CHANGE OF USE OF LAND TO LANDSCAPING AND PARKING AREA

LAND AND BUILDINGS AT TELLINGS FARM, MINETY

SUPPORTING STATEMENT

August 2023



CHANGE OF USE OF LAND TO LANDSCAPING AND PARKING AREA

LAND AND BUILDINGS AT TELLINGS FARM, MINETY

SUPPORTING STATEMENT

August 2023

COPYRIGHT

The contents of this document must not be copied in whole or in part without the written consent of Kernon Countryside Consultants.

Authorised By: APK 08/23

Greenacres Barn, Stoke Common Lane, Purton Stoke, Swindon SN5 4LL
T: 01793 771333 Email: info@kernon.co.uk Website: www.kernon.co.uk

---

*Directors - **Tony Kernon** BSc(Hons), MRAC,, MRICS, FBIAC **Sarah Kernon***
*Consultants – **Ellie Chew** BSc(Hons), **Amy Curtis** BSc(Hons)*

CONTENTS

1 Introduction

2 The Building and the Planning Approval

3 The Proposals

4 Planning Policy of Relevance

5 Assessment

6 Summary and Conclusions

Appendices

KCC1 Approved Dwelling Plan

1 INTRODUCTION

1.1 This application follows the approval of conversion of an agricultural building to a dwellinghouse, under PL/2023/04177, approved on 20th July 2023.

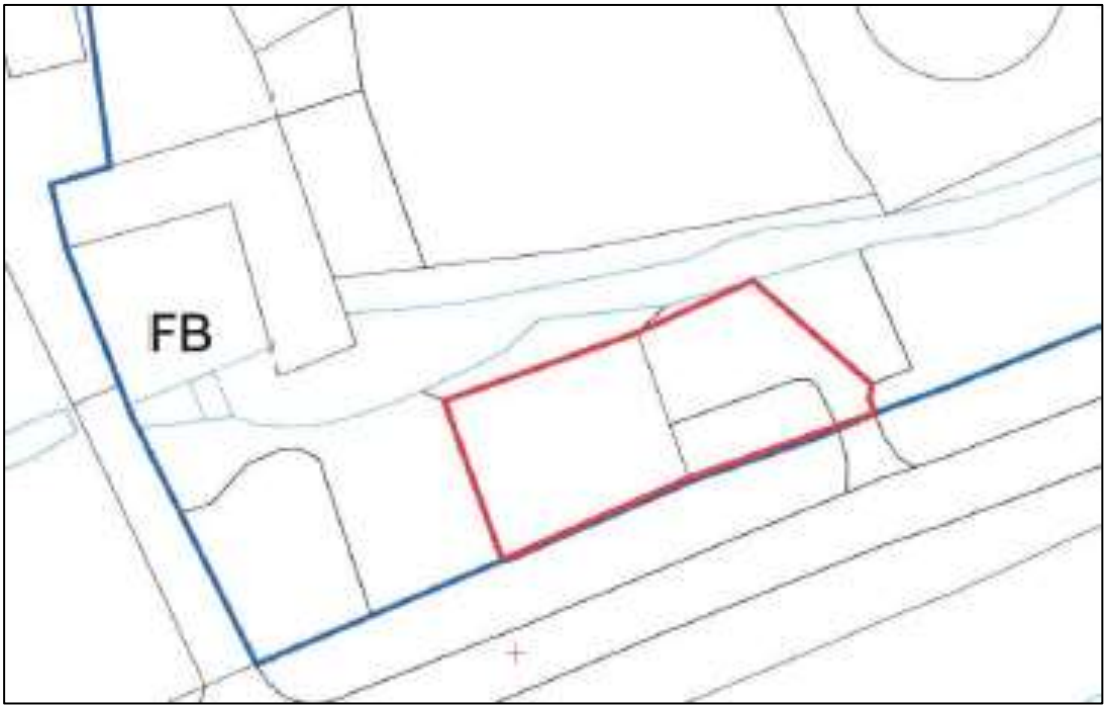
1.2 This consent was approved under the General Permitted Development Order 2015 (as amended), Schedule 2 Part 3 Class Q. This allows change of use and associated building works of agricultural buildings to dwellinghouses.

1.3 Class Q permits the change of use of **"any land within** (the building's) **curtilage"**. The curtilage is defined in part 6 as:

> "**(a) the piece of land, whether enclosed or unenclosed, immediately beside or around the agricultural building, closely associated with and serving the purposes if the agricultural building; or**
> **(b) an area of land immediately beside or around the agricultural building no larger than the land area occupied by the agricultural building, whichever is the lesser**".

1.4 The approved curtilage as follows.

Insert 1: Approved Curtilage



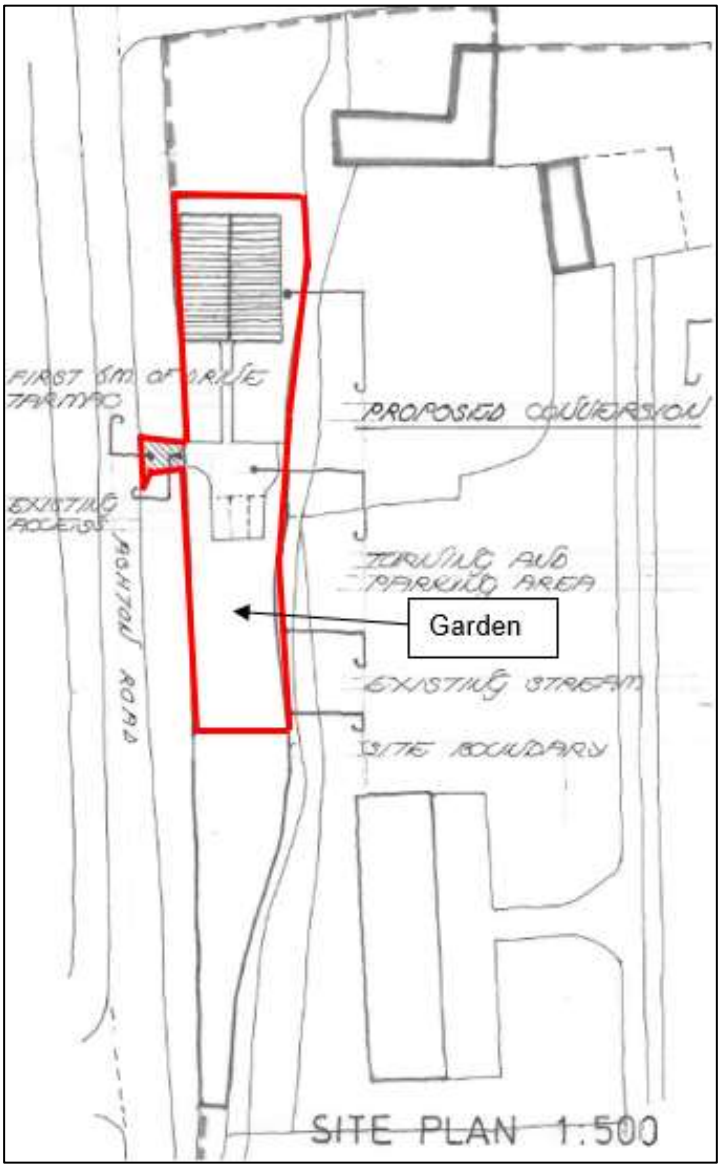
1.5 Class Q does not grant permitted development rights to create hardstandings or other "normal" residential permitted development. Specifically Class F (hard surfaces) are excluded from Class A or Part 1 of the GPDO.

1.6 As a result of the restricted Class Q allowances, the residential curtilages permitted by Class Q do not necessarily align with natural and obvious boundaries. Nor can the creation of hardstanding, parking areas, paving etc, be permitted under Class Q. This limitation also prevents the laying out of sites to provide communal bin storage or collection points, for example.

1.7 This application seeks to bring about an overall enhancement of the development by creating lawned area and parking area, than can be achieved under the permitted Class approvals.

1.8 The proposals are shown below. In short, the application site is all of the permitted garden area plus additional land, so that hard surfaces and parking can be approved. The development for which permission is sought does not include the dwellinghouse, as that is already permitted under the one consent above.

Insert 2: The Proposals



This Report

1.9 This report:

- describes the building and the site and sets out the planning approval in section 2;
- sets out the proposals in section 3;
- sets out the relevant planning policy in section 4;
- and assesses the proposals against that policy in section 5;
- ending with conclusions in section 6.

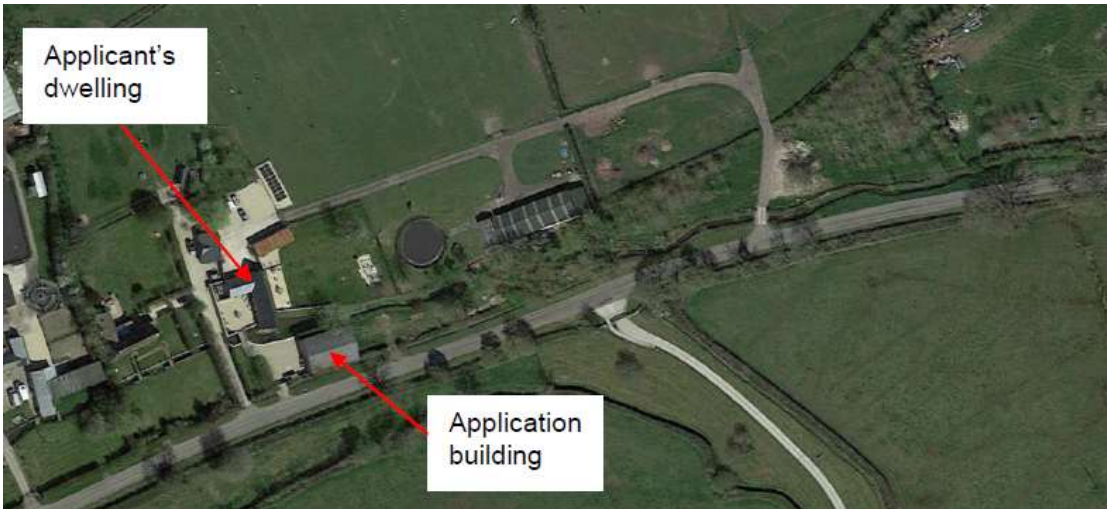
1.10 The conversion of the building, and the design, are approved already and are not proposed for alteration in this application.

2 THE BUILDING AND THE PLANNING APPROVAL

Location

2.1 The building permitted change of use under PL/2023/04177 is located to the north of Ashton Road, as shown below. The Applicant's dwelling is also shown, for reference.

Insert 3: The Location



The Building

2.2 The permitted change of use applies to one building.

2.3 The building is a steel-framed agricultural building measuring 17m by 12.5m. It has a substantial steel frame and is divided into three bays. The building is shown below. It is permitted to be converted to 1 dwellinghouse, as per the key plans in **Appendix KCC1**.

Photo 1: Eastern Elevation

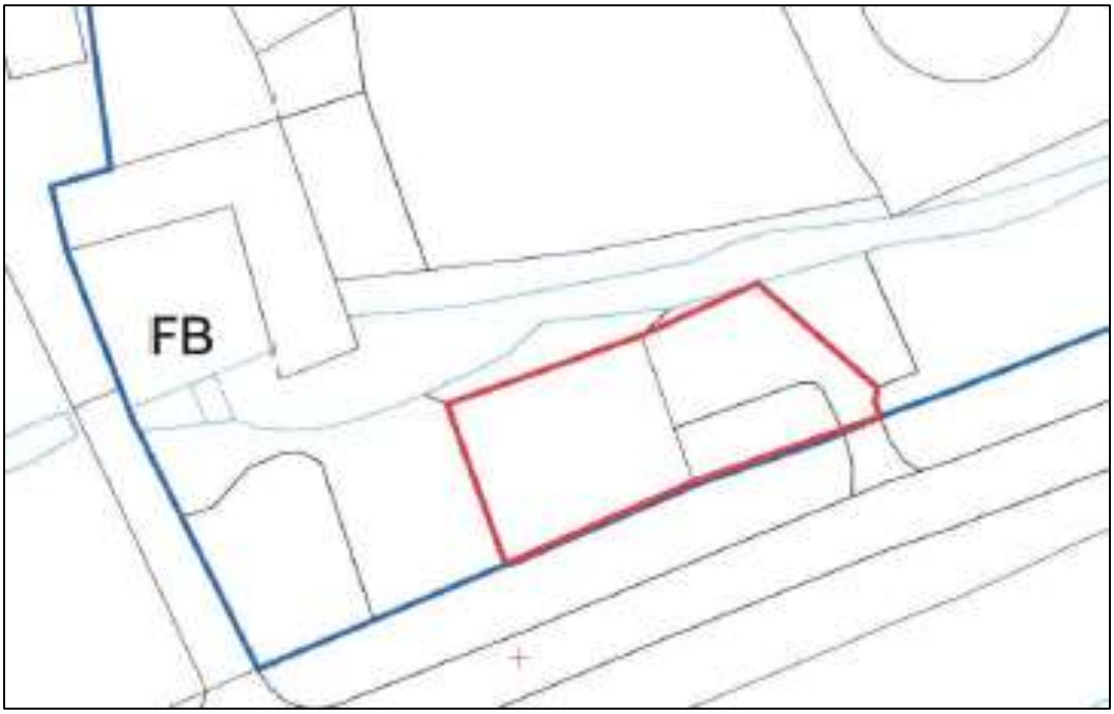


Photo 2: Western Elevation



2.5 As noted earlier, the curtilage permitted under Class Q area are limited. The permitted curtilage for the approval is shown below, on a plan.

Insert 4: The Approved Curtilage



2.6 These are then drawn on the ground on a Google Earth image. As can be seen the permitted curtilage does not follow existing fixed boundaries.

Insert 5: Approved Curtilage on Google Earth



2.7 This application seeks to ensure a more logical layout, to enable better landscaping and an area for parking.

3 THE PROPOSALS

3.1 It follows the previous proposal submitted as part of the Class Q (b) prior notification under PL/2023/0417. This application is only to extend the curtilage to the east of the building, to allow for a parking and garden area. The approved plan did not provide enough space for a garden area.

3.2 The building approved building is for conversion to a single-storey, three-bedroom dwellinghouse.

3.3 Cars would be parked to the eastern side of the building, along with the garden and proposed tarmac entrance. Proposed entrance and parking area is shown below.

Photos 3: Entrance and Parking Area



3.4 An amended location plan is submitted alongside this application, to show space for parking and a garden.

4 PLANNING POLICY OF RELEVANCE

National Policy

4.1 Planning consent has been granted for the change of use of the building and some land to C3 residential use. Accordingly the policies of most relevance are those relating to design.

4.2 The National Planning Policy Framework (2021) paragraph 130 requires that planning decisions should ensure that developments:

a) function well;

b) are visually attractive as a result of good architecture, layout and landscaping;

c) are sympathetic to local character and history, built environment and landscape setting;

d) establish a strong sense of place;

e) optimize the potential of the site; and

f) create places that create a high standard of amenity for existing and future uses.

4.3 Most of the area of the proposed curtilage is already approved for a change of use, but this application seeks a larger area to the east of the building. Changes of use permitted under Class Q do not benefit from normal residential permitted development rights to create hardstandings etc. Those areas are shown on the Block Plan.

The Local Plan

4.4 Planning consent exists for the change of use, so this application focuses on the building operations required to bring about that change of use. The Wiltshire Core Strategy (2015) policies of most relevance is as follows:

- CP41 “Sustainable construction and low carbon energy” seeks to ensure that all development is as sustainable as possible and achieves at least Level 4 of the Code for Sustainable Homes;
- CP51 “landscape” seeks to ensure that “development should protect, conserve and where possible enhance landscape character”.
- CP57 “Ensuring high quality design and place shaping” which requires development to “make a positive contribution to the character of Wiltshire”.

5 ASSESSMENT

Principles

5.1 The planning consent is in place for the change of use of the building and the change of use of some of land to curtilage. Therefore most of the development for which planning consent sought is limited to creating an extended curtilage and areas of hardstanding

5.2 It is evident that the access is already existing and therefore the proposal in effect regularises what will otherwise take place.

5.3 The Council has, through the prior determination process, already considered and approved:

a) transport and highway impacts;
b) noise impacts;
c) contamination risks on the site;
d) flooding risks on the site;
e) whether the location is impractical or undesirable;
f) the design and external appearance;
g) the provision of adequate natural light.

5.4 Therefore the issues that fall to be considered in this case should be limited to the effect on openness of the small extra area of associated landscaping and parking considerations.

Details of the Proposals

5.5 There will be no harm to the openness of the small area of additional garden proposed. These areas will not contain buildings or domestic paraphernalia that might harm openness, and are well contained visually, as shown below.

Photo 4: From the East of the Barn



5.6 The existing vegetation that screens the site is evident from aerial imagery. The following Google Earth shows the established vegetation about the proposed garden area.

Insert 6: Google Earth Image



5.7 The following photo shows the roadside hedges cut, it is clear that the small area of extra garden will not harm the landscape.

Photo 5 and 6: Roadside hedges



Local Plan Considerations

5.8 Against the local plan policies set out in section 4, we consider that local character will be met and hence policy CP57 is complied with. The design is simple and strives to respect the agricultural style and character of the farmyard, yet through careful design to contribute positively to the area, as required under CP51.

6 SUMMARY AND CONCLUSIONS

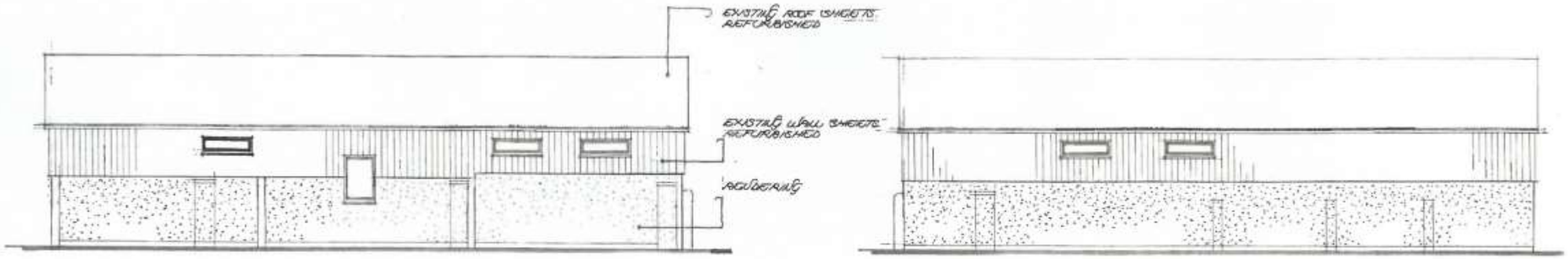
6.1 The change of use of the building to one dwelling is already permitted.

6.2 The proposal therefore seeks consent for the change of use of one small area of land over and above those approved and the parking area shown on the plan.

6.3 The small area of extra garden land and hardstanding will, in common with the permitted areas, be restricted to prevent the erection of garden buildings etc. Accordingly they will remain open, and as such will not harm the openness and therefore complies with NPPF paragraph 146.

Appendix KCC1

Permitted Dwelling Plans



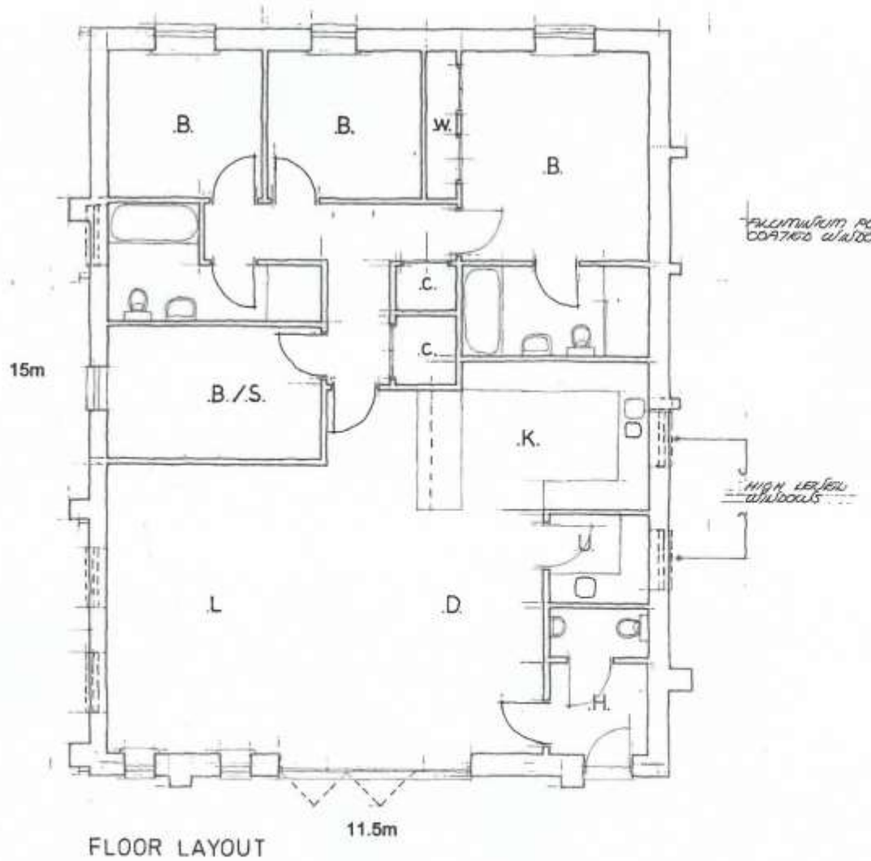
SOUTH ELEVATION

NORTH ELEVATION

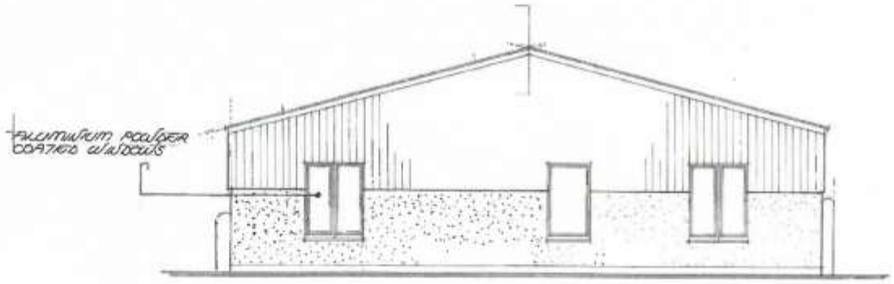
0m 1m 2m 3m 4m 5m

1:100

SCALE IF PRINTED AT A3



FLOOR LAYOUT



WEST ELEVATION



EAST ELEVATION

Room	Room Dimensions (m)	Window Dimensions (m)
Kitchen	4 x 3	1.2 x 0.3
Living/Dining Room	9 x 5 6.3 x 0.8 1.8 x 1.5	0.5 x 1.5 0.5 x 1.5 0.8 x 1.9 0.8 x 1.9 0.8 x 1.9 0.8 x 1.9 0.8 x 0.4 0.8 x 0.4 0.8 x 0.4 0.8 x 0.4 1.2 x 0.3 1.3 x 0.3
Utility	2 x 1.8	1.2 x 0.3
Bathroom/ Shower	4.5 x 2.8	0.7 x 1
Bedroom 1	3.2 x 3	0.5 x 1.5 0.5 x 1.5
Ensuite 1	4.5 x 1.2 1.8 x 1.2	1.2 x 0.3
Bedroom 2	3.2 x 3	0.8 x 1.5
Bedroom 3	3.8 x 4.3	0.5 x 1.5 0.5 x 1.5

Gross Internal Floor Space = 154sq^2

PLAN	KCC2827/03A
TITLE	Proposed Floor Layout and Elevations (Rev.A)
SITE	Tellings Farm
CLIENT	Alexandra Dupree
NUMBER	KCC2827/03A 05/23cb
DATE	May 2023 SCALE 1:100 at A3

KERNON COUNTRYSIDE CONSULTANTS LTD
Greenacres Barn, Purton Stoke, Swindon SN5 4LL
Tel 01793 771333 Email info@kernon.co.uk



Greenacres Barn, Stoke Common Lane, Purton Stoke, Swindon, Wiltshire SN5 4LL
Telephone: 01793 771333 • Email: info@kernon.co.uk • Website: www.kernon.co.uk