

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

APPLICATION REFERENCE:	PL/2025/08682
APPLICATION TYPE:	Prior approval Part 3 Class Q: Agricultural buildings to dwellinghouses
SITE ADDRESS:	LOVETT FARM, SWINDON ROAD, LITTLE SOMERFORD, CHIPPENHAM, SN15 5BP
DEVELOPMENT DESCRIPTION:	Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Part 3, Class Q for Conversion of Existing Building to Create 3No. New Dwellings
RECOMMENDATION:	That Prior Approval is REFUSED

Note that during the life of the application amended plans were received: a revised location plan was submitted as the “blue line” included a parcel of land belonging to the parish council; and revised floor plans and elevations showing first floor accommodation removed – this was pursuant to further structural reports which were requested by the case officer. The following report is based on those revised plans.

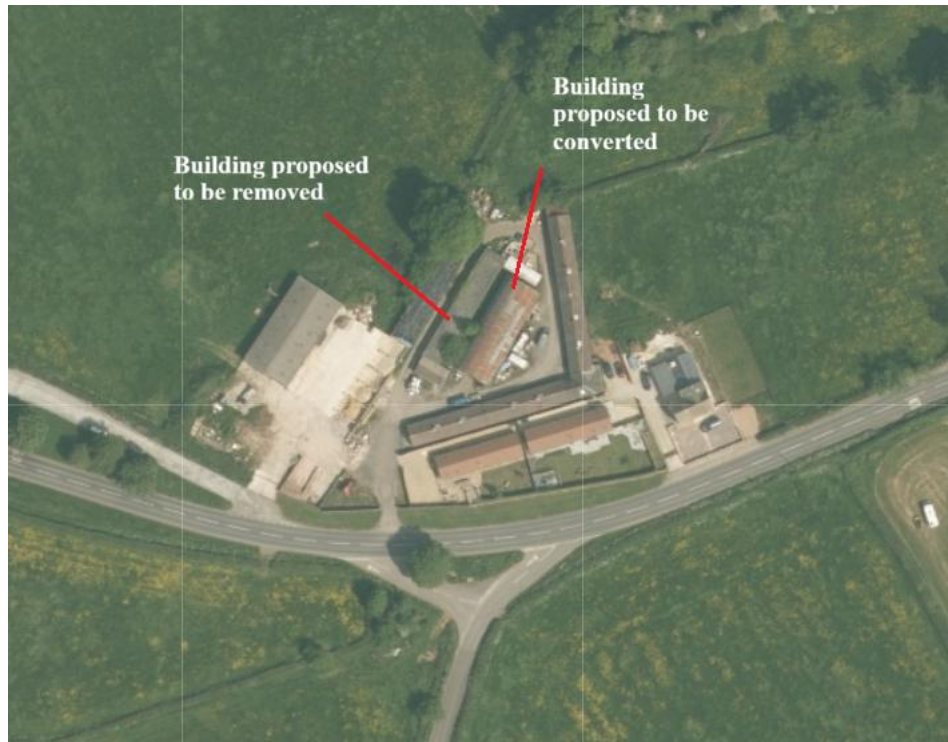
PROPOSAL

The application seeks prior approval under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the change of use of an existing agricultural building to form 3 no. dwellinghouses (Use Class C3), together with associated operational development.

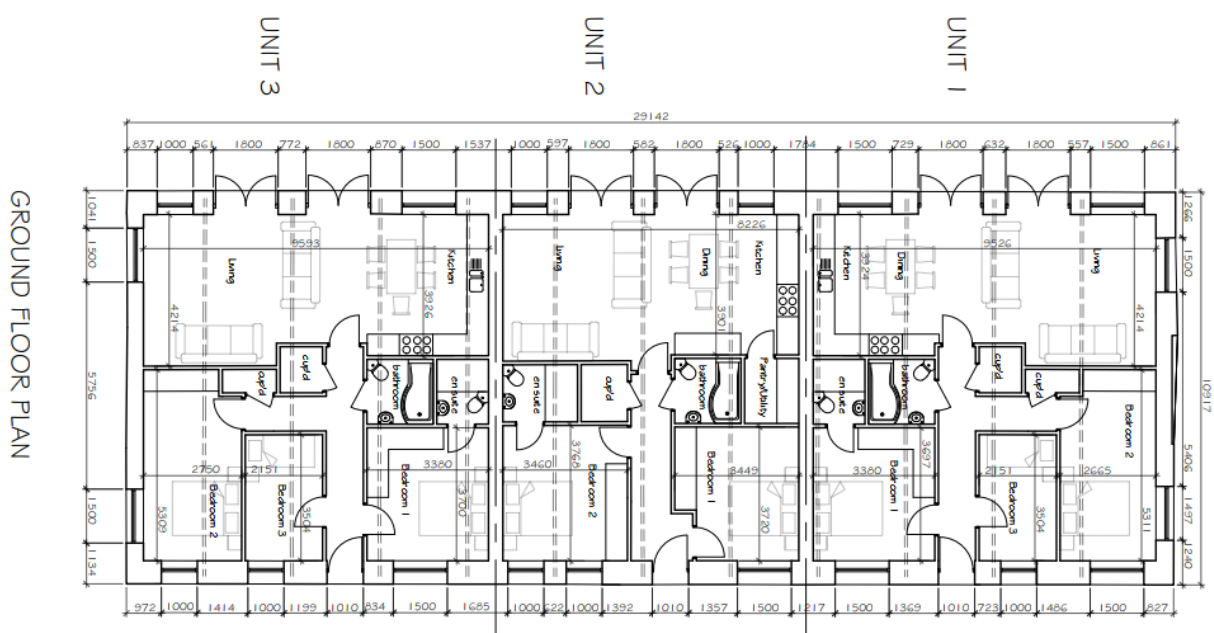
Below: Extract of submitted proposed block plan



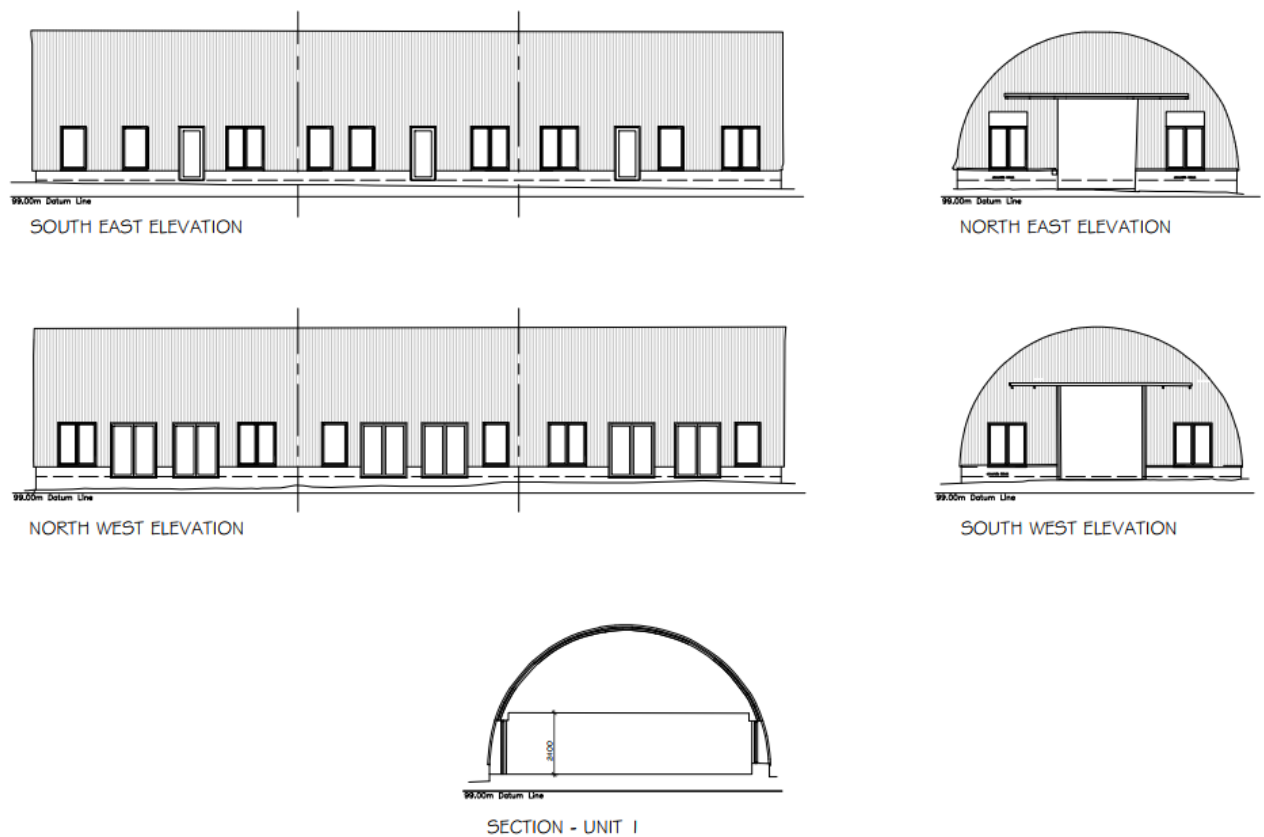
The building in question to be converted is an arched storage building, understood to have been erected on the farm in the 1960s. The building's location is shown on the aerial photograph extract below, effectively enclosed by the 'L' shaped former chicken house range. The building to the west would be removed.



The submitted details indicate that the development would involve the insertion of new openings, replacement cladding and roofing materials, and the installation of services necessary to facilitate the residential use. Internal works are also proposed to create habitable accommodation, as shown on the extract of the submitted floor plans, below: -



Below: Submitted proposed elevations and section:



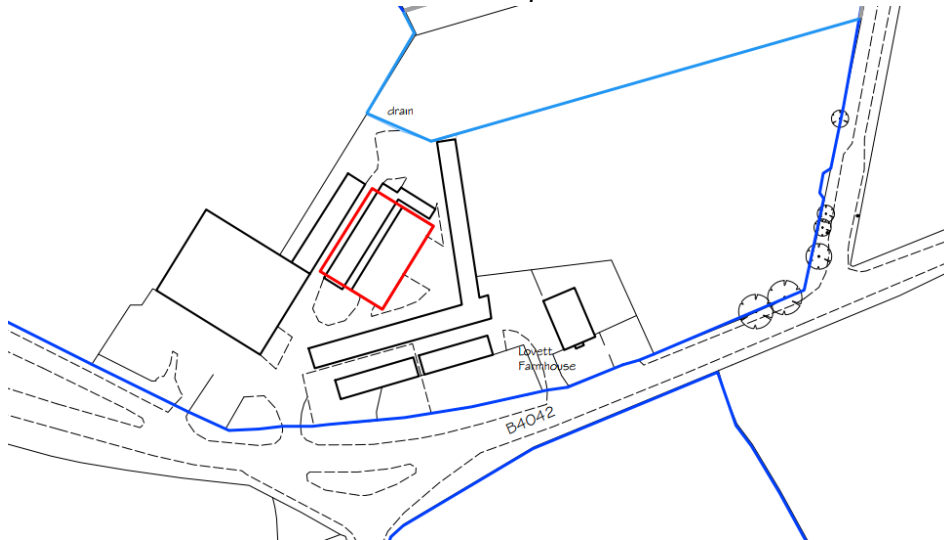
SITE DESCRIPTION/CONTEXT

The site forms part of a wider farmstead at Lovett Farm, comprising some agricultural buildings and land, together with a number of buildings that have, over time, been subject to diversification and alternative uses. These include lawful B1, B2 and B8 uses within parts of the yard, as well as existing residential accommodation within the holding. As such, the site is best characterised as a mixed-use rural yard within an established agricultural unit, rather than a purely agricultural setting.

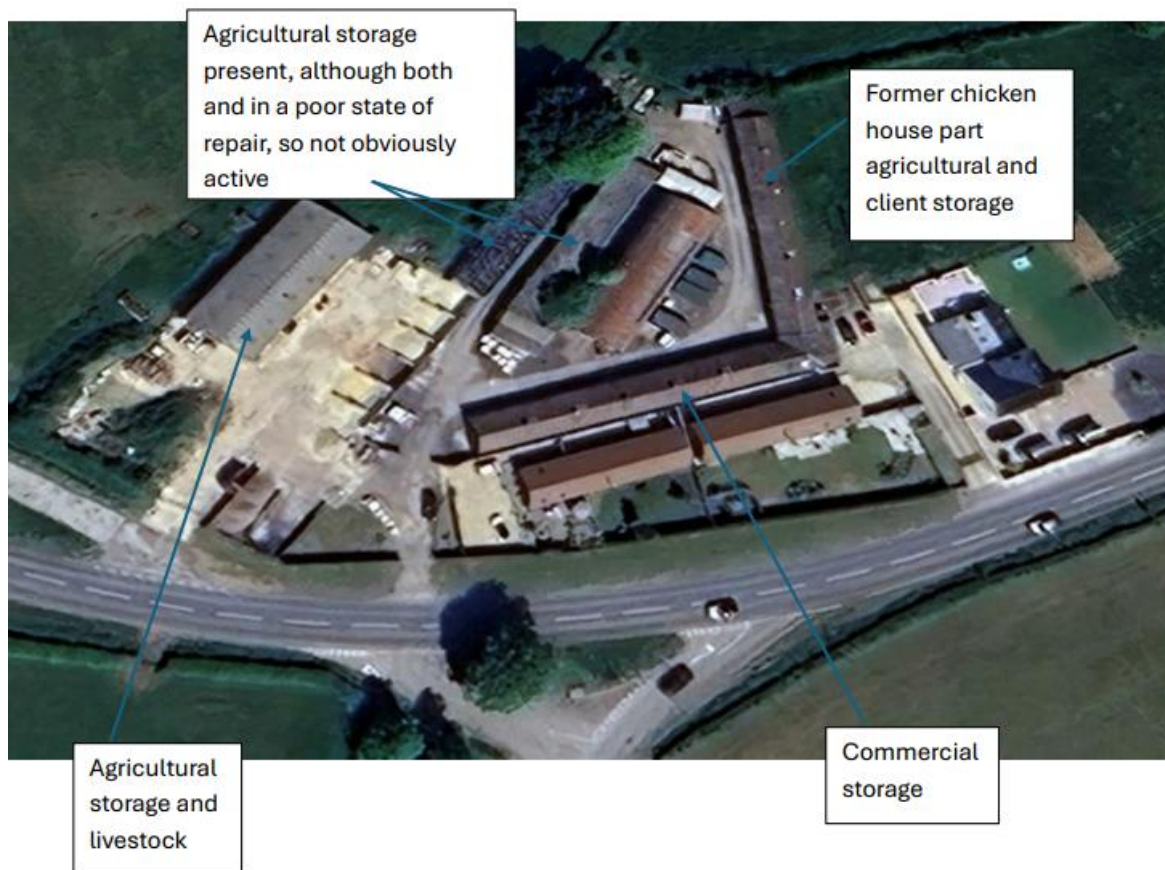
The google street view below shows the existing site access from the B4042:



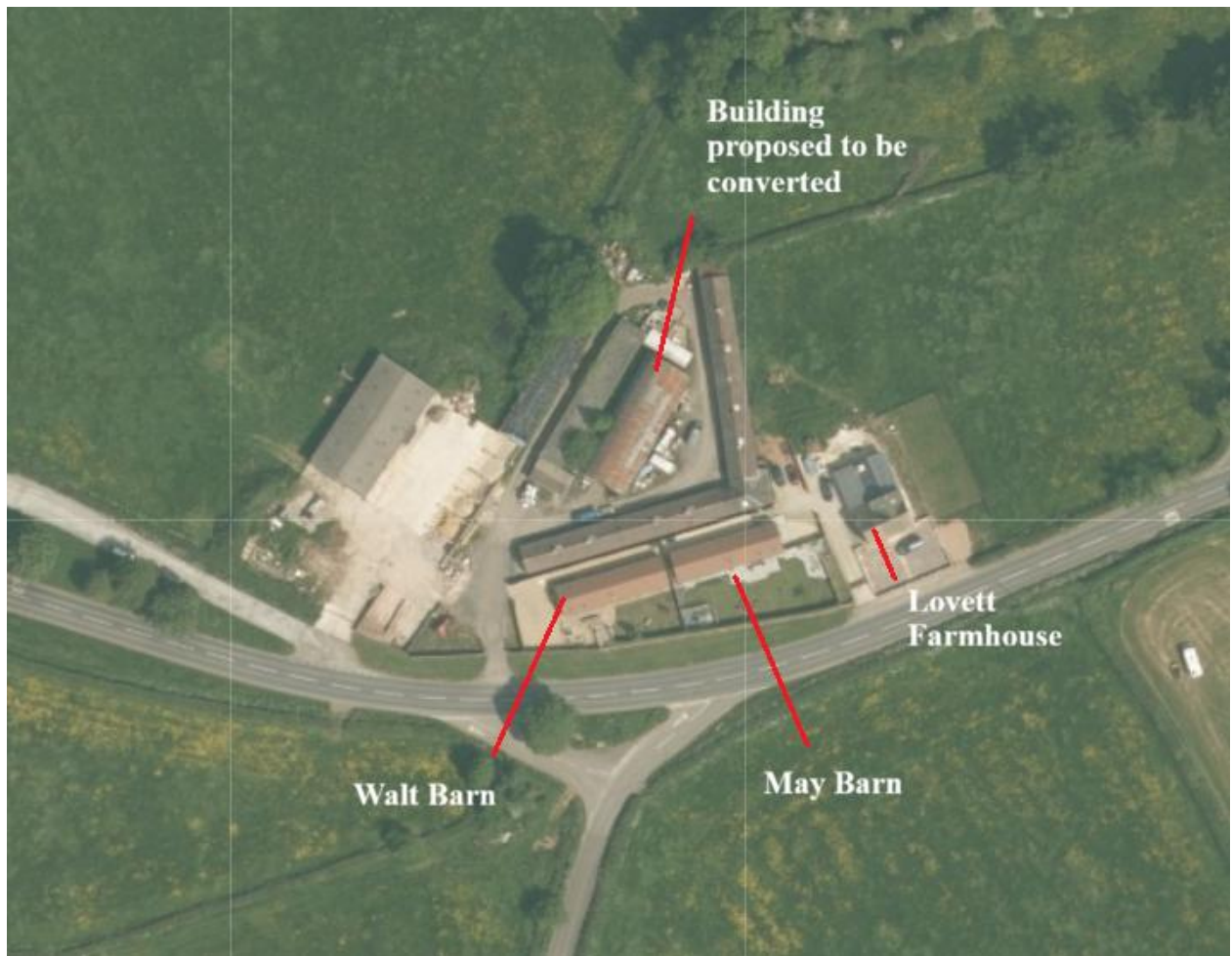
Below: Extract of the submitted location plan



The applicant has submitted the following image to illustrate the use of other buildings within the site:



The surrounding area is rural in character, predominantly comprising agricultural land and sporadic farmstead development. The buildings subject to this application are located within a yard setting, with a mix of structures and associated hardstanding. Further to the uses identified on the submitted aerial photograph above, it should be noted that there are buildings in C3 use within the site – specifically Lovett Farmhouse, Walt Barn and May Barn:



The building to be converted appears to be of relatively simple construction, with concrete floors, sheet metal cladding and roofing. The site contains areas of hardstanding and informal storage.

Below: south east elevation of building to be converted:



Below: south west elevation of building to be converted:



The site is not subject to any statutory landscape, ecological or heritage designations. There are no listed buildings in the vicinity. The site is in Flood Zone 1, with no particular risk of flooding from surface water. With regard to groundwater emergence the SFRA advises that there is a risk of flooding to subsurface assets, but surface manifestation of groundwater is unlikely.

No public rights of way cross or run alongside the site.

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.

RELEVANT PLANNING HISTORY

There does not appear to be any planning history related to the building now being considered for conversion. History on the wider site is as follows:

N/88/00026/FUL Change of Use of Poultry Houses to Light Industrial – Refused.

N/93/00479/FUL - Erection of Covered Yard Approve with Conditions

N/97/02820/FUL - Change of Use of Dwelling to Dwelling with Bed and Breakfast Accommodation and Extensions to Roof – Relates to Lovett Farmhouse

N/04/00117/CLE - Certificate of Lawfulness for Use of Former Farm Buildings for B1, B2 and B8 uses approved – this referred to buildings in the yard but did not include the building now proposed to be converted to C3.

04/00118/COU Conversion of Former Agricultural Building To 5 Self-Contained Holiday Units approved - relates to “May Barn” and “Walt Barn”

N/09/00418/S73 - Renewal of Consent: Conversion of Former Agricultural Building to 5 Self Contained Holiday Units Ref: 04/00118/COU - relates to “May Barn” and “Walt Barn”

16/03376/PNCOU - Prior Approval of Proposed Change of Use of Agricultural Building to a Dwelling House (C3) and for Associated Operational Development. APPROVED - relates to “May Barn”

17/09865/FUL Use of building as self-contained residential annex associated with Lovett Farmhouse – approved – relates to “May Barn”

19/01545/FUL Construction of Farm Building – approved – this relates to the large agricultural building to the west of the application site.

CONSULTATIONS

Wiltshire Council Highways Officer: No objection on highway grounds:

“I refer to the above planning application dated 31/10/2025 seeking permission under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Part 3, Class Q for Conversion of Existing Building to Create 3No. New Dwellings.

The site is located outside of the settlement policy boundary, raising concerns with regards to the sustainability of the site for residential development due to the likely reliance upon the private car for any occupants and their visitors/lack of pedestrian facilities/safe cycling provision The proposal is therefore, contrary to Core Policies 60 and 61 of the Wiltshire Core Strategy and Section 9, of the National Planning Policy Framework 2024, which aim to reduce the need to travel particularly by private car and encourage the use of sustainable transport alternative in order to promote a sustainable pattern of development. However, I shall be guided by you on this sustainability issue and wish to advise with regard to highways in the instance that you would be minded to permit dwellings in this location.

The site is located with existing access onto the B4042, a classified section of public highway subject to a speed limit of 50mph. There are no proposals to alter the public highway through the proposed development.

The proposals include 3 dwellings, two of which would be 4-bedroom units and one 3-bedroom unit. It would appear from the plans submitted that vehicle parking is proposed close to the dwellings in the order of 3 spaces per dwelling, which accords with minimum parking requirements.

The proposals would not be deemed an intensification of the access over the existing use and would reduce the number of larger vehicle movements attracted by the site through the

conversion. Therefore, other than the sustainability issue highlighted above, it is considered that no objection be raised with regard to highways.”

Wiltshire Council Public Protection Officer: Further information requested

“Thank you for consulting Environmental Health on the Prior Approval application for the proposed conversion of an existing building to create three new dwellings at Lovett Farm, Swindon Road, Little Somerford, Chippenham, Wiltshire, SN15 5BP.

From an Environmental Health perspective, I would request the following information to assess potential impacts:

1. Noise Impact Assessment *We have taken note that part of the farm buildings is used for B1, B2 AND B8 uses. To determine potential exposure of future occupants to noise from nearby agricultural activities, and traffic from road we require an assessment carried out in line with requirements from BS 8233:2014, and to outline any proposed mitigation measures.*

2. Contaminated Land Risk Assessment *Given the historic agricultural use of the site, there is a potential for contamination from chemicals, fuels, or pesticides. A Phase 1 assessment should be provided.*

3. Odour Considerations *Confirmation of proximity to livestock units or manure storage areas and any measures proposed to mitigate odour impacts.*

These assessments will help ensure that the proposed development does not result in unacceptable environmental health risks for future residents.”

Lea, Garsdon & Cleverton Parish Council: No objection:

“Whilst the Parish Council, in principle, supports the reasonable conversion of agricultural buildings and on that basis has no objection to this application, we do that on the basis of the following comments:

Structural considerations: *We have concerns about the integrity and strength of the existing structural steel frame of the building to be feasibly converted, as proposed, to provide two storey living accommodation. The structure is greater than 75 years old. The Structural Report, which is generalised with little factual evidence which would normally have been based on surveys and investigation work, says that “the structure is in reasonable condition for its age and has been adequately maintained to ensure its overall structural integrity for general storage use”. That is worrying as it is not the same as saying the structure is fully capable of withstanding the significant dead and live loads that will be put upon it from the new proposed first floor construction. The report notes that there is no diagonal bracing of the tubular steel arches; rather it assumes the outside cladding of the building provides this function. That is structurally worrying in terms of guaranteeing that potential live or dead asymmetric loads which may be imposed on the structure due to its new use can be withstood without risk to people living in the building; risks which are of less concern whilst the building is being used for agricultural storage. The Covering Letter states that “internal new walling will involve the erection of stud walls”. This is structurally worrying because it, in fact, confirms that the new live and dead loads imposed by the proposed first floor development will not be taken by internal structural walls, but will have to be transferred and sustained by the existing tubular steel arch structure which is more than 75 years old.*

Part 3 Class Q considerations: *In terms of compliance with Part 3 Class Q permitted conditions the covering letter states that “the application satisfies and does not exceed the terms of the works permitted.” In light of the above structural considerations we question whether that statement is reasonable. We suggest that substantial internal works in the form of foundations and supporting structural walls would be required to support a first floor construction and thus whether these would conform to Class Q conditions.*

Location: *We question whether siting new dwellings where they are surrounded by what are presumably a mixture of defunct and live farming buildings and operations, is a reasonable location for new homes.”*

REPRESENTATIONS

The application was publicised by site notice. One representation has been received:

“We are the nearest residential neighbours of Lovett Farm. The Lovett Farm Industrial and Storage Units yard, in which the unit to be converted is situated, is approximately 200m from our residential curtilage. We agree, as stated in the Covering Letter, that this should be a quiet rural location, albeit in an inherently agricultural area with predictable noise arising from seasonal farming activities. However, our peace is frequently disturbed by both the noisy activities in said yard, and more recently (last two years) the addition of very noisy activities in the adjacent open aggregate storage and logistics yard. As an example, the manoeuvring of heavy vehicles and their associated klaxon alarms and sounding of horns is loud enough, even at our 200m distance, to disturb our sleep through closed windows, and it is not possible to hold a normal conversation in our garden during these operating periods. We therefore believe that new residential use in the midst of this environment would be incompatible with any ongoing B2 and B8 planning class usage.”

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 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, whilst the proposal complies with a number of the limitations and conditions set out under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), the proposed development does not qualify as permitted development overall.

The building is considered to form part of an established agricultural unit. Whilst there is limited evidence of active agricultural use across the wider holding, including lawful B1, B2 and B8 uses on other buildings, there is no substantive or compelling evidence to demonstrate that the application building itself has been separated from the agricultural unit or is in an established alternative lawful use that would place it outside the scope of Class Q. In addition, the applicant has submitted supporting business information indicating that the building forms part of the wider farm enterprise and has done so during the relevant timeframe.

It is also noted that planning permissions have previously been granted for non-agricultural/industrial uses on other buildings within the wider yard; however, the application building does not form part of those approved uses and appears to have remained outside the scope of those permissions.

The proposal would not exceed the limitations relating to the number of dwellings or cumulative floorspace under Class Q, and the gross internal areas of the proposed dwellings would meet the nationally described space standards for single-storey two- and three-bedroom dwellings.

Concerns were raised during consultation, particularly by the Parish Council, regarding the structural integrity of the building and whether the extent of works required would exceed what

could reasonably be described as conversion. In response, the applicant submitted further structural information and amended the scheme from a two-storey form to a single-storey form, thereby reducing the structural loading on the existing frame.

The revised submitted structural report confirms that the existing steel arch structure is in reasonable condition for its age, with no evidence of significant structural defects, settlement or instability, and concludes that the proposed loading conditions are acceptable. However, the Local Planning Authority must consider not only whether the retained frame is capable of supporting the proposed residential use, but also whether the extent of the works required would amount to a conversion of the existing building or, instead, a rebuild.

In this regard, the Local Planning Authority has had particular regard to the principles established in *Hibbitt v Secretary of State for Communities and Local Government* [2016], which makes clear that Class Q permits conversion of an existing building, but not reconstruction. In the present case, the proposal involves the removal and replacement of the existing external cladding and roof sheeting. Given the nature of this building, that external skin forms the essential envelope of the structure, notwithstanding that the steel arch frame is to be retained.

Whilst the submitted structural report concludes that no additional structural elements, foundations or bracing would be required, the substantial replacement of the building's external envelope goes beyond what could reasonably be described as conversion. Having regard to the form of the building and the extent of the works required to create a dwellinghouse, the proposal would amount to a rebuild rather than a conversion.

The proposal therefore does not fall within the scope of permitted development under Schedule 2, Part 3, Class Q of the GPDO, and planning permission would therefore be required.

Consideration of Prior Approval Matters

Notwithstanding the above conclusion that the proposed development does not fall within the scope of Class Q permitted development, the prior approval matters set out under paragraph Q.2 have been considered below in the event that an alternative view is taken.

These matters have been assessed on the basis of the submitted plans and supporting information to inform a fallback position should it be determined that the proposal does constitute permitted development.

Transport and highways impacts of the development

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 Highway Authority has raised no objection to the proposal in terms of highway safety, noting that the existing access arrangements are adequate to serve the development and that the proposal would not result in a material intensification of use when compared to the existing agricultural use. Adequate parking provision is also indicated within the site.

Concerns have been raised regarding the sustainability of the site in locational terms, particularly in relation to reliance on the private car and limited access to services. However, such matters do not fall within the scope of the prior approval matters, which are limited to transport and highway safety impacts.

On this basis, the Local Planning Authority is satisfied that the proposal would not give rise to unacceptable impacts on highway safety.

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

A Noise Impact Assessment has been submitted in support of the application, prepared in accordance with BS8233:2014 and ProPG guidance. The assessment confirms that the dominant noise source at the site is road traffic from the B4042.

The assessment demonstrates that external amenity areas and internal noise levels can achieve acceptable standards, subject to standard mitigation measures including appropriate glazing and ventilation.

A representation has been received raising concerns regarding noise associated with activities within the adjacent yard. Whilst it is acknowledged that such activities may give rise to intermittent noise, the submitted noise monitoring does not identify these sources as dominant when compared with background road traffic noise.

On the basis of the submitted technical evidence, the Local Planning Authority is satisfied that acceptable living conditions could be achieved for future occupiers, subject to appropriate mitigation.

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

A Phase 1 Geo-Environmental Desk Study and Preliminary Risk Assessment has been submitted. The report identifies potential sources of contamination associated with the historic use of the site and concludes that the overall risk to future residential receptors is low to moderate.

The report recommends further investigation and, where necessary, remediation to ensure the site is suitable for residential use.

Whilst no formal response has been received from Environmental Health, the submitted assessment provides sufficient information to inform the risk. The Local Planning Authority is satisfied that contamination risks could be appropriately managed through the imposition of planning conditions.

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 application site lies within Flood Zone 1, which is defined as land having a low probability of flooding. The submitted site information confirms that there is no identified risk of fluvial flooding affecting the site.

In addition, the Councils SFRA indicates there is no particular risk of flooding from surface water. With regard to groundwater emergence the SFRA advises that there is a risk of flooding to subsurface assets, but surface manifestation of groundwater is unlikely.

The Local Planning Authority is therefore satisfied that the site is not subject to flooding constraints that would render the development unsafe or increase flood risk elsewhere.

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”¹. 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

¹ Planning Practice Guidance - Paragraph: 109 Reference ID: 13-109-20150305, Revision date: 05/03/2015.

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

Concerns have been raised regarding potential odour and environmental impacts associated with surrounding agricultural and commercial activities.

However, there is no evidence to indicate the presence of intensive livestock operations or other activities that would give rise to sustained or unacceptable living conditions. The site forms part of a mixed-use rural yard, and such conditions are not uncommon within farmstead environments.

On this basis, the Local Planning Authority is satisfied that the location would not render the proposed residential use impractical or undesirable.

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:

- 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 proposal involves the conversion of an existing agricultural building, with alterations including new openings and replacement cladding.

The scale and form of the building would be retained, and the amendments to reduce the scheme to single-storey have resulted in a simpler and more restrained appearance, with glazing confined to ground level.

These changes are considered appropriate to the building's character and rural setting, and would not result in an over-domestication of the structure.

Accordingly, the Local Planning Authority is satisfied that the design and external appearance would be acceptable.

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 show that all habitable rooms would be served by appropriately positioned windows providing direct natural light.

The amended single-storey layout avoids reliance on rooflights and provides a conventional arrangement of openings, resulting in good quality accommodation.

The Local Planning Authority is satisfied that adequate natural light would be provided to all habitable rooms.

CONCLUSION

The proposed development has been assessed against the provisions, limitations and conditions set out in Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Whilst the proposal complies with a number of the relevant limitations, including those relating to the agricultural unit, dwelling numbers, floorspace and space standards, the Local Planning Authority is not satisfied that the proposal constitutes a conversion of the existing building for the purposes of Class Q.

In reaching this conclusion, particular regard has been had to the nature of the building and the extent of works required to facilitate the proposed change of use. The submitted structural information confirms that the steel arch frame is to be retained; however, the proposal involves the removal and replacement of the external cladding and roof sheeting, which together form the

essential envelope of this structure. In the circumstances of this case, those works go beyond what could reasonably be described as conversion and would amount to a rebuild.

The Local Planning Authority has had regard to the principles established in *Hibbitt v Secretary of State for Communities and Local Government* [2016], which confirms that Class Q permits conversion of a building but not its reconstruction. On that basis, the proposal does not fall within the scope of permitted development under Class Q and planning permission would therefore be required for the proposed works.

Notwithstanding the above conclusion, the matters set out under paragraph Q.2 have also been considered in this report in the event that an alternative view is taken. Had the proposal been found to fall within the scope of Class Q, no overriding concerns would have arisen in respect of transport and highways impacts, flooding risks, location or siting, design and external appearance, or natural light, and the identified noise and contamination issues could have been addressed through conditions.

RECOMMENDATION: That prior approval be refused for the following reason:

The proposed development, by reason of the extent of building operations required, including the removal and replacement of the external cladding and roof sheeting forming the essential envelope of the building, would go beyond what could reasonably be described as a conversion and would instead amount to a rebuild.

The Local Planning Authority is therefore not satisfied that the proposal falls within the scope of permitted development under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), having regard to the principles established in *Hibbitt v Secretary of State for Communities and Local Government* [2016]. Planning permission is therefore required for the proposed development.

Plans

For the avoidance of doubt, the application was assessed on the basis of the following plans and documents:

Proposed Floor Plans LPC 884 PR 302 rev A Plan 100 LPC 884 PR 302 rev A Plan 100 received 24 Dec 2025

Proposed Elevations LPC 884 PR 303 rev A received 24 Dec 2025

Structural Report Lovetts Farm ref 25-009_C1 received 24 Dec 2025

Revised location plan LPC 884 EX 301 Locn plan Rev A rec 4 Dec 2025

Covering Letter Reference WCN-31072025 Received 31 Oct 2025

Proposed Site Plan Drawing no. LPC 884 PR 301 Received 31 Oct 2025

Desktop Study, Preliminary Risk Assessment and Site Reconnaissance ref 260128 R GDE-23472 Lovett Farm DTS and PRA Report v1 r0 received 25 Mar 2026

Proposed Residential Development Noise Assessment PAL-NIA-25147-1-v1 received 25 Mar 2026

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?	No
(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?	No
(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?	N/A
(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?	Yes the extent of works required includes the removal and replacement of the building envelope (see main report)
(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?	No

	(iii) A military explosives storage area?	
(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?	No
(p)	Does the building lack suitable existing access to a public highway?	No

Summary:

Whilst the proposal does not conflict with the majority of limitations set out under Paragraph Q.1, the Local Planning Authority does not consider that the proposed building operations fall within the scope of those reasonably necessary for a conversion.

Having regard to the extent of removal and replacement of the building envelope, the proposal would amount to a rebuild rather than a conversion, and therefore does not benefit from permitted development rights under Class Q.