

A/754

REPORT TO ACCOMPANY PRIOR NOTIFICATION FOR THE
CONVERSION OF A FORMER AGRICULTURAL BUILDING ON
LAND EAST OF LOWER COCKHILL BARN, HOTHERSALL LANE,
HOTHERSALL, PRESTON PR3 2XB
TO FORM A SINGLE DWELLING UNDER PERMITTED
DEVELOPMENT PART 3, CLASS Q OF THE TOWN AND
COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
ORDER 2015.

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1. Introduction:

1.1. This report is part of a prior notification for the conversion of an agricultural building on land to the east of Lower Cockhill Barn to form a single dwelling under permitted development Part 3, Class Q of the Town and Country Planning (General Permitted Development) Order 2015.

1.2. This submission is an application for prior notification for the principle of the change of use to be established and to seek agreement of the design and external appearance of the conversion under Class Q

2. The Existing Building:

2.1. The existing agricultural building is located to the east of Lower Cockhill Barn, Hothersall Lane, Hothersall, Preston PR3 2XB. A location plan can be found in Appendix 1 at the end of this report.

2.2. The agricultural building was originally constructed and used in connection with the larger farming operation at Lower Cockhill Farm which was carried out on the site until the farm was sold off in August 1991.

2.3. Subsequently the adjacent stone barn was converted to form a dwelling known as Lower Cockhill Barn. The Farmhouse was sold separately.

2.4. The building which is the subject of this application is within the same ownership as Lower Cockhill Barn.

2.5. When the stone barn was converted to a dwellinghouse several structures within its grounds and curtilage were removed, including a framed agricultural building, a silage clamp and a midden.

2.6. The remaining agricultural building is the subject of this application and was retained and used to serve the small-scale farming activities on the field to the south

of the application site which is owned by the applicant. The land to the south of the application site is used for grazing sheep.

2.7. The building is used for the storage of animal feed, bedding and equipment.

2.8. The building is also used for lambing during early spring.

2.9. The existing building's footprint is 148 square metres measured externally.

2.10. The building's last use was for the purposes of agriculture and it is still in use for that purpose.

3. Description of Proposal:

3.1. The proposal is for the conversion to form a single dwelling and associated garden area. The garden area is to be on land adjacent to the building and the garden, parking and turning areas will not exceed the size of the existing building's footprint.

3.2. The existing building's footprint is 148 square metres measured externally.

3.3. It is not proposed to increase the building's existing footprint.

3.4. The proposal will include the installation or replacement of windows, doors, roofs, exterior walls, water, drainage, electricity, gas and other services to the extent reasonably necessary for the building to function as a dwelling as allowed within the legislation.

3.5. The proposal may also involve minor demolition of non-structural elements (i.e. formation of door and window openings and removal and replacement of external wall finishes) to the extent reasonably necessary to carry out the building operations above.

3.6. The cumulative internal floorspace having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order created through the conversion will not exceed 450 square metres.

4. Legislative background:

4.1. The regulations under Class Q have been introduced to allow for agricultural buildings to be converted into dwellings without the need for full planning permission. This is subject to going through a prior notification procedure where details are submitted to the Council. Proposals will need to satisfy a number of criteria and will impose certain restrictions on other new agricultural development.

4.2. The Provisions

4.2.1. The buildings will need to have been used for agriculture on the 20th March 2013, or last used for agriculture if currently unused or used for agriculture in the preceding 10 years prior to a development under Class Q beginning. If this is the case the provisions allow for the following:

- Creation of up to 3 dwellings by conversion of existing buildings on an agricultural unit and includes associated residential garden area which would be required (agricultural unit requires it to be associated or last associated with an agricultural trade or business).
- Use of up to 450 square metres of existing floor space on an agricultural unit.
- The installation or replacement of windows, doors, roofs, exterior walls, water, drainage, electricity, gas and other services to the extent reasonably necessary for the building to function as a dwelling.
- Partial demolition to the extent reasonably necessary to carry out the building operations above. *

4.2.2. Clarification on the degree of work considered “reasonably necessary” has been introduced in the National Planning Practice Guidance in March 2015 which states:

'The right allows for the installation or replacement of windows, doors, roofs, exterior walls, water, drainage, electricity, gas or other services to the extent reasonably necessary for the building to function as a dwelling house; and partial demolition to the extent reasonably necessary to carry out these building operations. It is not the intention of the permitted development right to include the construction of new structural elements for the building.

Therefore it is only where the existing building is structurally strong enough to take the loading which comes with the external works to provide for residential use that the building would be considered to have the permitted development right.'

4.3. The Restrictions:

4.3.1. Whilst it is clear what the Government wishes to achieve in terms of helping rural development it found it necessary to include a number of safeguarding clauses to the legislation in respect of landscape designations, tenant farms and erection of new agricultural buildings.

4.3.2. The legislation restricts the following:

- Conversion of barns within Areas of Outstanding Natural Beauty (AONB), National Parks, The Broads, a Conservation Area, or a World Heritage Site.
- Where the site is or forms part of a listed building (including curtilage listed buildings), a scheduled monument, a Site of Special Scientific Interest (SSSI), a safety hazard area or a military explosives storage area.
- Extending and enlarging the existing building beyond its existing external dimensions (including height)
- The garden area provided with the barn (including parking/turning areas) cannot be any bigger than the footprint of the building itself.

- If any conversion works have already commenced an application for prior notification cannot be submitted, and a full planning application would be required.

If any of the above applies to the building then full planning permission will be required.
None of the above restrictions apply to this proposal.

Statement detailing the extent of building works required convert the structure to a dwellinghouse:

- 4.4. The existing building is of concrete block construction with a series of steel portal frames supporting the monopitch roof.
- 4.5. The floor is a groundbearing concrete slab. The blockwork will remain as the loadbearing system for the building.
- 4.6. The floor slab will be overlaid with insulation and either a screed or a floating floor.
- 4.7. The existing building will act as the loadbearing structure for the proposed conversion.
- 4.8. The existing floor slab, and concrete block walls will remain and will act as the supporting structure.
- 4.9. The existing concrete block walls will remain and will form the outer leaf of the exterior walls to all elevations. The blockwork will be rendered on its outer face
- 4.10. The existing concrete floor slab will support non-loadbearing lightweight blockwork which will form the inner leaf of the external walls.
- 4.11. All new internal walls are to be either non-structural lightweight blockwork or stud-framed partitions. Insulation will be installed between the inner leaf and the outer leaf (existing) blockwork.

4.12. The ceilings will be affixed to the existing steel frames with insulation incorporated between ceiling and roof finish.

4.13. The ground floor will be insulated above the existing concrete slab and will have a floating floor laid over the insulation.

4.14. The existing metal roof finish will be removed and replaced with a metal roof covering. The roof structure will be fully supported on the existing block work walls.

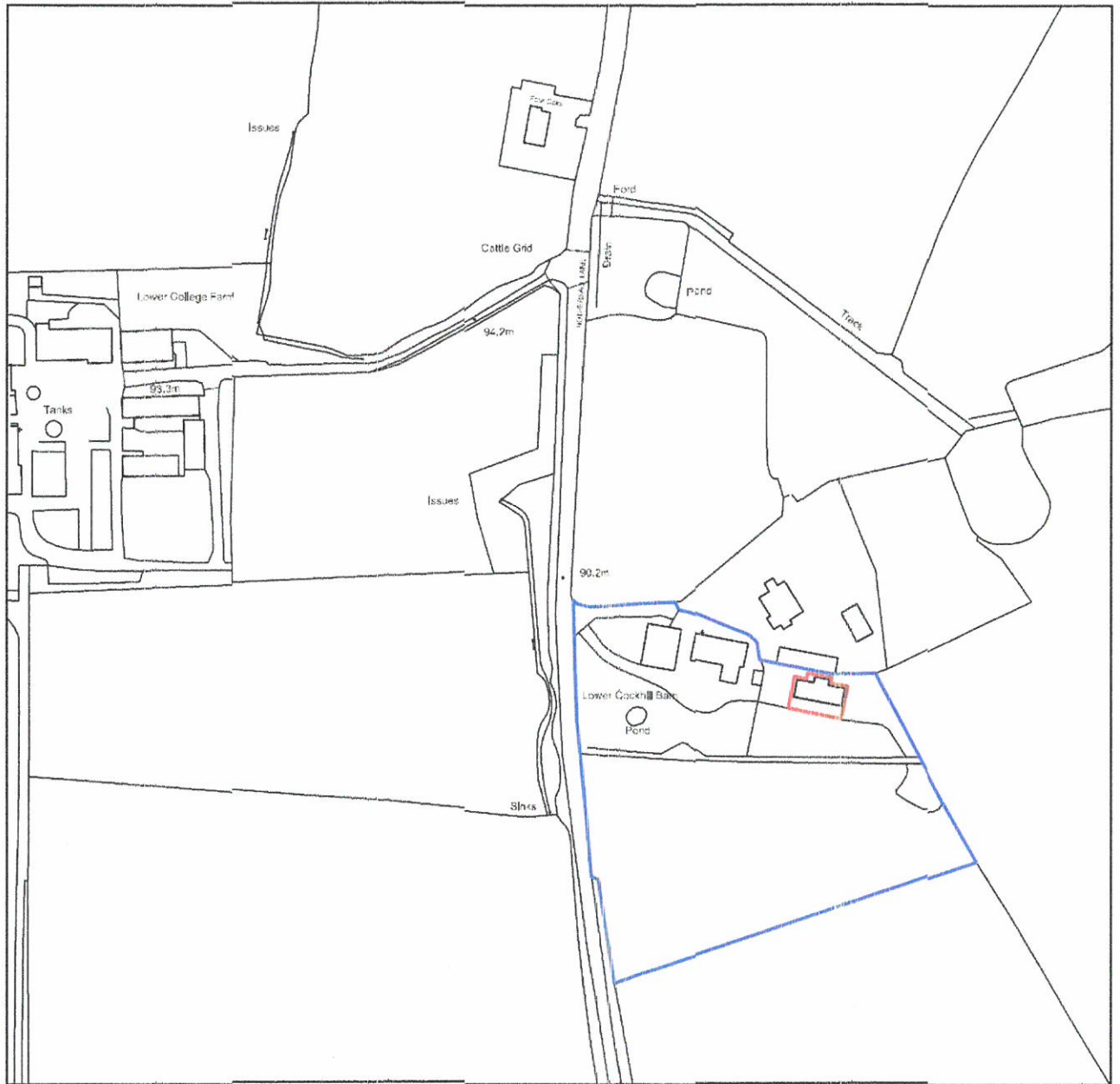
4.15. The works will not involve any increase in the footprint of the existing building.

4.16. The garden area will be immediately adjacent to the existing building and the area of the garden including parking and turning areas will not exceed the area of the footprint of the existing building (148 square metres). The site will be accessed via the existing access driveway to the south of Lower Cockhill Barn leading onto Hothersall Lane.

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4th December 2016

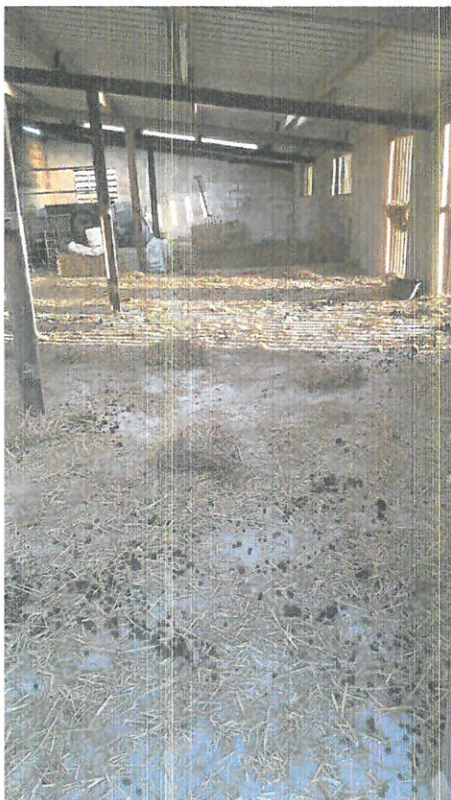
APPENDIX 1: LOCATION PLAN (NOT TO SCALE)



APPENDIX 2: PHOTOGRAPHS OF THE EXISTING BUILDING



Interior looking east



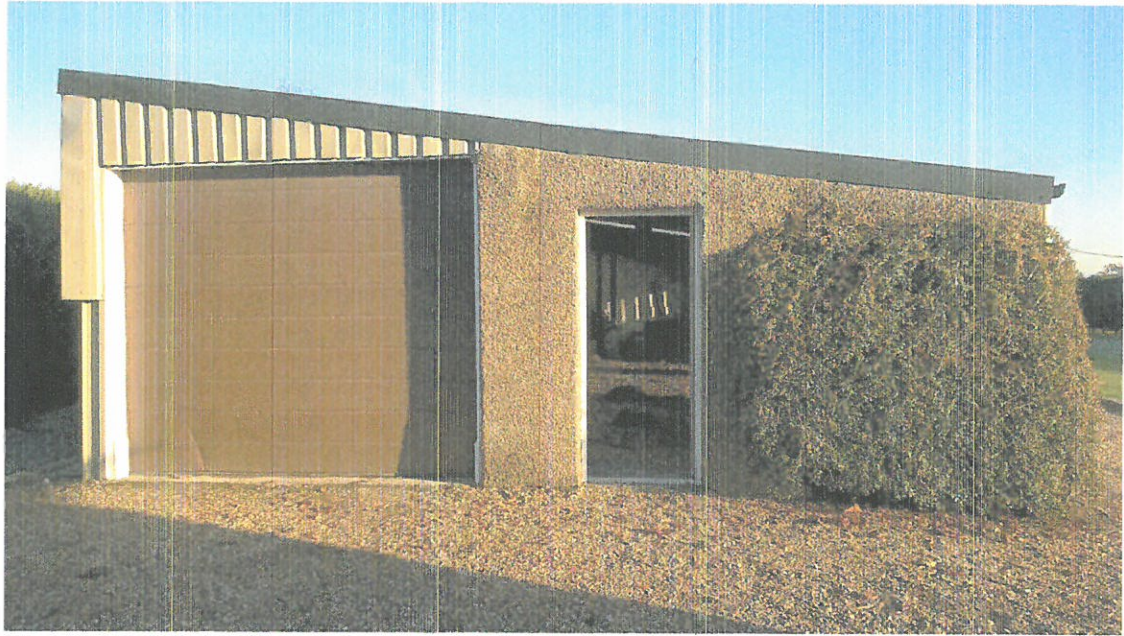
Interior looking east



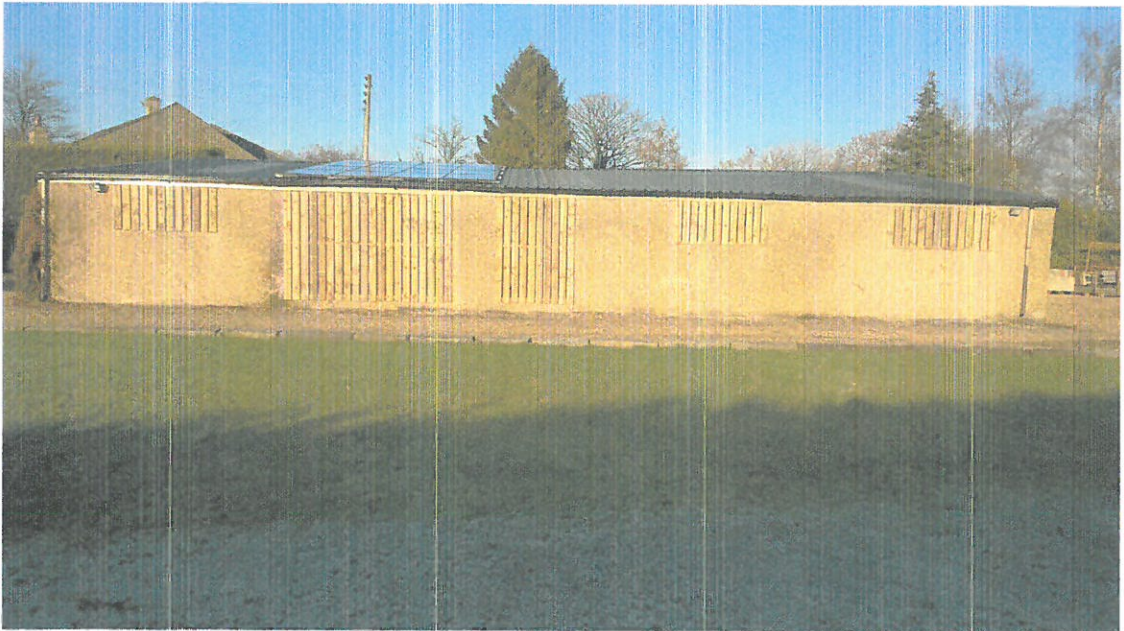
Interior looking south-west



Interior looking north towards outrigger



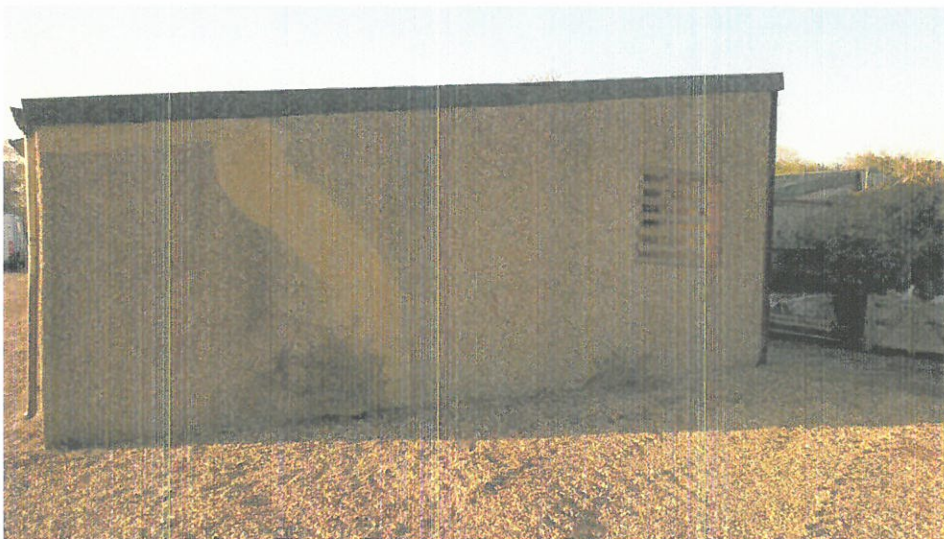
West elevation



South elevation



North elevation



East elevation