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[www.planningportal.gov.uk/localauthoritysearch](http://www.planningportal.gov.uk/localauthoritysearch)

## Notification for Prior Approval for a Proposed Change of Use of Agricultural Building to a Dwellinghouse (Class C3), and for Associated Operational Development\*

### Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 3, Class Q

\*Development is not permitted where the proposed change of use would result in more than 3 dwellinghouses that have a cumulative floor space of more than 450 square metres being created within an "established agricultural unit" (which means agricultural land occupied as a unit for the purposes of agriculture on or before 20 March 2013, or for ten years before the date the proposed development will begin).

Development is not permitted where the building is a listed building, the site is or contains a scheduled monument, is located on Article 2 (3) land, or the site is, or forms part of a site of special scientific interest, a safety hazard area or a military explosives storage area.

#### Publication of notifications on planning authority websites

Please note that the information provided on this notification and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please note: you need to download the form to complete it electronically. Please complete using block capitals and black ink if sending by post.

#### 1. Developer Name and Address

Title:	<input type="text" value="Miss"/>	First name:	<input type="text" value="Margaret"/>
Last name:	<input type="text" value="Howorth"/>		
Company (optional):	<input type="text"/>		
Unit:	<input type="text"/>	House number:	<input type="text"/>
		House suffix:	<input type="text"/>
House name:	<input type="text" value="Higher Boyce Farm"/>		
Address 1:	<input type="text" value="Stoneygate Lane"/>		
Address 2:	<input type="text"/>		
Address 3:	<input type="text"/>		
Town:	<input type="text" value="Ribchester"/>		
County:	<input type="text" value="Lancashire"/>		
Country:	<input type="text" value="United Kingdom"/>		
Postcode:	<input type="text" value="PR3 3YN"/>		

#### 2. Agent Name and Address

Title:	<input type="text" value="Mr"/>	First name:	<input type="text" value="Philip"/>
Last name:	<input type="text" value="Cottier"/>		
Company (optional):	<input type="text" value="Sunderland Peacock and Associates Ltd."/>		
Unit:	<input type="text"/>	House number:	<input type="text"/>
		House suffix:	<input type="text"/>
House name:	<input type="text" value="Hazelmere"/>		
Address 1:	<input type="text" value="Pimlico Road"/>		
Address 2:	<input type="text"/>		
Address 3:	<input type="text"/>		
Town:	<input type="text" value="Clitheroe"/>		
County:	<input type="text" value="Lancashire"/>		
Country:	<input type="text" value="United Kingdom"/>		
Postcode:	<input type="text" value="BB7 2AG"/>		

### 3. Site Address Details

Please provide the full postal address of the application site.

Unit:	<input type="text"/>	Building number:	<input type="text"/>	Building suffix:	<input type="text"/>
Building name:	Barn located at Higher Boyce Farm				
Address 1:	Stoneygate Lane				
Address 2:	<input type="text"/>				
Address 3:	<input type="text"/>				
Town:	Ribchester				
County:	lancashire				
Postcode:	<input type="text" value="PR3 3YN"/>				

### 4. Description of proposal

If the building was not in use on 20th March 2013, what date was it last in use? (DD/MM/YY)

What was the use of the building on 20th March 2013 or the last use before that date?

If the building was brought into use after the 20th March 2013, what date was it brought into use? (DD/MM/YY)

Please provide details of its use since it was brought into use:

Is the site currently occupied under an agricultural tenancy agreement?

Yes ☐ No ☒

If yes, I/we confirm that both parties to that agreement have consented to the change of use:

☐

**Please attach written confirmation from the landlord and tenant confirming they both agree to the change of use.**

Has an agricultural tenancy agreement been terminated in the year before development is proposed to begin for the purpose of carrying out the change of use?

Yes ☐ No ☒

If yes, I/we confirm that both parties have agreed that the site is no longer required for agricultural use:

☐

**Please attach written confirmation from the landlord and tenant confirming they both agree that the site is no longer required for agricultural use.**

What is the cumulative number of proposed dwellinghouses that will be developed within the established agricultural unit (including the number of dwellinghouses already developed under Class Q of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development Order) 2015?

Please specify (including any floor space that has already changed use to a dwellinghouse under Class Q of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development Order) 2015) the cumulative:

Floor space of the existing building or buildings which is proposed to change use:

Area of land within its curtilage which is proposed to change use:

#### 4. Description of proposal (Continued)

Please describe the proposed development, including relevant information on the siting and location of the building:

Proposed conversion of agricultural building into 2no. dwelling houses.

Siting and location of building as described in detailed supporting documents submitted as part of this notification for prior approval.

Please provide any relevant information on noise, transport and highways impacts of the development and contamination and flooding risks on site. A flood risk assessment should be provided with the application in Flood Zones 2 and 3, and in Flood Zone 1 where an area which has critical drainage problems has been notified to the Local Planning Authority by the Environment Agency:

Building (Structural) Condition Survey, dated 23/09/2015, Version 1.00

Planning Justification Statement, dated 12/10/2015, Version 1.00

Transport, Travel and Parking Assessment, dated 25/11/2015, Version 1.00

Site Contamination Assessment, dated 28/09/2015, Version 1.00

Flood Risk Assessment, dated 28/09/2015, Version 1.00

Noise Impact Assessment, dated 12/10/2015, Version 1.00

Drawing Ref: 4874-01A - Proposed Site Plan and Location Plan

Drawing Ref: 4874-02 - Existing Plans and Elevations

Drawing Ref: 4874-03- Proposed Plans and Elevations

Please provide a description of the design and any exterior alterations which are proposed to the building including information of any intended partial demolition reasonably necessary to carry out these works, work involving the installation or replacement of windows, doors, roofs, exterior walls and work involving the installation or replacement of water, drainage, electricity, gas or other services.

Submitted as part of this application are a number of drawings which show the existing and proposed buildings. The first point to note is that the external dimensions of the dwellings are entirely within the external dimensions of the existing barn with a total residential floor space of 376sqm which is less than the 450sqm as permitted by paragraph Q.1. The design concept is to retain and restore the original stone built elements of the barn and inserting new openings only where necessary to facilitate residential use. (Please refer to drawing refs: 4874-02 and 4874-03 for design intensions). All new materials will be traditional so as to match existing and will also be like for like where necessary. Building services to be provided / extended as required. Foul water to discharge to septic tank. Surface water to discharge to soakaway.

#### 5. Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required could result in your notification being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted. Please note that as part of this procedure, if any objections are received the Local Planning Authority may require submission of further information at a later date.

All sections of this notification completed in full, dated and signed (typed signature if sent electronically). ☒

A plan indicating the site and showing the proposed development. A plan drawn to an identified scale will assist the authority in assessing your development proposal. ☒

The correct fee. ☒

Plans can be bought from one of our accredited suppliers using our [Buy-a-Plan service](http://www.planningportal.gov.uk/buyaplan) ([www.planningportal.gov.uk/buyaplan](http://www.planningportal.gov.uk/buyaplan))

## 6. Declaration

I/we hereby apply for prior approval as described in this notification and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Developer:

Or signed - Agent:

Date (DD/MM/YYYY):

18/11/2015

(date cannot be pre-application)

## 7. Developer Contact Details

Telephone numbers

Country code:  National number:  Extension number:

Country code:  Mobile number (optional):

Country code:  Fax number (optional):

Email Address - If this is given then it will be assumed that the applicant consents to all correspondence being done electronically.

## 8. Agent Contact Details

Telephone numbers

Country code:  National number:  Extension number:

Country code:  Mobile number (optional):

Country code:  Fax number (optional):

Email Address - If this is given then it will be assumed that the applicant consents to all correspondence being done electronically.