PLANNING STATEMENT

CHANGE OF USE OF AGRICULTURAL BUILDING TO 1NO. DWELLINGHOUSE

(NOTIFICATION UNDER CLASS Q OF THE GPDO)



HILLSIDE FARM, LITTLE CHEVERELL, DEVIZES, WILTSHIRE, SN10 4JZ

ON BEHALF OF MR TURNER

TOWN AND COUNTRY PLANNING ACT 1990

www.rawplanning.co.uk l admin@rawplanning.co.uk
RAW Planning Ltd l Company No. 11899496

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1. INTRODUCTION

1.1 This Statement is submitted to accompany a notification made under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Hereafter referred to as 'the GPDO'.

1.2 The above regulations under Class Q allow eligible agricultural buildings to be converted to one or more dwellings (Use Class C3) without the need for full planning permission. This is subject to an application to a local planning authority for a determination as to whether the prior approval of the authority will be required. The procedures relating to a prior approval application are set out within Paragraph W of Schedule 2, Part 3 of the GPDO.

1.3 The legislation is broken into two parts; Class Q (a) which grants permission for the change of use, and Class Q (b) which grants permission for building operations reasonably necessary to convert the building to a dwellinghouse. This application seeks permission under both Class Q (a) and (b).

1.4 This Supporting Statement seeks to demonstrate the proposals compliance with the relevant criteria set out in Paragraphs Q.1 and Q.2 of the GPDO.

1.5 The Statement should be read in association with the following plans prepared by AD Draughting:

- Location Plan and Block Plan dwg no: 1376-01
- Existing Elevations and Plans dwg no: 1376-02
- Proposed Elevations and Plans dwg no: 1376-03E
- Flood Risk Assessment, prepared by Calibro Consulting.
- Structural Report, prepared by JCP Engineers.

2. THE BUILDING

2.1 The application site is located off Low Road, which links the settlements of Great Cheverell and Little Cheverell, see figures below. The site lies approximately 500m east of Great Cheverell.

2.2 The barn is accessed via an existing concrete driveway off Low Road. The barn has a north-south orientation, with existing grassland to the north and the east, which is owned by the applicant.



Image 1: Location of site (outlined in black) in proximity to Great Cheverell.

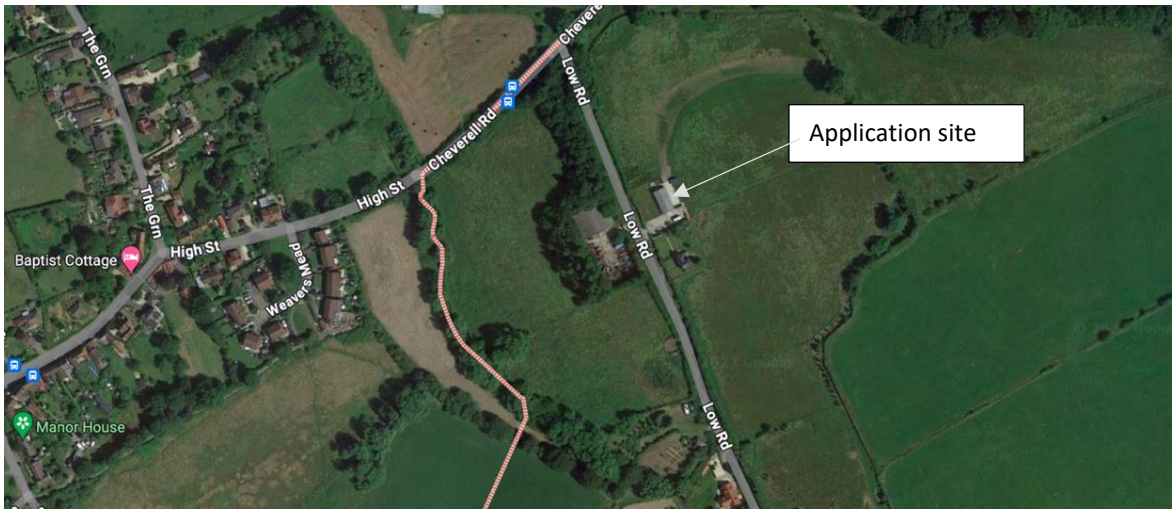

Image 2: Site Location In aerial view

2.3 The building is owned by the applicant, who lives in the adjacent property. Of interest, the building on the opposite side of the road to the application site is currently being converted into a dwelling having been granted planning permission.

2.4 The land surrounding the application site is agricultural in nature as seen in Image 2 above.

2.5 The building is constructed of well-structured walls comprised of breeze blocks and a corrugated roof with existing support structures. The barn has metal sliding doors and is in good structural condition. A retaining fence is in place around the barn which provides a clear curtilage boundary to the north, east and west. A concrete apron exists outside of the building on the southern side to provide parking facilities and access to Low Road.



Image 3: Concrete driveway



Image 4: Internal view looking south



Image 5: Internal view looking north



Image 6: West Elevation



Image 7: North Elevation



Image 8: East Elevation



Image 9: Existing Gate Access into field

2.6 A public right of Way (CHEM8) runs south from the site approximately 100m west off the left-hand side of Low Road. This provides pedestrian access to Great Cheverell by meeting another public right of way (CHEM8, 7 and 6) to local infrastructure and amenities.

3. CLASS Q.1 CONSIDERATIONS

3.1 This section sets out an analysis of the proposals against the requirements of Q.1 of the GPDO.

Criteria (a) - Agricultural use

3.2 The agricultural site and the surrounding land have been in the ownership of the applicant's family since 1932. The current holding consists of 12.62 acres of land which, over the years, has been used for: dairy farming, grazing cattle, sheep, and for harvesting hay.

3.3 The building subject to this Class Q application came into the applicant's personal ownership in 2012. Since then, the building has been used to store animal feed, hay, agricultural machinery, equipment and materials. The applicant conducted farming duties associated with an established agricultural unit prior to and including the 20th March 2013, with use of the building in support of these activities. The building is now largely redundant and not required for its previous agricultural purposes.

3.4 The onus of proof is upon the applicant to show that the building was used solely for agricultural purposes as part of an established agricultural unit, on or before 20th March 2013, and the relevant test is 'the balance of probability'.

Criteria (b) – Larger dwellinghouse

3.5 The proposal comprises 1no. larger dwellinghouse with a total gross internal area of 183sqm. The proposal therefore does not exceed the maximum number or floor area of smaller dwellinghouses developed under Class Q.

Criteria (c) – Smaller Dwellinghouse

3.6 The proposal does not propose any smaller dwellinghouses.

Criteria (d) – Number of dwellings

3.7 There are no other dwellings on the agricultural unit that were formed under Class Q. As such, the cumulative floorspace and separate dwellinghouse thresholds have not been met.

Criteria (e) - Agricultural tenancy

3.8 The site is not occupied under an agricultural tenancy.

Criteria (f) – Termination of agricultural tenancy

3.9 An agricultural tenancy has not been terminated within the last year.

Criteria (g) – Other agricultural permitted development

3.10 The applicant has not exercised any permitted development rights under Class A (a) or Class B (a) of Schedule 2, Part 6 of the GPDO since 20th March 2013.

Criteria (h) – External dimensions

3.11 The proposed development would not result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point (with reference to proposed elevations and plans).

Criteria (i) – Building operations

3.12 A structural survey has been carried out with JCP Engineers which should be read in conjunction with this statement.

3.13 The only building operations proposed are to the extent reasonably necessary for the building to function as a dwellinghouse and are in accordance with the criteria set out in the legislation and the subsequent supporting National Planning Practice Guidance (PPG). The criteria allows for the installation or replacement of windows, doors, roofs, exterior walls, water, drainage, electricity, gas or other services; and for the partial demolition to the extent reasonably necessary to carry out these building operations.

3.14 The existing ground floor of the building is 137sqm GIA and comprises one large open space in the central part of the building with smaller rooms in the four corners. The proposed conversion would involve largely keeping the spaces that are divided by walls, and adding some additional stud walls to create a bathroom and bedroom. On the ground floor, the dwelling would comprise an open plan living/kitchen/dining area; two bedrooms two bathrooms, an office and plant room.

3.15 On the eastern elevation, it is proposed to insert a bi-fold door to allow access onto the garden area from the open plan living area where there are currently windows. It is proposed to insert a mezzanine floor which would accommodate a study and relaxing area. By adding the mezzanine, this increases the total GIA to 183sqm.

3.16 The building is in good structural condition and are therefore capable of conversion, without the addition of any new structural elements. There are some recommendations made by the structural engineer which includes the cleaning of the tubular steel trusses and re-painting them with a protective paint. There is also a recommendation to insert some localised steel or timber framing at the northern elevation gable end in place of some internal buttressing which is proposed to be removed. In order to create the opening for the bi-fold doors, a steel or timber lintel would need to be inserted to frame out

the opening. As this is not essential for the principle of conversion it is considered to be allowed under the regulations.

3.17 The JCP report concludes that the building is sound and capable of supporting the proposed works.

Criteria (j) – Article 2(3) land

3.18 The site is not within an Area of Outstanding Natural Beauty, a National Park, a World Heritage Site, The Broads or a Conservation Area (Article 2(3) land).

Criteria (k) – Restricted sites

3.19 The site is not, and does not form part of: a site of special scientific interest; a safety hazard area; or a military explosives storage area

Criteria (l) – Scheduled monument

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

Criteria (m) – Listed building

3.21 The building is not listed, nor is it within the curtilage of a listed building.

3.22 Accordingly, the above permitted development criteria are therefore deemed to be satisfied. Therefore the Council needs to consider whether or not it requires prior approval, and if it does so require whether it gives that approval, to the discretionary conditions in Q.2.

4. CLASS Q.2 CONSIDERATIONS

4.1 This section sets out an analysis of the proposals against the considerations of Q.2 (1) of the GPDO.

Criteria (a) – Transport and highways

4.2 The agricultural building is accessed via an existing concrete driveway off Low Road. Visibility is sufficient to enable vehicles to enter and exit the site safely without causing any obstruction to other highway users or pedestrians. The proposed site plan demonstrates the site can accommodate sufficient parking and a turning area.

4.3 The introduction of 1no. dwelling on the site is not considered to result in a material change to the character of traffic in the vicinity of the site, taking into consideration the lawful use of the site. It is considered that the proposal is acceptable in transport and highway impact grounds. It is expected that this development will only contribute to an increase of up to two cars being used in the site vicinity.

4.4 Agricultural traffic onto Low Road from the current use of the building on the site will be eradicated with this Class Q change of use to residential. Private car use of up to two cars would replace existing agricultural traffic.

4.5 There is a bus stop at the top of Low Road where it meets Cheverell Road (c. 200m away) which operates routes to neighbouring towns and villages.

Criteria (b) – Noise

4.6 The agricultural building is not located near any other agricultural buildings that are in active use. The building is located next door to, and opposite other residential dwellings. Construction noise would kept to sociable hours. However, there are not expected to be any long-term noise implications either from or to the proposed residential use of the building.

Criteria (c) – Contamination

4.7 Due to the agricultural nature of the building's original purpose and use, there is no reason to suspect that there are any contamination risks within the building that would require the Council's prior approval or which could not be dealt with by condition.

Criteria (d) – Flood risk

4.8 The building is located within an area of low flood risk (Flood Zone 1). Moreover, as outlined in the Flood Risk Assessment for the site, it is at negligible risk to any ground water flooding, sewer flooding

and is very low risk of surface water flooding. Importantly, given there is no alteration to the existing impermeable footprint of the site there is negligible impact on local drainage systems.

4.9 Any newly created drainage for surface water will ensure that any discharge will not increase the chance of flooding elsewhere.

4.10 From a recent site visit conducted 9/01/24 there is no indication of any lasting impacts of the recent flooding (Storm Henk) on the site considering the topography of a downwards hill slope of grasslands towards the application site and further onto Low Road. There is an existing drain on the application site proposed car parking area.



Image 10: The driveway following heavy rainfall in January 2024

Criteria (e) – Practicality and desirability

4.11 The Regulations state that the change of use will be permitted provided that the location and siting of the building does not make it impractical or undesirable for the building to change from agricultural use to a dwellinghouse. In this regard, the NPPG confirms that 'impractical' or 'undesirable' are not defined in the regulations, and the local planning authority should apply a reasonable ordinary dictionary meaning in making judgement.

4.12 Impractical reflects that the location and siting would 'not be sensible or realistic', and undesirable reflects that it would be 'harmful or objectionable'.

4.13 The location and siting is not considered to be impractical or undesirable for the following reasons:

- The location of the building is not considered to be isolated as it lies near to the villages of Little Cheverell and Great Cheverell which includes a village store and a pub.
- There is a bus stop within 200m of the building which operates routes to neighbouring towns and villages.
- The building is not sited in close proximity to other uses such as intensive poultry farming buildings, silage storage or buildings with dangerous machines or chemicals.
- The domestication of the building and its curtilage would not be particularly apparent in the surrounding landscape as it is screened by existing hedges and trees.
- Vehicular and pedestrian access is already in place.
- The change of use would make good use of an existing redundant agricultural building and would contribute to the authority's housing supply.

4.14 For the above reasons, it is concluded that the location and siting of the building would not make it impractical or undesirable for it to be used as a dwellinghouse.

Criteria (f) – Design and appearance

4.15 The proposals for the design and appearance of the dwelling are shown on the submitted plans. The nature and appearance of the building will not be inappropriate in the setting and would retain its original character. As seen from the drawings, the existing building is sound and substantial with a simple shape that would be retained by the conversion.

4.16 The design of the conversion seeks to enhance the visual appearance of the building, maximise the use of the space available and ensure the practicality and usefulness of the living space by creating an open plan area and introducing a mezzanine floor. Existing openings are utilised, and new openings are limited.

4.17 As per the proposed plans (1376-03E), roof lights are being utilised to provide sufficient natural light. This is supported by the wall cladding to ensure design is in keeping with softening the existing fabric and the existing surrounding uses. Cladding will support the client's ambition in terms of the agricultural building's domestication in a rural aesthetic.

4.18 Proposed double access doors open onto the existing rear grass yard which would not be visible from Low Road. The design of the proposed dwelling will have a positive uplifting effect on the character of

the local area when compared to existing built form. The land around the dwelling will be attractively landscaped and the residential garden space will not be unduly prominent when viewed in the context of the countryside. As a result, the proposal will enhance the building and its immediate setting.

5. CONCLUSION

5.1 The application proposal is for the change of use of one agricultural building together with associated building operations to form one dwelling.

5.2 This Statement clearly demonstrates that the proposed change of use and building operations proposed are permitted development, as the proposal satisfies the requirements set out in Paragraph Q.1 of GPDO.

5.3 The proposed dwelling would not unacceptably impact upon the safe or efficient use of the highway network, would not give rise to any unacceptable long-term noise impacts, would not increase flood risk and is not at risk from contamination. The building is not isolated, is already connected to the highway network and to electricity and water supplies.

5.4 The proposed dwelling is not situated in close proximity to any other uses which are incompatible with residential use. Residential use is not therefore impractical or undesirable in this location. Lastly, the proposed design and appearance seeks to enhance the building and its immediate setting. The proposal therefore meet the conditions set out in paragraph Q.2 (1) of the GPDO.

5.5 The Council's confirmation that this permitted development can proceed is therefore sought.



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