

PL/2026/00450 – PERMITTED DEVELOPMENT CHECKLIST CLASS Q

Class Q – agricultural buildings to dwellinghouses

		Yes / No
Q.	Permitted Development Note: 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.	
(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 – No extension proposed.
(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 – with building operations reasonably necessary.
Q.1	Development is not permitted by Class Q if - Note: If the answer to any of the questions below is "Yes", the proposed development would not constitute permitted development under this class	
(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 – The site is still part of an established agricultural unit with the current land owner since purchase in October 2018. Prior to October 2018 it was part of another established agricultural unit going back a couple of generations (Ox House Farm – Mr P Jones – Cattle Farmer).
(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 – The site is still part of an established agricultural unit as detailed above and has never been used for any non-agricultural purpose.
(c)	Does any proposed dwelling exceed 150 square metres in floor space?	No – Proposed dwelling is 114 square metres.

(d)(i)	Would the total number of dwellings on the agricultural unit (including previous Class Q developments) exceed 10?	No – Proposed is a single dwelling.
(d)(ii)	Would the total cumulative floor space of all dwellings on the unit exceed 1,000 square metres?	No – Proposed is a single dwelling under 150sqm.
(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 – there is no proposed extension.
(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?	No.
(p)	Does the building lack suitable existing access to a public highway?	No.