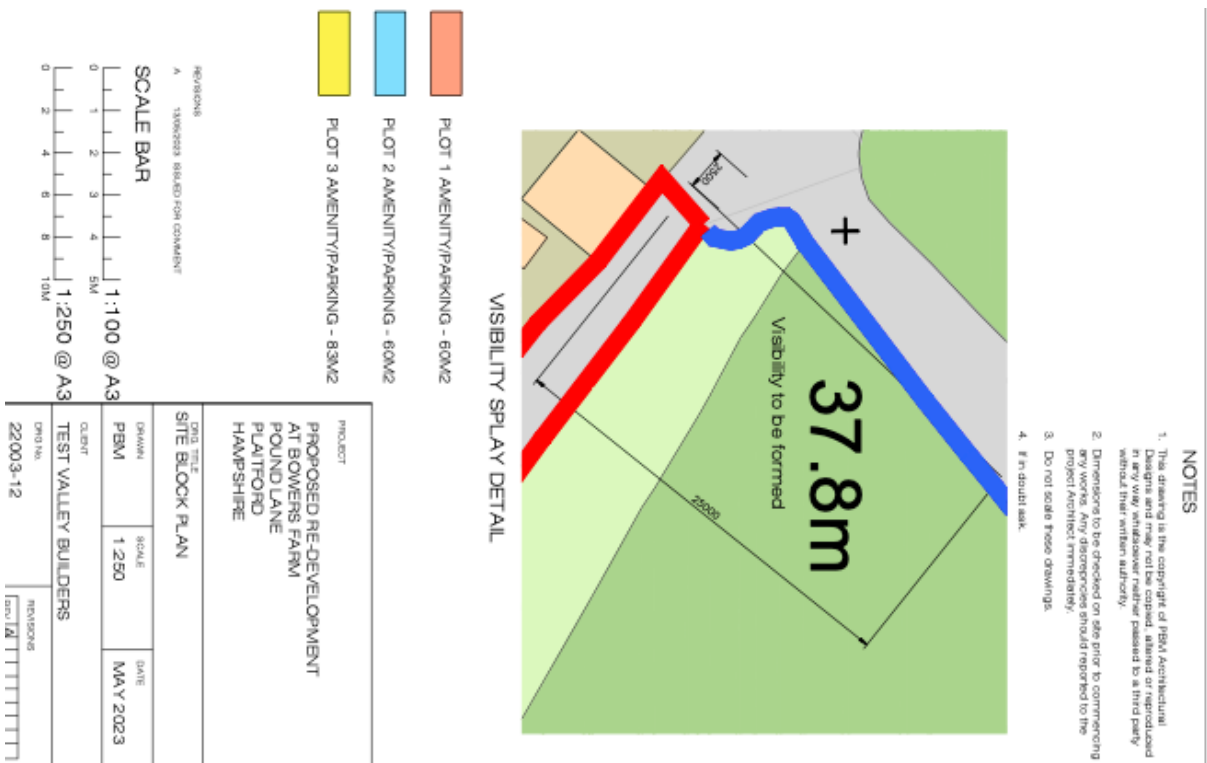
1. The dwelling has always been a Farm since the late 1800-1900 when it was first established to the current day
2. A signed witness statement from a neighbour of the farm confirms that the farm was always used solely for agriculture and in particular was in agricultural use on or before 20 March 2013 and continues to this day.

### **Access**

The Barn is accessed via a private drive way that leads from Pound Lane Plaitford

It is proposed to widen the access exit and entrance from the host access to increase the vision splays.

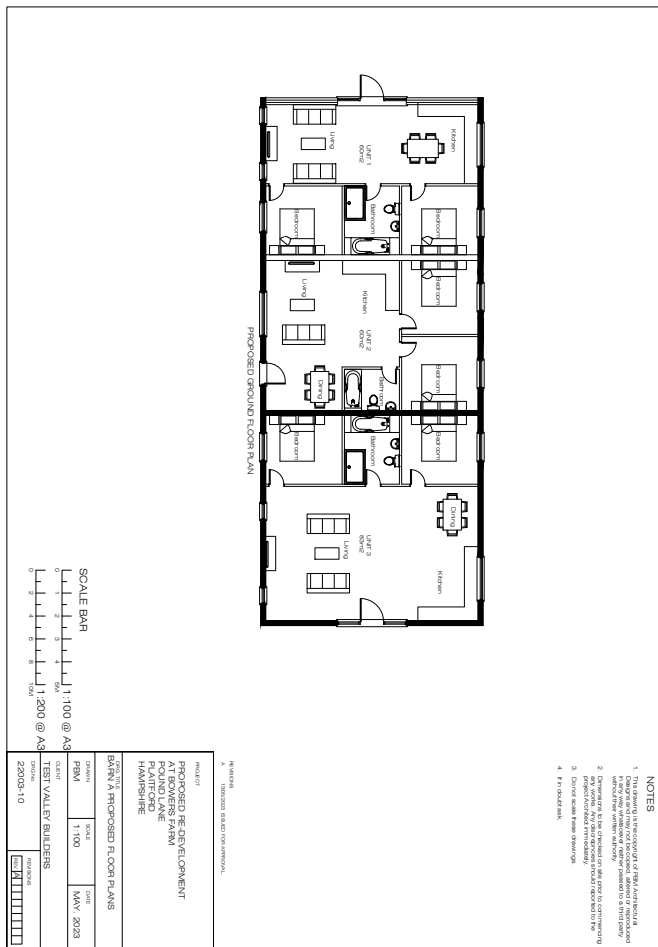
The Barn is then accessed from a separated gated area beyond the original farm house into the agricultural section of the grounds. This access will be maintained in perpetuity to serve the new created dwellings in the Concrete barn, and legal agreements will be put in place for shared access.



## The Proposal

The proposal is to create 1 No Small Dwelling that will not exceed 100m<sup>2</sup> and in total with the previously approved conversion of the large barn on site the total converted area will not exceed 100+203 (Approved) plus 1<sup>st</sup> floor potential of approved barn A is 97m<sup>2</sup> so the resultant allowance would be 3 dwellings of 100m<sup>2</sup> each and one of 160m<sup>2</sup>

# Already approved scheme No PDQs No 23/01311



The proposal will abide by the criterion of Part Q as follows.

1. The Buildings subject to the proposal are agricultural and have been solely used for this purpose on and before 20<sup>th</sup> March 2013 and to the present day
2. The proposal makes use of an existing access onto a non classified road
3. Modification to the existing entrance access from Pound Lane to Bowers farm are proposed under PD to improve visibility splays
4. No more than 460m<sup>2</sup> of habitable space will be created.
5. No more than 5 dwellings will be created

6. Only Minor works such as the insertion of windows, doors and cladding, some minor structural works will be required as per the Structural Engineers report in order to convert the buildings to dwellings and comply with building regulations

7. Sewers will be connected to Bio chem treatment plants as below  
An Environmental Agency Licence exemption will be sort for the discharge of this device to the ground .



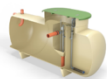
### Klargester BioFicient Domestic Sewage Treatment Plant

#### DOMESTIC SEWAGE TREATMENT PLANTS

Our Klargester BioFicient wastewater treatment system range is part of our single package sewage treatment plants. Offering flexible installation options to suit a variety of domestic sites and a low impact visual footprint, Klargester BioFicient is an efficient choice for your domestic wastewater treatment solution.

#### Product Highlights

- Suitable for trafficked areas
- Lightweight yet robust design
- Offers flexible installation options for a range of domestic sites
- 3-year warranty offered (terms apply)
- Free site visit to help select the model to meet your needs - email [klargestester@kingspan.com](mailto:klargestester@kingspan.com)



8. The site already benefits from existing separate Electrical supplies sufficient to run the new dwellings

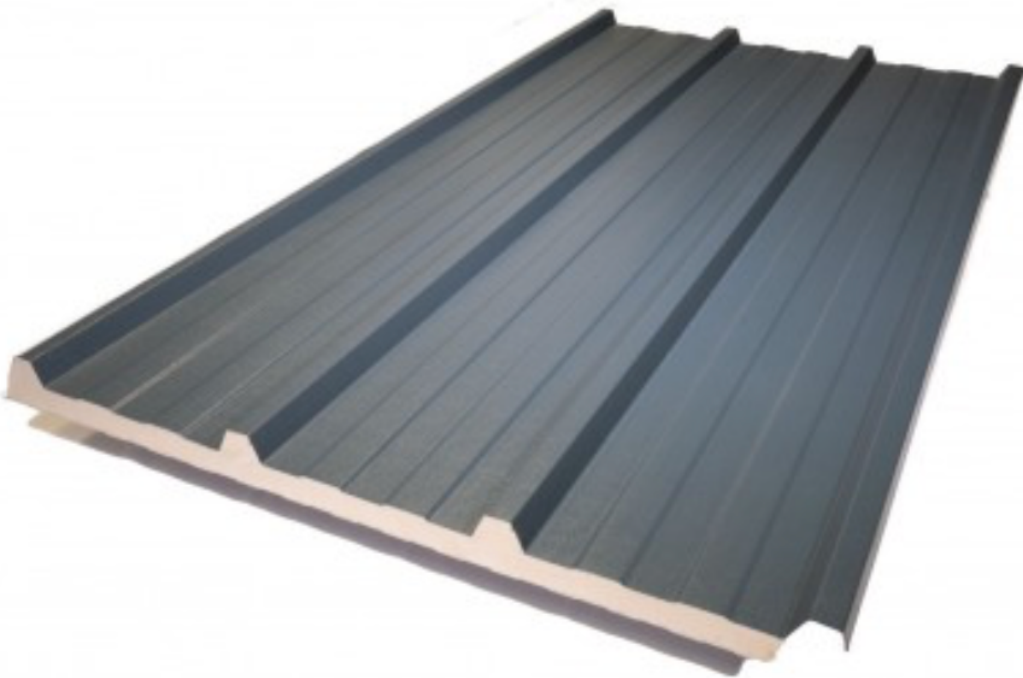
9. The dwelling will use air-source heat pumps to efficiently heat the dwellings and provide hot water and SAP calculation of efficiency approved by Building Control will be implemented

10. The Buildings will be subject to the strict criterion of the current Building Regulations

11. There is ample off road parking for 2/3 cars per dwelling created

12. The Curtilages will be set out directly behind the dwellings and not be more than 11 times the foot print of the existing building converted

13 It is proposed that light weight insulated corrugated roofing sheets are used and an insulated with appropriate insulation value to meet Building Control Standards



14. Floating floor with chipboard to maintain or lesson loadings to allow the conversion as per Structural Engineers Confirmation to enable insulation to meet Building Control Standards for a dwelling

15. The Site is not subject to a Agricultural Tenancy agreement and has not been for a period of at Least 12months either complying with

PDQ criterion. A signed declaration has been include with this statement.

16. The Agricultural Pig/Goat Barn has been assessed against the criterion of the Class 3 Part Q and the conversion of the structure to 3 dwellings has been approved Approval No 23/01311 PDQ approved

17. During the Application No 213/00673/PDQS , consultation had taken place for 3 dwellings at the same site albeit with a separate dwelling in a barn very close to the approval Concrete barn , the following reposes were received

Highways : No Objection

Ecology : No Objection subject to Statutory Regulations and Ecology Survey

Environmental : No Objection subject to safe removal by proper means of asbestos

18. This application is no different in impact and utilises the allowance available to create 3 small dwellings as per the attached plans and 1 addition 100m<sup>2</sup> dwelling

It is believed that the criterion for conversion of the Concrete Barn has been met by the previous approval and the creation of 3 dwellings is permissible on the same basis with 1 extra , and that approval of this Prior Notice Application should be approved, based on the already approved three dwelling scheme as the impact, is no different to the site and location being the same as approved already.