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SUPPORTING STATEMENT

For

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

at

**BARN AT MIDDLE CROFT FARM, SOUTH OF A360,
SHREWTON, WILTSHIRE, SP3 4LA**

on behalf of

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C O N T E N T S

Site description, background and proposal

Planning history

Class Q criteria

Class Q conditions

Structure

Ecology

Curtilage

Conclusion

Supporting Statement
Application for Class Q Prior Approval
Barn at Middle Croft Farm, south of A360, Shrewton,
Wiltshire SP3 4LA

Site description, background and proposal

The site is situated at the northwest edge of Shrewton in Wiltshire. It comprises a barn and adjoining dutch barn that sits within the wider landholding of Middle Croft Farm. Access to the barn is via an existing field access from the A360/Maddington Street.

The applicant currently farms the site, building and the surrounding land. The application is seeking to initiate Class Q Permitted Development, following the Government's policy to provide more housing in the countryside.

The building has been considered for its suitability to utilise Class Q Permitted Development rights under Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, and is considered appropriate as described within this and other supporting documents.

This 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.

The building referred to is located at:

Middle Croft Farm
A360
Shrewton
Wiltshire
SP3 4LA

What3Words for location: edit.bloom.pegged

Planning History

There is no planning history on the subject building.

The planning history for the wider farm includes the following permissions:

- S/1995/0886 - Construction of Livestock Building. Approved 12th September 1995.
- S/2001/0233 - Extension to bungalow to provide self-contained annex for disabled person. Approved 22nd March 2001.
- S/2009/1026 - Demolition of 2 pig units. Erection of a 720-place pig finishing house. Alteration to ground slope and re-positioning of existing native species hedge. Approved 7th September 2009.
- S/2011/1181 - Extension of existing barn to create new straw barn. Approved 30th September 2011.
- 14/03727/FUL - Erection of pig finishing house. Approved 9th June 2014.
- 14/03726/FUL - Erection of agricultural building for use as sow house. Approved 11th June 2014.

The planning history comprises only full planning permissions. There have been no previous applications for agricultural Prior Approval via permitted development rights at the farm.

Class Q Criteria

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	This application seeks for extension of the building.	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.	This application seeks for development including building operations reasonably necessary to convert the building.	Yes

Development is not permitted by Class Q if: -

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 (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	The barn is part of an established agricultural unit and has solely been used for agricultural purposes since 24 July 2023. N/A	Yes N/A
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,	The barn is part of an established agricultural unit. N/A N/A	N/A N/A 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 dwelling will have a total floor area of 99.7 sqm.	Yes
d) 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 site is not occupied by a tenancy. The Applicant is the freeholder.	Yes

the landlord and the tenant has been obtained,		
f) 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	There have been no formal tenancies, the Applicant is the freeholder.	Yes
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). Refer to planning history above.	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),	The proposal includes extension within these parameters as shown below. There will be no protrusions of more than 0.2m.	
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,	The extension is single storey. The existing south elevation is the principal elevation. This elevation faces onto a concrete yard area and includes the barn doors that access the building. The existing dutch barn that is sited to the rear of the building, enclosing the north-facing elevation, is proposed to be demolished. The extension will be sited to the rear of the barn in it's place. The extension is no more than 4m beyond the rear wall of the barn. The eaves height is lower than the eaves of the existing barn.	Yes Yes Yes Yes

(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 on the land by virtue of any development, and— (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,	The highest part of the extension roof sits below the existing barn. The extension extends to the rear of the barn. It will replace the existing dutch barn, which will be demolished. The floor of the dutch barn is comprised of a hard surface. This is where the extension will be sited. The hard surfaces on the site were in place before 24th July 2023. N/A	Yes Yes Yes Yes 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 (ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(j)(i),	The proposal will install new windows and doors. The existing walls will be retained and metal cladding provided to the front elevation. A brick finish is proposed around the existing walls on the east, west and north elevations. All necessary services are reasonable and easily introduced. Demolition of the attached dutch barn is proposed to enable the proposed development.	Yes Yes 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 does not form part of these areas.	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	The proposed floor plans demonstrate that the dwelling complies with Nationally Described Space Standards.	Yes
p) the building does not have suitable existing access to a public highway.	Access is via an existing agricultural access from the A360. Suitable visibility splays are provided.	Yes

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: -

Q.2(1)(a) Transport and Highways impacts of the development

The site is reached by means of an existing access from the public highway. There is adequate visibility from the access / egress point onto the highway as shown on the proposed site plan.

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

Q.2(1)(b) Noise impacts of the development

The proposed dwelling will not suffer from any adverse noise impacts from the existing/proposed site uses.

The building and proposed extension will be approximately 30m from the A360. This separation distance provides meaningful attenuation of traffic noise and internal noise conditions can be managed through reasonable building fabric upgrades. On this basis, with the use of standard residential construction and glazing, internal noise levels consistent with Building Regulations can be achieved.

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 any neighbouring properties.

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.

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

Environment Agency flood risk mapping indicates that the site is at low risk of flooding from surface water and/or rivers and streams.

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

The barn is located within a short distance to the village of Shrewton, which is categorised as a 'Large Village'. Large villages have a range of employment, services and facilities and Shrewton has appropriate local amenities for future occupiers of the proposed dwelling. With regard to desirability, the location has far reaching views and easy access to local towns and villages for work. There are no harmful or objectionable activities taking place nearby to make the location undesirable.

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, amendments to cladding, 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.

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

The design proposals have taken this into consideration, and all habitable rooms will be dual aspect with adequate natural light.

Structure

A Building Survey and Structural Analysis 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.

Ecology

A Preliminary Roost Assessment has been submitted with the application. This concludes that the buildings have negligible suitability for roosting bats. It is noted

that the area could be used by commuting and foraging bats, therefore a sensitive lighting scheme is recommended. This can be secured by planning condition.

The report notes that the buildings have high suitability for nesting birds. Precautionary measures will be used during the construction process to avoid potential disturbance to nesting birds. This can also be conditioned if required.

Curtilage

The interpretation of 'curtilage' is defined under Paragraph X of the Town and Country Planning (General Permitted Development) (England) Order 2015 as below.

- 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 existing agricultural building and adjoining dutch barn, as indicated by the red outline on the submitted Drawings. Therefore, the land / curtilage is consistent with the definition referred to.

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.