DESIGN AND ACCESS STATEMENT

Application:	Prior Notification of proposed change of use of 1. No agricultural building to 1. No residential under Class Q.
Property:	Barn at Piccadilly, Folly Lane, Lacock, Chippenham, Wiltshire SN15 2LP
Client:	Mr S and Mrs R Williams
Date:	November 2023
Agent:	Beatrice Foale BSc (Hons) MRICS FAAV

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This statement has been set out as suggested in the publication entitled 'Design and access statements how to write, read and use them' published by the Commission for Architecture and the Built Environment'. This guidance document has been published to accompany the government.

1.0 INTRODUCTION

The purpose of this report is to identify and report upon planning considerations in terms of the design & access in respect of the conversion of an agricultural building into 1 no. residential dwelling under Permitted Development - Class Q.

The applicant is Mr S & Mrs R Williams the owners of the Barn at Piccadilly, Folly Lane, Lacock, Chippenham, Wiltshire SN15 2LP.

This document has been submitted alongside the Prior Notification Form, Location Plan, Site Plan, Drawings and Structural Survey.

2.0 BACKGROUND AND SITE INFORMATION

The application relates to the agricultural building located on the outskirts of Lacock, adjoining the residential property to the east and caravan site and residential property to the west. The building formed part of the nursery formally comprising circa 20 greenhouses over the site along with adjoining pasture land. A majority of the greenhouses have been removed with a few remaining and the land now grazed by cattle.



The property was formerly run as a nursery by the applicant's parents supplying salad to the markets in Birmingham from the 1960's until the early 2000's where the business became

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unviable due to change in market trends and the applicants' parents retiring. The subject building was used as a packing and sorting shed as part of the agricultural business.

An application was submitted in December 2003 for the change of use of former nursery building to B8 storage with associated office space, however, the permission was never implemented, and the building has remained agricultural.

The agricultural building is to be converted into a modest four-bedroom dwelling with an internal floor space of 180m^2 and therefore considered as a 'large' dwelling under Class Q.

The site is not subject to any site-specific designations and is not within article 2(3) land, SSSI, safety hazard area or military explosives storage area. The site also does not contain a scheduled monument and is not listed.

3.0 PROPOSAL

The proposal seeks planning permission for the conversion of the existing agricultural building into a four-bedroom single storey dwelling.

The accommodation will extend in all to approximately 180m^2.

4.0 DESIGN AND VISUAL AMENITY

The proposed building adjoins the applicants existing caravan site and residential dwelling to the east. The proposed conversion will utilise the existing curtilage and structure and remain relatively unchanged by the proposed conversion.

The existing roofing sheets are in reasonable condition and could be retained, however, it is proposed to replace with a new aluminium roofing along with new window and door openings. The existing concrete block walls will be rendered to match the existing along with the retention of the external timber cladding. Proposed new openings will sit flush with the exterior and have been positioned so that they do not overlook the adjoining residential property.

The main frames are in good condition. Internally the building will be dry lined with suitable insulation, weather proofing and subdivided by stud partitioning.

Full drawings accompany this application.

5.0 HIGHWAYS / TRANSPORT

The proposal will utilise the existing access and is proposing three off-street parking spaces which is considered in line with Wiltshire's parking standards. There are no amendments proposed at the highway junction and vehicles will be able to access and egress the site in a forward gear with ample turning space within the site.

There is no detrimental impact on highway safety when compared to the existing authorised use.

6.0 FLOODING

The Site is located within an area classified as Flood Risk Zone 1 thus considered to have a low probability of flooding as identified by the Environment Agency Flood Risk Map.

7.0 VIABILITY

It is considered that the building is of permanent and substantial construction and will not be significantly changed in order to become residential accommodation. A structural survey accompanies this application.

Furthermore, the proposal is not considered to adversely affect the operation of an existing business but will enhance the site and will make use of an under used building, which could fall into disrepair in the future and then have a negative impact of the area.

8.0 PLANNING POLICY

The Town and Country Planning (General Permitted Development) (England) Order 2015 – Class Q sets out the requirements to convert agricultural buildings to dwellinghouses. In order for Class Q to be permitted the following limitations must be satisfied under Q.1.

(a) The site was 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 building was constructed and utilised as part of the nursery business at the site as described in section 2. The building satisfies part a.) ii.) being a building in agricultural use before 20th March 2013 and as its last use.

Section 336 of The Town and Country Planning Act 1990 provides the definition of agriculture "...includes horticulture, fruit growing, seed growing, dairy farming, the keeping and breeding of livestock (including any creature kept for the production of food, wool, skins, fur, or for the purpose of the farming of the land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes, and 'agricultural' shall be construed accordingly".

The building was utilised solely as part of the former nursery as a packing and sorting shed which as described above is included within the definition of agriculture. Since the end of the nursery business the building has remained as agriculture and as its last use since the 20th March 2013.

(b) the cumulative floor space of the existing building or buildings changing use under Class Q within an established agricultural unit does not exceeds 450 square metres;

The cumulative floor space of the proposed conversion extends to 180 square metres and does not exceed the threshold of 450 square metres under point (b).

(c) the cumulative number of separate dwellinghouses developed under Class Q within an established agricultural unit does not exceeds 3;

The proposal includes one large dwellinghouse, below the threshold of 3 under point (c).

(d) the site is not 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;

For points (d) and (e) above, I can confirm that the application building is not and has not been occupied under an agricultural tenancy, nor has a tenancy been terminated.

(f) development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has not 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;

No new agricultural development as cited at Q.1 (f) has been executed within the stated time frame.

(g) the development would not result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point;

The proposed conversion will utilise the curtilage of the existing building and no further extensions are proposed. The external material will be retained or replaced to match as described in section 4. Proposed openings will sit flush with the exterior to ensure they do not extend beyond the external dimensions.

(h) the development under Class Q (together with any previous development under Class Q) would not 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;

No previous development has occurred under Class Q and the proposal is below the 450 sqm threshold.

(i) the development under Class Q(b) would not consist of building operations other than—

(i) the installation or replacement of (a) windows, doors, roofs, or exterior walls, or (b) 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);

A structural survey has been included as part of this application, demonstrating that the building is of a permanent and substantial construction and that the proposed conversion does not exceed the scope permitted by Class Q. The structural report provides evidence that the building is capable of conversion and the proposed works are similar to those approved elsewhere, including both block built and timber framed buildings.

The proposed works to the building are described in section 4 with a majority of the proposed works being internal and therefore fall outside the scope of works to be assessed under Class Q.

Paragraph 105 of the Planning Practice Guidance states 'Internal works are not generally development. For the building to function as a dwelling it may be appropriate to undertake internal structural works including to allow for a floor, the insertion of a mezzanine or upper floors within the overall residential floor space permitted, or internal walls, which are not prohibited by Class Q'.

The replacement of the roof and window and door openings are considered to be in line with Q.1 (I) and were addressed at appeal in the local authority under reference 17/06412/PNCOU, the inspectors comments make reference to the replacement of roofs under Class Q as follows;

'The roof of Barn B was originally finished in slate tiles but this is now in a poor state of repair and has been covered with corrugated sheeting. The report on the visual structural inspection of the building notes that extensive repair works to replace and repair purlins rafters, battens and wall plates are required and also it would appear new slates would be needed in places. However, again, Class Q allows for the replacement of roofs. There is a roof in place, and its replacement, in my opinion, would amount to works reasonably necessary to facilitate the permitted change of use'

The report makes applies the Hibbitt Judgement to consider if the collective works go beyond conversion and are considered as a rebuild. The application building are demonstrated in the structural survey is structurally sounds and capable of conversion. Taking into consideration the above the proposed works allowed under Q.1 demonstrate that the building is capable as functioning as a dwelling, both in design and structural capability.

(j) the site is not on article 2(3) land;

The site is not within article 2(3) land.

(k) the site is not, or does not forms part of (i) a site of special scientific interest; (ii) a safety hazard area; (iii) a military explosives storage area;

The building does not form part of an SSSI, safety hazard area or a military explosives storage area.

(l) the site is not, or does contains, a scheduled monument; or

The site is not and does not contain a scheduled monument.

(m) the building is a not listed building.

The building is not listed.

The above commentary has demonstrated that the development is in accordance with the limitations at Q.1 of the Permitted Development - Class Q. Where the development proposed under Class Q satisfies the limitations under Q.1, development is permitted if the following conditions under Q.2 are met.

(a) Transport and Highway Impacts of the Development

As stated in section 5, the proposal is easily accessed from the public highway with good visibility splays. There will be ample room within the site to turn and enter and exit in a forward gear. The development will provide three parking spaces, which is considered sufficient given the size of the proposal.

There is no detrimental impact on highway safety when compared to the existing authorised use.

(b) Noise

The application is not a noisy development and within a rural location. The proposal will sit in keeping with the adjoining existing residential uses.

(c) Contamination risk of the site

The building has been within a clean agricultural use and therefore it is not considered that any contamination issues arise from the proposed use as a residential dwelling.

(d) Flood Risk of Site

The building sits in Flood Zone 1, an area at low risk of flooding.

(e) Whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from an agricultural use to a use falling within Class C3 (Dwellinghouses) of the Schedule to the Use Classes Order

Impractical means that the location and siting would "not be sensible or realistic", and undesirable reflects that it would be "harmful or objectionable". The building is in a rural location but not considered remote with other residential properties and the camp site adjoining. The building has existing good access to the highway with services and amenities easily accessible.

The proposed use is not considered harmful to the amenity or neighbouring residential uses.

(f) Design and Appearance of the building

As shown on the drawings the building will retain its simple form and curtilage and remain in keeping with the rural character of the site.

9.0 CONCLUSION

The conversion of the existing building into residential is considered to meet Class Q policy and will not impact the locality. The proposal will sit sympathetically within the existing property and will retain its existing structure and features.

SIGNED: .....

Beatrice Foale BSc (Hons) MRICS FAAV
Rural Surveyor | RICS Registered Valuer

DATE: **November 2023**