SUPPORTING STATEMENT

relating to

APPLICATION FOR PRIOR APPROVAL FOR CLASS Q PERMITTED DEVELOPMENT FROM AGRICULTURAL TO RESIDENTIAL

at

COACH ROAD FARM, COACH ROAD, WESTBURY, WILTSHIRE, BA14 4LU

on behalf of

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C O N T E N T S

		Page
1.0	Site description, background and proposal	1
2.0	Planning history	1
3.0	Class Q criteria	2 – 4
4.0	Class Q conditions	5 – 6
5.0	Structure	6
6.0	Curtilage	7
7.0	Conclusion	7

Application for Class Q Prior Approval

Coach Road Farm, Coach Road, Westbury

1.0 ***Site description, background and proposal***

1.1 The site is situated on the East side of Coach Road, to the North-East of the Westbury.

The proposal seeks to convert one of the existing barns via Class Q Permitted Development, to form a dwelling. One other Barn on the site has previously obtained Class Q Approval, Ref: PL/2022/08200

The Applicant currently farms the surrounding land and the building is becoming surplus to the requirements of the changing agricultural business.

1.2 The proposed building has been considered for its suitability to utilise Class Q Permitted Development Rights under Part 3 of the Town & Country Planning (General Permitted Development) (England) Order 2015, as amended, and is considered appropriate as described within this and other supporting documents.

The proposed Class Q Prior Approval Application relates to:

(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 (dwelling house) of the schedule to the use class order; and

(b) Development referred to in paragraph (a) together with; building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwelling houses) of that schedule.

1.3 The building referred to is located at:
Coach Road
Westbury
Wiltshire
BA14 4LU

Six figure grid reference: ST879522

2.0 ***Planning History***

2.1 There is no previous Planning history on the Application building. The nearby Barn B was granted prior approval on 13 December 2022 (Ref: PL/2022/08200). The proposed floor area of Barn B was 140m^2.

Class Q Criteria

3.1 Set out below is a table indicating the criteria for Class Q (as described in the Statutory Instrument Ref: 2015 No. 595, 2018 No. 343, 2019 No. 907 and 2020 No. 632) and comments relating to the Barn.

*Development is **not** permitted by Class Q if: -*	*Comments*	*Compliance with Class Q*
(a) The site was not used solely for an agricultural use as part of an established agricultural unit – i. on 20 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 20 March 2013, for a period of at least 10 years before the date development under Class Q begins	The barn has solely been used for agricultural purposes since 20 March 2013	Yes
(b) In the case of: - i. a larger dwelling house, within an established agricultural unit – aa. the cumulative number of separate larger dwelling houses developed under Class Q exceeds 3; or bb. the cumulative floor space of the existing building or buildings changing use to a larger dwelling house or dwelling houses under Class Q exceeds 465 square metres;	One larger dwelling is to be created, there has been one previous Class Q Approval (140m^2). The floor space of the proposal (136m^2) and the previous proposal (140m^2) will not to exceed 465m^2	Yes Yes
(c) In the case of: - ii. a smaller dwelling house, within an established agricultural unit – aa. the cumulative number of separate smaller dwelling houses developed under Class Q exceeds 5; or bb. the floor space of any one separate smaller dwelling house having a use falling within Class C3 (dwelling house) of the Schedule to the Use Classes Order exceeds 100 square metres;	N/A (refer to above for larger dwelling house proposed)	Yes

(d) The development under Class Q (together with any previous development under Class Q) within an established agricultural unit would result in either or both of the following – i. a larger dwelling house or larger dwelling houses having more than 465 square metres of floor space having a use falling within Class C3 (dwelling house) of the Schedule to the Use Classes Order; ii. the cumulative number of separate dwelling houses having a use falling within Class C3 (dwelling houses) of the Schedule to the Use Classes Order exceeding 5;	This is the second Class Q Application on the agricultural unit and the floor area is 136m², the previous proposal was 140m².	Yes
(e) The site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained;	The site is not occupied by a Tenant. The applicant is the freeholder	Yes
(f) 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;	There have been no tenancies, the applicant is the freeholder	Yes
(g) 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 20 March 2013; or ii. where development under Class Q begins after 20 March 2023, during the period which is 10 years before the date development under Class Q begins;	No development under Class A(a) or B(a) has taken place since 20 March 2013 on the agricultural unit	Yes
(h) The development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point;	The proposed design has taken this into consideration and will not extend beyond existing extents.	Yes

(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 dwelling house; and ii. partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q1(i) (i);	The proposed design seeks to install new windows and doors. The roof will be retained and reclad. The concrete block walls will be retained. All necessary services are reasonable and easily introduced. There are no demolitions proposed and no structural works proposed.	Yes Yes Yes
(j) The site is on article 2(3) land;	The site is not on article 2(3) land as described in Schedule, part 1.	Yes
(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;	The site does not form part of these areas.	Yes
(l) The site is, or contains, a scheduled monument; or	The site isn't nor does it contain a scheduled monument.	Yes
(m) The building is a Listed building	The building is not Listed.	Yes

4.0 *Class Q Conditions*

Having been satisfied that the aforementioned Class Q criteria have been met, certain conditions as set out in Q.2 are to be considered: -

4.1 *Q.2(1)(a) Transport and Highways impacts of the development*

The site is reached by means of an existing access off the highway Coach Road, that serves the farm. There is good visibility from the access / egress point onto the highway. To the North the visibility is 130m and to the South the visibility is 33m due to a corner. The road is a national speed limit road and technically cars could be travelling at 60mph; this would be extremely unlikely due to the fact that the road is a single lane and driving at 60mph would be dangerous if not impossible. The likely speed is 30mph from the North, and 20mph from the South, meaning that the visibility meets the Highways standards.

It is also an access only road, therefore there is minimal traffic. The access is only for the farm, two houses (one is the Class Q granted via prior approval on 13 December 2022 (Ref: PL/2022/08200)), a pony paddock and an exception for high vehicle going to The View Club (due to bridge to North). *No other vehicles should access this road*.

There are several passing places along the road for vehicles to easily pass each other.

There is space for turning and parking at the site, allowing cars to egress in a forward motion.

The proposed dwelling is for the owners of the farm, they currently live away from the farm site and have to visit the farm a minimum of two times a day. The provision of this dwelling mean that the applicant farmer will live on site therefore not needing to visit each day to check their livestock, therefore will reduce the access to the farm, reducing at least four trips a day down the road.

On completion of the works, the tractors for the farm will be located on site; preventing the need for tractors to travel down the road for routine seasonal field management tasks (chain harrowing, rolling, aerating, hay making, ditching, fencing, silage making, topping etc), this will all be done without the need for tractors to travel to and from the farm via the road.

The proposal is therefore seen positively as it will in fact reduce the traffic movements on Coach Road.

4.2 *Q.2(1)(b) Noise impacts of the development*

It is considered that the proposed dwelling will not suffer from any adverse noise impacts perpetrated by the existing/proposed site uses.

As such, it is not considered that any significant noise would impact on the living conditions of the occupants of the proposed dwelling, nor would the dwelling in the proposed location result in noise impacts detrimentally affecting existing neighbouring properties.

4.3 *Q.2(1)(c) Contamination Risks on the site*

The site is and has always been used for agricultural purposes. There is no knowledge of contamination on the site that would affect the residential uses.

A site walk over has been completed and no contamination evidence has been identified.

It is considered that there is no contamination risk on the site.

Q.2(1)(d) Flooding Risks on the site

Environment Agency flood risk mapping indicates that there is some risk of surface water flooding in the area, however not at the location of the agricultural buildings.

Q.2(1)(e) Location and Siting – practicality and desirability

The barn is located near to the neighbouring domestic properties.

There are good road links to the local centres of Westbury and Warminster which provide a full range of appropriate amenities. Local bus services covering all such destinations are available.

The site is environmentally sustainable and appropriate for residential use (there is a lot of residential development taking place in the near vicinity).

With regard to desirability, the location is considered to be fully so, with far reaching views and easy access to local towns and villages for work and/or commuting further afield via the rail network. There are no harmful or objectionable activities taking place nearby to make the location undesirable.

Furthermore, the site is currently exposed to possible trespassing and burglaries, the proposed dwelling will enable the Applicant to be on site to deter an unwanted visitors (arson, machinery theft etc.).

Q.2(1)(f) The design and external appearance of the building

The design has been carefully considered to utilise and maintain existing wall and roof structures, with the necessary building operations carried out where required and insulation introduced internally to achieve an appropriate thermal performance to meet Building Regulations requirements.

The necessary building operations required for the conversion include revisions to fenestration, recovering the roof, recladding the external masonry walls and providing non-load bearing internal partitions to form living spaces.

The design is minimalistic with regard to the change of character as it is thought appropriate for the building to retain expression of the original agricultural usage.

Q.2(1)(g) The provision of adequate natural light in habitable rooms of the dwelling houses

The design proposal takes this into consideration and all habitable rooms have sufficient natural light.

Structure

A Building Survey and Structural Analysis assessing the suitability of the existing structures for conversion has been carried out by a Chartered Building Surveyor. Refer to the separate report submitted.

5.0 ***Curtilage***

Curtilage is defined under Class X as:

i. The piece of land, whether enclosed or unenclosed, immediately beside or around the agricultural building, closely associated with and serving the purpose of the agricultural building

OR

ii. An area of land immediately beside or around the agricultural building no larger than the land area occupied by the agricultural building, whichever is lesser.

The Barn curtilage indicated is the area of land immediately beside and around the agricultural building, as indicated by the red outlines on Drawings Nos. 3972-10A & 11B. Therefore, the land/curtilage is consistent with the definition referred to.

6.0 ***Conclusion***

For the reasons described above and documents enclosed with this Prior Approval Application, it is concluded that the Barn is suitable for *conversion* to form a C3 dwelling house and meets the requirements of Class Q parts (a) and (b).

The proposal is considered appropriate under the agricultural to residential Permitted Development initiative and will improve the context of the site whilst providing the necessary dwellings desired by the Council and Government, consistent with the NPPF which seeks to provide sustainable rural growth, utilising existing buildings.