

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

Slated Laithe  
Paa Lane  
Paythorne  
Clitheroe  
Lancashire  
BB7 4JD

**Planning Statement**  
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## **1.0 INTRODUCTION**

The application is a Prior Approval Notification for the change of use of an agricultural building to a dwelling house under Schedule 2, Part 3, Class Q (a & b).

The building in question is a traditionally constructed stone built barn. The building is located on the edge of the village of Paythorne and is accessible by an existing and well-established track.

## **2.0 PROPOSAL**

The proposal is to change the use of the agricultural building at Manor House Farm to a single dwelling house.

## **3.0 LIMITATIONS SPECIFIED AT PARAGRAPH Q1**

### **3.1 (a) Agricultural Use**

The Applicant confirms that the buildings were solely in agricultural use on the 20 March 2013. The buildings have been used for a variety of agricultural purposes including storage of agricultural machinery, housing livestock, storage of animal feed and general agricultural equipment.

### **3.2 (b and h) Floor space**

The total floor space of the building is below 450m<sup>2</sup>.

### **3.3 (c) Number of proposed dwelling houses**

The total number of dwellings to be created by this application is one. A further prior approval notification has been submitted for the conversion of a separate building on the holding to a dwelling. The total number of dwellings created will not exceed 3.

### **3.4 (d and e) Land tenure**

The land and buildings in question are not subject to any agricultural tenancy.

### **3.5 (f) Development under Class A(a) or Class B(a) of Part 6 of the Schedule**

The Applicant confirms no development under Class A(a) or Class B(a) of Part 6 of the Schedule has been carried out at the farm since 20 March 2013.

### **3.6 (g) External dimensions**

The proposed development will not extend beyond the existing external dimensions of the building.

### **3.7 (i) Building works**

Limitation (i) allows for associated building operations that are reasonably necessary to convert the building. Paragraph Q1 (i)(1) specifically authorises the installation or replacement of windows, doors, roof, or exterior walls.

The proposed conversion re-uses existing window and door openings. Additionally, in accordance with the permitted development rights, appropriately positioned new openings are also proposed to facilitate the conversion. The conversion will require the installation of a new roof, but such work is also explicitly permitted by Class Q.

A structural report has been submitted with the application that confirms that the existing building is capable of being converted in accordance with the submitted plans.

### **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. 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.

It is important to note that Planning Practice Guidance advises 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.

#### **4.6 (1f) The Design and External Appearance**

The proposed conversion is sensitively designed. Existing window and door openings are re-used, together with a limited amount of appropriately positioned new openings. The original character and appearance of the barn is preserved.

#### **5.0 Conclusion**

The proposals meet the requirements of Class Q (a & b) (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. The Council is therefore requested to approve the prior approval notification.