

APPLICATION FOR PRIOR NOTIFICATION – PART 3 CLASS Q CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/09283
APPLICATION TYPE:	Prior approval Part 3 Class Q: Agricultural buildings to dwellinghouses
SITE ADDRESS:	UPPER PAVENHILL FARM, UPPER PAVENHILL, PURTON, SWINDON, SN5 4DQ
DEVELOPMENT DESCRIPTION:	Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) – Part 3, Class Q, Conversion of Existing Building to Create 2No New Dwellings
RECOMMENDATION:	That Prior Approval is required and GRANTED

SITE DESCRIPTION/CONTEXT

The application relates to a modern, general-purpose agricultural storage building at Upper Pavenhill Farm, Upper Pavenhill, Purton. The building sits at the northern end of Upper Pavenhill, within a small group of modern farm structures, and is surrounded predominantly by fields and boundary vegetation. Two barns in separate ownership lie to the south-west at “land at the Old Dairy”, where the closest building has previously been granted prior approval for residential conversion on appeal (ref. PL/2022/05678), however, an application is pending within the site for PL/2024/11261, provision of a single self-build dwelling and ancillary outbuilding.

The agricultural building was previously used as the main farm store for vehicles and feedstuffs, and more recently for general storage. It is of a design typical of modern farm buildings. Floors are concrete; the external envelope comprises traditional agricultural finishes, lower concrete walls, upper agricultural cladding, and steel framing. Access is via an established, hard-surfaced farm track that connects directly to the public highway and serves the wider yard.

The site is not within a conservation area, AONB/National Landscape, the Broads, a National Park or World Heritage Site; it does not contain or form part of a SSSI, safety hazard area, military explosives storage area, scheduled monument, or listed building/curtilage. The site is not identified as being at risk of flooding (Flood Zones 2 or 3). The site is located within the North Meadow & Clattinger Farm SAC (EU Code UK0016372) Outer Zone.

PROPOSAL

Prior approval is sought under Class Q (a), (i) and (c) of the GPDO to convert the building to 2 no. 4 bed dwellings (each c. 137.7 m², total 275.4 m²), with no extension proposed and only those building operations reasonably necessary for conversion, including the removal of the mezzanine floor. The proposal would utilise existing hardstanding within the farmyard at the front elevation to provide parking for 3 vehicle parking units. The private garden ground would be to the front and sides of each unit, again utilising part of the front yard.

- **External works:**
 - Installation/replacement of windows and doors
 - Minor alterations to external cladding for openings.

- Retention of timber boarding with localised render finish for weatherproofing.
- **Internal works:**
 - Damp-proof course and membrane over existing concrete slab.
 - Insulation to floors, walls, and roof to meet Building Regulations.
 - Stud partitions to create rooms; vapour control layer and plasterboard finish.
 - Installation of services (water, drainage, electricity).

RELEVANT LEGISLATION, POLICY AND GUIDANCE

This application is assessed under Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), which grants planning permission for certain types of development described in Schedule 2 of the Order. The grant of permission is subject to the limitations, conditions, and provisions set out within the relevant Classes of permitted development.

Under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), certain changes of use and associated operations may be permitted subject to prior approval from the Local Planning Authority.

Conservation of Habitats and Species Regulations 2017 (as amended)

RELEVANT PLANNING HISTORY

Proposal / Summary
15/04640/AGD - Agricultural & Forestry - Detailed matters Decision - Prior Approval Not Required Date: 16/6/2015 – General Purpose Agricultural Building
Other relevant Planning History
PL/2024/11261 Provision of a single self-build dwelling and ancillary outbuilding, incorporating existing barn structures (in lieu of extant Class Q consent granted under application reference PL/2022/05678) – Pending Consideration
PL/2021/11120, Notification for Prior Approval under Class Q for the Conversion of Existing Agricultural Building into a Dwelling house Prior Approval Refused 20/01/2022
PL/2021/05691 Notification for Prior Approval under Class Q for a Proposed Conversion of Agricultural Building into a Dwellinghouse (Use Class C3) and for Building Operations Reasonably Necessary for the Conversion Refused 28/01/2022

CONSULTATIONS

Wiltshire Council Highways Officer:

No highway objection subject to addressing the Public Right of Way (PROW) issue, as the building sits on Footpath PURT34 and will require consultation with the Countryside Access Team for diversion. Parking provision (3 spaces per dwelling) meets standards, and the access is not considered to be significantly intensified. However, the site's location outside the settlement boundary raises sustainability concerns due to reliance on private car and lack of pedestrian/cycle facilities.

Update: Revised plans have since been submitted and accepted, relocating garden and parking areas so the PROW remains unobstructed at all times. The proposal would therefore no longer result in harm

Wiltshire Council Public Rights of Way Officer:

An objection was raised because Footpath PURT34 runs through the site and was not shown on the plans; the original layout appeared to obstruct the route with a garden fence and parking space. The officer requested clarification or a diversion application.

Update: Revised plans have since been submitted and accepted, relocating garden and parking areas so the PROW remains unobstructed at all times. The proposal would therefore no longer result in harm

Wiltshire Council Public Protection Officer:

We would have no reason to object to this application. I cannot be sure from the pictures included in the covering letter for the application, if the current roof for the building to be converted is comprised of asbestos cement-based material. If so, then we would recommend a condition to ensure that this is dealt with appropriately and disposed of in line with current guidance. Otherwise, no need for a condition.

Wiltshire Council Drainage Officer:

No comments.

Wiltshire Council Ecology Officer:

No objection but notes because this proposal falls within the North Meadow SAC recreational impact zone, the applicant should be reminded of their obligations to comply with Article 3 - (1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) to ensure that the development complies with regulations 75 to 78 of the Conservation of Habitats and Species regulations 2017.

ASSESSMENT

This application seeks prior approval under Class Q, which sets out the provisions, limitations and conditions for the permitted development right to change the use of “buildings on agricultural units and former agricultural buildings to dwellinghouses” as follows:

Q. Development consisting of—

(a) a change of use of—

- (i) a building that is part of an established agricultural unit and any land within that building's curtilage, or*
- (ii) a former agricultural building that was (but is no longer) part of an established agricultural unit and any land within that building's curtilage,*

to a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order,

(b) development referred to in sub-paragraph (a) together with the extension of the building referred to in sub-paragraph (a), or

(c) development referred to in sub-paragraph (a) together with building operations reasonably necessary to convert the building referred to in sub-paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule or to extend that building.

For the purposes of the PD right, the building's curtilage is defined by para. Q.3 as being:

(a) the piece of land, whether enclosed or unenclosed, immediately beside or around the agricultural building, closely associated with and serving the purposes of 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;

Does the Proposal Qualify as Permitted Development?

Development under Class Q is subject to a number of conditions and limitations. Development is not permitted by this class if any of the specified restrictions apply. These are set out at Appendix 1. Subject to compliance with these criteria and any limitations or conditions specified within the Order, the proposed development may be considered permitted development.

Having completed the detailed checklist at Appendix 1, it is concluded that the proposed development qualifies as permitted development under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and the assessment may now proceed to consider whether prior approval is required by the LPA.

In addition to the limitations set out in Paragraph Q.1 of the GPDO, case law has established that certain proposals may exceed the scope of a "change of use" and instead constitute the construction of a new dwelling. In such instances, the development would fall outside the permitted development rights granted under Class Q. Therefore, it is necessary to assess whether the proposed works amount to a genuine "conversion" of the existing agricultural building, or whether they effectively result in a "replacement building." The Planning Practice Guidance (PPG) provides helpful clarification on this point, emphasising that the structural integrity and extent of building operations must be considered when determining whether a proposal qualifies as a conversion under Class Q. More specifically the PPG¹ provides the following guidance in this regard:

"The right allows either the change of use (a), or the change of use together with reasonably necessary building operations (b). Building works are allowed under the right permitting agricultural buildings to change to residential use..."

¹ Planning Practice Guidance - Paragraph: 105 Reference ID: 13-105-20180615 (revision date 15/06/2018).

However, the right assumes that the agricultural building is capable of functioning as a dwelling. The right permits building operations which are reasonably necessary to convert the building, which may include those which would affect the external appearance of the building and would otherwise require planning permission. This includes the installation or replacement of windows, doors, roofs, exterior walls, water, drainage, electricity, gas or other services to the extent reasonably necessary for the building to function as a dwelling house; and partial demolition to the extent reasonably necessary to carry out these building operations. It is not the intention of the permitted development right to allow rebuilding work which would go beyond what is reasonably necessary for the conversion of the building to residential use. Therefore it is only where the existing building is already suitable for conversion to residential use that the building would be considered to have the permitted development right...

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 proposed works are considered to fall within the scope of those permitted under Class Q of the GPDO. The development comprises alterations that are consistent with the conversion of the existing agricultural building to residential use, including the installation of new windows and doors, replacement cladding and roof coverings, and internal works such as flooring. These works are to be carried out within the existing structural frame, which is to be retained without modification.

No structural alterations are proposed or appear necessary to facilitate the conversion, and the works are therefore regarded as internal or superficial in nature, not requiring separate planning permission. Therefore, the proposal does not exceed the limitations set out in paragraph Q.1 and is considered to constitute permitted development.

Is Prior Approval Required?

Where a proposal complies with all the provisions limitations set out under Class Q of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), the developer must apply to the Local Planning Authority (LPA) for a determination as to whether prior approval is required for the specified impacts and, if so, whether it should be granted.

In respect of this proposal, the following considerations must be assessed as part of the prior approval process as set out by Q.2.

Where the development proposed is development under Class Q(a) together with development under Class Q(c), 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 (dwellinghouses) of Schedule 1 to the Use Classes Order,

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

(g) the provision of adequate natural light in all habitable rooms of the dwellinghouses,

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

Paragraph W sets out a number of requirements for both the developer (in terms of the application submission) and the LPA (relating to consultations and advertisement of the application). Paragraph W(10) states that:

The local planning authority must, when determining an application—

(a) take into account any representations made to them as a result of any consultation under sub-paragraphs (5) or (6) and any notice given under sub-paragraph (8);

(b) have regard to the National Planning Policy Framework issued by the Ministry of Housing, Communities and Local Government in February 2019 July 2021, so far as relevant to the subject matter of the prior approval, as if the application were a planning application; and

(c) in relation to the contamination risks on the site—

(i) determine whether, as a result of the proposed change of use, taking into account any proposed mitigation, the site will be contaminated land as described in Part 2A of the Environmental Protection Act 1990, and in doing so have regard to the Contaminated Land Statutory Guidance issued by the Secretary of State for the Environment, Food and Rural Affairs in April 2012, and

(ii) if they determine that the site will be contaminated land, refuse to give prior approval

Para. W(13) allows LPAs to grant prior approval unconditionally or subject to conditions reasonably related to the subject matter of the prior approval.

Transport and highways impacts

Policy Context

Paragraph 115 of the National Planning Policy Framework (NPPF) emphasises the importance of promoting sustainable transport modes, ensuring safe and suitable access for all users, and designing development in accordance with national guidance. It also requires that any significant impacts on the transport network—whether in terms of capacity, congestion, or highway safety—can be mitigated in a cost-effective manner.

Paragraph 116 of the NPPF further clarifies that development should only be refused on highways grounds where there would be an unacceptable impact on highway safety, or where the residual cumulative impacts on the road network, following mitigation, would be severe.

In terms of locational sustainability, the Local Planning Authority (LPA) is not able to assess whether the site's location in open countryside is sustainable in relation to access to services, employment, or facilities. This is not a consideration under the relevant prior approval provisions. Accordingly, the key matter for assessment is the impact of the proposal on highway safety, particularly in relation to the site access and the surrounding local highway network.

Assessment

The site is accessed via an established hardsurfaced farm track leading to Upper Pavenhill, an unclassified public highway subject to a 60 mph speed limit. The lane terminates at the site and continues north as Public Right of Way Footpath PURT34. No alterations to the public highway are proposed, but the original layout positioned private garden and parking areas over the PROW, which required consultation with the Countryside Access Team regarding diversion.

Following consultation and assessment, revised plans were submitted and accepted that would relocate the private garden and parking areas away from the PROW, ensuring the footpath remains unobstructed at all times. As a result, the proposal no longer causes harm or issues in respect of public access.

Vehicle movements associated with two dwellings are not considered to represent a significant intensification compared to the lawful agricultural use. Parking provision (three spaces per dwelling) meets minimum standards, and there is adequate space for turning within the existing yard. Visibility at the access is unchanged, and the arrangement is considered operationally suitable.

Conclusion

Following acceptance of the revised layout, the transport and highways impacts are considered acceptable, and prior approval is granted.

Noise impacts

Policy Context

Paragraph 187(e) of the National Planning Policy Framework (NPPF) requires that planning decisions contribute to and enhance the natural and local environment by ensuring that new and existing development does not contribute to, or is not exposed to, unacceptable levels of noise pollution. This includes preventing development from being put at risk or adversely affected by such impacts.

Further to this, Paragraph 198(a) advises that new development should be appropriate for its location, taking into account the likely effects, including cumulative impacts, of pollution on health, living conditions, and the natural environment. It emphasises the need to mitigate potential adverse impacts arising from noise and to avoid noise that could result in significant harm to health or quality of life.

In the context of this proposal, the key consideration is whether the development would result in, or be exposed to, unacceptable levels of noise, and whether any such impacts can be appropriately mitigated to ensure a suitable living environment.

Assessment

The Public Protection Officer raises no objection, noting that the site is in a quiet rural location and the proposed residential use is compatible with surrounding land uses. There are no nearby sources of significant noise, and the conversion itself will not introduce activities likely to cause harm to amenity.

Conclusion

Prior approval in relation to noise matters is not required.

Contamination risks

Policy Context

Paragraph 196 of the National Planning Policy Framework (NPPF) sets out the expectations for planning decisions in relation to land quality and safety. It states that:

- a) Sites must be suitable for their proposed use, taking into account ground conditions and any risks arising from land instability or contamination. This includes risks from natural hazards or former activities such as mining, and any proposed mitigation measures, including land remediation and its potential environmental impacts.
- b) Following any necessary remediation, land should not be capable of being determined as contaminated under Part IIA of the Environmental Protection Act 1990.
- c) Adequate site investigation information, prepared by a competent person, must be available to inform the assessment of these risks.

In the context of this proposal, the Local Planning Authority must be satisfied that the site is not subject to contamination or instability that would render it unsuitable for the proposed use, and that any necessary investigations or mitigation measures have been appropriately considered.

Assessment

The building has been used for general agricultural storage and sits on a continuous sealed concrete slab, with no evidence of fuel/chemical stores, made ground, or historic contaminative uses. The Public Protection Officer raises no objection, advising that the risk of significant contamination is low and can be adequately managed by the imposition of a standard unexpected contamination condition. Given the potential presence of an asbestos cement roof, an informative is also recommended to remind the applicant that removal and disposal must comply with current Health & Safety and Environmental Protection legislation, using appropriately licensed contractors.

Conclusion

Prior approval is granted, subject to the standard unexpected contamination condition and an asbestos roof informative.

Flooding risks

Policy Context

The NPPF makes clear that inappropriate development in areas at risk of flooding should be avoided by steering development towards areas with the lowest risk, whether that risk is current or future. Where development is necessary in areas at risk, it must be demonstrated that the development can be made safe for its lifetime without increasing flood risk elsewhere.

Assessment

The site lies within Flood Zone 1, which is identified as having a low probability of flooding. No critical drainage problems have been notified, and the proposal does not introduce any new hardstanding or significant changes to surface water management. On this basis, there are no concerns regarding flood risk or drainage, and the condition is satisfied.

Conclusion

Prior approval in relation to flood risk matters is not required.

Location (impractical or undesirable)

Policy Context

The PPG advises that LPAs should apply a reasonable approach to the assessment of the location being “impractical or undesirable”². It goes on to advise that:

When considering whether it is appropriate for the change of use to take place in a particular location, a local planning authority should start from the premise that the permitted development right grants planning permission, subject to the prior approval requirements. That an agricultural building is in a location where the local planning authority would not normally grant planning permission for a new dwelling is not a sufficient reason for refusing prior approval.

Applications should only be refused if there may be circumstances where adverse impacts cannot be mitigated. Examples given by the PPG, when looking at location, include an agricultural building on the top of a hill with no road access, power source or other services being impractical and the location of a building (whose use would change) may be undesirable if it is adjacent to other uses such as intensive poultry farming buildings, silage storage or buildings with dangerous machines or chemicals.

Assessment

The submitted details confirm the building is of permanent and substantial construction just outside the established farm at the end of Upper Pavenhill, served by an existing hardsurfaced access. There is sufficient space to install and connect essential services (water, electricity, foul drainage, telecoms) without disproportionate works. Although outside the settlement boundary, the site is within reasonable driving distance of Purton (approx. 2 km), a large village offering shops, schools, and services, and Lydiard Millicent (approx. 2.4 km). Public transport is available nearby via bus routes 53 and C53, with stops at The Royal George, Pavenhill and Purton War Memorial, likely within 300–400 m of the site. These factors ensure that day-to-day needs and access to education and amenities can be met. The proposal introduces two dwellings without conflicting land uses or operational constraints, and the building’s position provides appropriate privacy and outlook. On this basis, the location and siting do not render the change of use impractical or undesirable under Class Q.

Conclusion

Prior Approval is not required

Design or external appearance of the building

Policy Context

Paragraph 131 of the National Planning Policy Framework (NPPF) highlights that good design is a fundamental aspect of sustainable development, helping to create better places in which people live and work, and making development more acceptable to communities.

Relevant to this application type, Paragraph 135 sets out key principles to ensure that new development:

² Planning Practice Guidance - Paragraph: 109 Reference ID: 13-109-20150305, Revision date: 05/03/2015.

- a) Functions well and contributes positively to the overall quality of the area, not just in the short term but over the lifetime of the development;
- b) Is visually attractive through high-quality architecture, thoughtful layout, and effective landscaping;
- c) Is sympathetic to local character and history, including the surrounding built environment and landscape setting;
- d) Creates places that are safe, inclusive, and accessible, promoting health and well-being and providing a high standard of amenity for both existing and future users.

The NPPF also encourages Local Planning Authorities to make appropriate use of design tools and processes to assess and improve the quality of development proposals. This includes reference to national guidance such as the National Design Guide and assessment frameworks like Building for a Healthy Life, which support the delivery of well-designed, contextually appropriate development.

Assessment

The submitted documents confirm that the building is of permanent and substantial construction, with concrete floors and steel framing, and is structurally capable of conversion without significant rebuilding. External works are limited to new window and door openings and minor cladding adjustments necessary for residential use. These changes are simple and functional, retaining the building's rural, utilitarian character and ensuring it remains visually unobtrusive within its agricultural setting. No extensions are proposed, and the overall form and massing remain unchanged.

Conclusion

Prior approval is granted subject to conditions

Provision of Natural Light

Policy Context

The prior approval matter to be assessed under para. Q.2(1)(g) relates to the provision of natural light into habitable rooms of the proposed dwelling.

For the purposes of the Part 3 (change of use) PD rights, para. X of the GPDO defines "habitable rooms" as:

...any rooms used or intended to be used for sleeping or living which are not solely used for cooking purposes, but does not include bath or toilet facilities, service rooms, corridors, laundry rooms, hallways or utility rooms.

Assessment

The submitted plans confirm that every habitable room including each of the four bedrooms, lounge and kitchens for each unit—defined under paragraph X of the GPDO as any room used or intended for sleeping or living (excluding kitchens used solely for cooking, bathrooms, WCs, corridors, and utility spaces)—will have adequate outlook and natural light through the installation of new windows. The fenestration layout ensures compliance with the requirement for sufficient daylight and amenity for future occupants.

Conclusion

Prior approval in relation to natural light matters is granted subject to the recommended condition(s).

Other matters

The site is situated within the defined Outer Recreational Zone of the North Meadow and Clattinger Farm Special Areas of Conservation (SAC). North Meadow is located in the Thames Valley and represents an exceptional surviving example of the traditional pattern of management of lowland hay meadows. It also contains a very high proportion of the surviving UK population of Snake's Head Fritillary, *Fritillaria Meleagris*, a plant highly characteristic of damp lowland meadows in Europe and now rare throughout its range.

When the Conservation of Habitats and Species Regulations (England and Wales) (2017 as amended), hereafter the 'Habitats Regulations' require mitigation to be put in place in respect of the developments, there are two main options:

- You can prepare a "shadow" habitats regulations assessment ('HRA') detailing the likely impacts caused by the development and the mitigation that will be put in place to address those impacts. This bespoke approach may be time-consuming and will require the input of experienced ecologists and others. This information must be submitted at the application stage and will be subject to consultation with Natural England; or
- You can contribute financially to the mitigation measures set out in the strategic mitigation approaches prepared by the Local Authorities and Natural England. The costs set out in the respective strategies and on the website.

An interim Recreational Mitigation Strategy (RMS) for development impacts on the North Meadow SAC is in place. It uses the provisions of s.111 of the Town and Country Planning Act, 1990 (as amended) to secure financial contributions for types of development reasonably expected to give rise to impacts on the SAC (mainly residential/tourism developments). The RMS has recently been updated requiring a contribution of £331.60 per dwelling (plus legal fees).

The Applicant has agreed to pay the financial contribution (prior to determination) secured under the provisions section 111 of the TCPA.

CONCLUSION

The proposal has been assessed against Schedule 2, Part 3, Class Q of the GPDO 2015 (as amended) and is considered to qualify as permitted development; having reviewed the prior approval matters, prior approval is not required in respect of noise and flood risk/drainage, while it is required and granted for transport and highways (noting the accepted revised layout that keeps PROW PURT34 unobstructed), contamination (subject to the standard unexpected contamination condition and an asbestos roof informative), design/external appearance (subject to materials/finishes being as submitted to retain rural character), and natural light (in accordance with the approved fenestration), and the location/siting is acceptable and not refused on that ground; furthermore, as the site lies within the outer recreational zone of the North Meadow & Clattinger Farm SAC, the necessary Strategic Access Management and Monitoring contribution has been secured via a Section 111 agreement, which has been paid and sealed, thereby

addressing Habitats Regulations requirements and enabling a recommendation that prior approval be granted on the terms set out.

RECOMMENDATION:

That prior approval be GRANTED, subject to conditions as detailed in the decision notice.

APPENDIX 1 – PERMITTED DEVELOPMENT CHECKLIST CLASS Q

Class Q – agricultural buildings to dwellinghouses

		Yes / No
Q.	Permitted Development Note: <i>If the answer is "Yes" to any, proceed to assessment under Q.1. If the answer is "No" to all, the proposal does not qualify as permitted development under this class.</i>	
(a)	Does the development consist of change of use of: (i) a building and any land within its curtilage from use as an agricultural building, or (ii) a former agricultural building that was (but is no longer) part of an established agricultural unit and any land within that building's curtilage? to a use falling within Class C3 (dwellinghouses)?	Yes
(b)	Does it include development referred to in sub-paragraph (a) together with the extension of the building referred to in sub-paragraph (a), or	No
(c)	Does it include development referred to in sub-paragraph (a) together with building operations reasonably necessary to convert the building referred to in sub-paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule or to extend that building?	yes
Q.1	Development is not permitted by Class Q if - Note: <i>If the answer to any of the questions below is "Yes", the proposed development would not constitute permitted development under this class</i>	
(a)	Was the site not part of the established agricultural unit: (i) on 24th July 2023, or (ii) where the site became part of the established agricultural unit after 24th July 2023, for a period of at least 10 years before the date development under Class Q begins?	Yes
(b)	Is the site no longer part of an established agricultural unit and either: (i) Was not part of one on 24 July 2023, (ii) Has not been part of one for at least 10 years before development begins, or (iii) Has been used for any non-agricultural purpose since leaving the unit?	N/A
(c)	Does any proposed dwelling exceed 150 square metres in floor space?	No

(d)(i)	Would the total number of dwellings on the agricultural unit (including previous Class Q developments) exceed 10?	No
(d)(ii)	Would the total cumulative floor space of all dwellings on the unit exceed 1,000 square metres?	No
(e)	Is the site occupied under an agricultural tenancy without written consent from both landlord and tenant?	No
(f)	Was an agricultural tenancy terminated less than 1 year before development begins for the purpose of Class Q development, without written agreement that the site is no longer needed for agriculture?	No
(g)	Has development under Class A(a) or B(a) of Part 6 (agricultural buildings/operations) occurred on the unit within the last 10 years?	No
(h)	Would the development extend the building beyond its existing external dimensions, except for: (i) Extensions allowed under Q.1(i), or (ii) Protrusions up to 0.2m allowed under Q.1(j)(i)?	No
(i)	Would the proposed extension: (i) Have more than one storey? (ii) Be sited anywhere other than the rear? (iii) Extend more than 4m beyond the rear wall? (iv) Have eaves higher than the existing building? (v) Be taller than the highest part of the roof or 4m above ground? (vi) Extend beyond a side or principal elevation? (vii) Be sited on land not covered by a hard surface installed before 24 July 2023 or not in place for at least 10 years?	No
(j)	Would the building operations include anything other than: (i) Installation/replacement of windows, doors, roofs, exterior walls, or services, or (ii) Partial demolition reasonably necessary for those operations?	No
(k)	Is the site located on article 2(3) land (e.g., National Parks, AONBs, conservation areas)?	No
(l)	Is the site or any part of it: (i) A Site of Special Scientific Interest? (ii) A safety hazard area? (iii) A military explosives storage area?	No
(m)	Is the site or any part of it a scheduled monument?	No
(n)	Is the building a listed building?	No

(o)	Would the converted building (excluding extensions) fail to meet the nationally described space standard?	Yes
(p)	Does the building lack suitable existing access to a public highway?	No