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SUPPORTING STATEMENT

for

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

at

FAIRFIELD LANE, CRICKLADE SN6 6HZ

on behalf of

MR C WILLMER

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C O N T E N T S

	<u>Page</u>
1.0 Site description, background and proposal	1
2.0 Planning history	2
3.0 Class Q criteria	2 - 6
4.0 Class Q conditions	7 - 8
5.0 Structure	9
6.0 Curtilage	9
7.0 Conclusion	9

Supporting Statement

Application for Class Q Prior Approval

Barn at Fairfield Lane, Cricklade SN6 6HZ

1.0 Site description, background and proposal

- 1.1 The site is situated 1 mile south of Cricklade and 7 miles north of Swindon AMENITIES (Orbital Shopping Centre), accessed off of Fairfield Lane using the existing farm access.

The applicant currently farms the site / building and the surrounding land. The building is becoming surplus to requirements for the agricultural business, and the applicant is seeking to initiate the Class Q Permitted Development to provide more housing in the countryside.

- 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:

Farfield Lane
Cricklade
SN6 6HZ

2.0 Planning History

2.1 There is no planning history on the subject building.

3.0 Class Q Criteria (Post 21 May 2024 update)

Set out below is a table indicating the criteria for Class Q (as described in the Statutory Instrument Ref: 2024 No. 579) and comments relating to the proposal.

‘Class Q – buildings on agricultural units and former agricultural buildings to dwelling houses’

<u>Permitted Development consisting of:-</u>	<u>Comments</u>	<u>Compliance with Class Q</u>
(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,	The building is part of an established agricultural unit.	Yes
(b) development referred to in sub-paragraph (a) together with the extension of the building referred to in sub-paragraph (a), or	Refer to Drawings	Yes
(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.	Refer to building survey and designs	Yes
<u>Development is not permitted by Class Q if:</u> =		
(a) in the case of a site that is part of an established agricultural unit, the site was not part of the established agricultural unit— (i) on 24th July 2023, or	The barn is part of an established agricultural unit and has solely been used for agricultural purposes before and since 24 July 2023	Yes
(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	N/A	Yes

(b) in the case of a site that was (but is no longer) part of an established agricultural unit— (i) the site was part of an established agricultural unit on 24th July 2023, (ii) where the site ceased to be part of an established agricultural unit after 24th July 2023, the site has not been part of the established agricultural unit for a period of at least 10 years before the date development under Class Q begins, or (iii) since ceasing to be part of an established agricultural unit, the site has been used for any non-agricultural purpose,	N/A N/A N/A	Yes Yes N/A
(c) the floor space of any dwellinghouse developed under Class Q having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeds 150 square metres,	The proposed floor area is 148.73m²	Yes
(c) the development under Class Q, together with any previous development under Class Q, within the original limits of an established agricultural unit (see paragraph Q.3(2) of this Part) would result in— (i) the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 10, or (ii) the cumulative floor space of dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 1,000 square metres,	This is the first Class Q on the established agricultural unit. This is the first Class Q on the established agricultural unit	Yes Yes
(e) the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained,	There is currently no agricultural tenancy	Yes
(f) less than 1 year before the date development begins— (i) an agricultural tenancy over the site has been terminated, and	Termination agreed by	Yes

(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,	Landlord and Tenant due to the building no longer being required for agricultural use	
(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 during the period which is 10 years before the date development under Class Q begins,	There has been no development under Class A (a) or Class B (b)	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, other than— (i) extension of the building allowed by paragraph Q.1(i); (ii) protrusions of up to 0.2 metres to accommodate building operations allowed by paragraph Q.1(j)(i),	No extension proposed No protrusions proposed, existing cladding is to be retained	Yes Yes
(i) the development under Class Q(b) would result in an extension that— (i) has more than one storey, (ii) is sited anywhere other than to the rear of the existing building, (iii) extends beyond the rear wall of the existing building by more than 4 metres, (iv) has eaves the height of which exceed the height of the eaves of the existing building, (v) is higher than whichever is the lower of— (aa) the highest part of the roof of the existing building, or (bb) a height of 4 metres above the ground, (vi) extends beyond a wall that forms a side or principal elevation of the existing building, or (vii) would be sited on land that, before the development under Class Q(b), is not covered by a hard surface that was provided	N/A N/A N/A N/A N/A N/A N/A	Yes Yes Yes Yes Yes Yes

on the land by virtue of any development, and—	N/A	Yes
(aa) the hard surface was not provided on the land on or before 24th July 2023, or (bb) where the hard surface was provided on the land after 24th July 2023, the hard surface has not been situated on the land for a period of at least 10 years before the date development under Class Q(b) begins,	N/A	Yes
(j) the development under Class Q(c) 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 dwellinghouse, and	Refer to Drawings for works reasonably necessary for the conversion	Yes
(ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(j)(i),	No demolition proposed	Yes
(k) the site is on article 2(3) land,	The site is not on article 2(3) land	Yes
(l) the site is, or forms part of—		
(i) a site of special scientific interest;		
(ii) a safety hazard area;	The site is not, nor does it contain a scheduled monument	Yes
(iii) a military explosives storage area,		
(m) the site is, or contains, a scheduled monument,	The site is not, nor does it contain a scheduled monument	Yes
(n) the building is a listed building,	The building is not Listed	Yes

(o) the existing building, excluding any proposed extension under Class Q(b) but including any proposed building operations under Class Q(c), would not be capable of complying with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015(3) as read with the notes dated 19th May 2016 which apply to it, or	Refer to designs, the proposals comply with space standards	Yes
(p) the building does not have suitable existing access to a public highway.	There is an existing vehicular access	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 of the highway. The highway serves the existing farm. There is adequate visibility from the access / egress point onto the highway.

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

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 use.

A site walk over has been carried out and no evidence of contamination has been identified.

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

Environment Agency flood risk mapping indicates that the site is not in a flood risk area from surface water or rivers/streams.

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

The barn is located close to other neighbouring properties and within a short distance to the neighbouring town of Cricklade.

There are good road links to Cricklade and Swindon which provides a full range of appropriate amenities.

The building is located in a desirable location, 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.

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

The proposal has been carefully considered to utilise and maintain existing wall and roof structures with new insulation introduced to achieve an appropriate thermal performance to meet Building Regulations requirements.

The necessary building operations required for the conversion include installation of windows and doors, providing non-loadbearing internal partitions to form living spaces within the existing building envelope, and providing an insulated floor, all as permitted by Class Q.

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

The design proposals have taken this into consideration, and all habitable rooms will have natural light.

5.0 Structure

A Building Survey Report and Structural Appraisal assessing the suitability of the existing structure for conversion has been carried out by a Chartered Building Surveyor. Please refer to the separate report submitted.

6.0 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 the Drawing. Therefore, the land / curtilage is consistent with the definition referred to.

7.0 Conclusion

For the reasons described above and documents enclosed with the Prior Approval Application, it is concluded that the Barn is suitable for conversion to form one 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 a necessary dwelling desired by the Council and Government, consistent with the NPPF which seeks to provide sustainable rural growth, utilising existing buildings.