

3 2017 0894P

**Change of Use of an Agricultural Building  
to a Dwelling House under Class Q (a)**

Slated Laithe  
Paa Lane  
Paythorne  
Clitheroe  
Lancashire  
BB7 4JD

**Planning Statement**  
September 2017



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### **3.8 (j - m) Article 2(3) land and other restrictions**

The site is not on article 2(3) land. The site is not and does not form part of a site of special scientific interest, safety hazard zone, or military explosives storage area. The site is not and does not contain a schedule monument. The buildings are not listed.

## **4.0 CONDITIONS SET OUT AT PARAGRAPH Q.2**

### **4.1 (1a) Transport and Highways**

Access to the proposed dwelling house is via an existing track known as Paa Lane and then through a further track that passes through the Applicant's land to the South of Paa Lane. Considering the reduction in intensity of use of the existing agricultural building, the development would not have a detrimental impact on highway safety.

### **4.2 (1b) Noise impact**

The relationship with adjoining land uses is acceptable, and no unacceptable noise nuisance issues will occur.

### **4.3 (1c) Contamination risks**

The Applicant confirms that there has been no contamination of the site during their ownership. It is unlikely that the proposed development will cause any contamination.

### **4.4 (1d) Flood risk**

The site is identified as Flood Zone 1 on the Environment Agency Flood Risk Map and therefore not in an area at risk of flooding from rivers or the sea.

### **4.5 (1e) Practicality and desirability**

The proposed development can provide a modern, efficient, and sustainable dwelling house. The location and siting of the building is not impractical or undesirable. An acceptable standard of amenity can be provided for the future occupiers of the dwelling.

## **5.0 Conclusion**

The proposals meet the requirements of Class Q (a) (Schedule 2, Part 3 of the 2015 GDPO (as amended)), and would result in the positive, sustainable use of an existing agricultural building, and contribute to the boroughs housing supply.