

Tilecroft Barn Old Clay Lane Thornley-with-Wheatley Longridge PR3 2NB

Change of Use of Agricultural Building to 2no. Dwellings

PLANNING STATEMENT
AUGUST 2023



REPORT CONTROL

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Client	Jackie Brown
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/1 INTRODUCTION

- 1.1. PWA is retained by Jackie Brown ('the Applicant') to prepare and submit an application for Prior Approval, for the change of use of an agricultural building into 2no. dwellings at Tilecroft Barn, Old Clay Lane, Thornley-with-Wheatley, Longridge PR3 2NB ('the application site').
- 1.2. The application is made to Ribble Valley Borough Council under the prior approval procedure; Schedule 2, Part 3, Class Q (a) and (b) of The Town and Country Planning (General Permitted Development) (England) Order (GPDO) 2015, as amended. This Planning Statement demonstrates that the proposal would involve permitted development in accordance with the GPDO.
- 1.3. The following chapters provide a review of the legislation, description of the proposed development and appraisal of the scheme. It should be read in conjunction with the following suite of supporting documents:
 - 1APP Form
 - Drawn Information:
 - Location Plan (Dwg No. EAD_152_01 Rev S1)
 - Existing Plans & Elevations (Dwg No. EAD_152_02)
 - Proposed Plans & Elevations (Dwg No. EAD_152_03 Rev S2)
 - Existing & Proposed Site Plan (Dwg No. EAD_152_04 Rev S1)
 - Structural Survey
 - Preliminary Ecology Impact Assessment



/2 SITE DESCRIPTION AND PLANNING HISTORY

Site Description

- 2.1. The application site relates to an agricultural building at Tile Croft, off Old Clay Lane. As shown by the Location Plan (Dwg No. EAD_152_01 Rev S1), the barn sits adjacent to the existing residential property on site, Tile Croft, a single storey building with gardens to the front and rear. The site, 0.19 hectares in size, is located to the southwest of Old Clay Lane, which adjoins Longridge Road to the northeast.

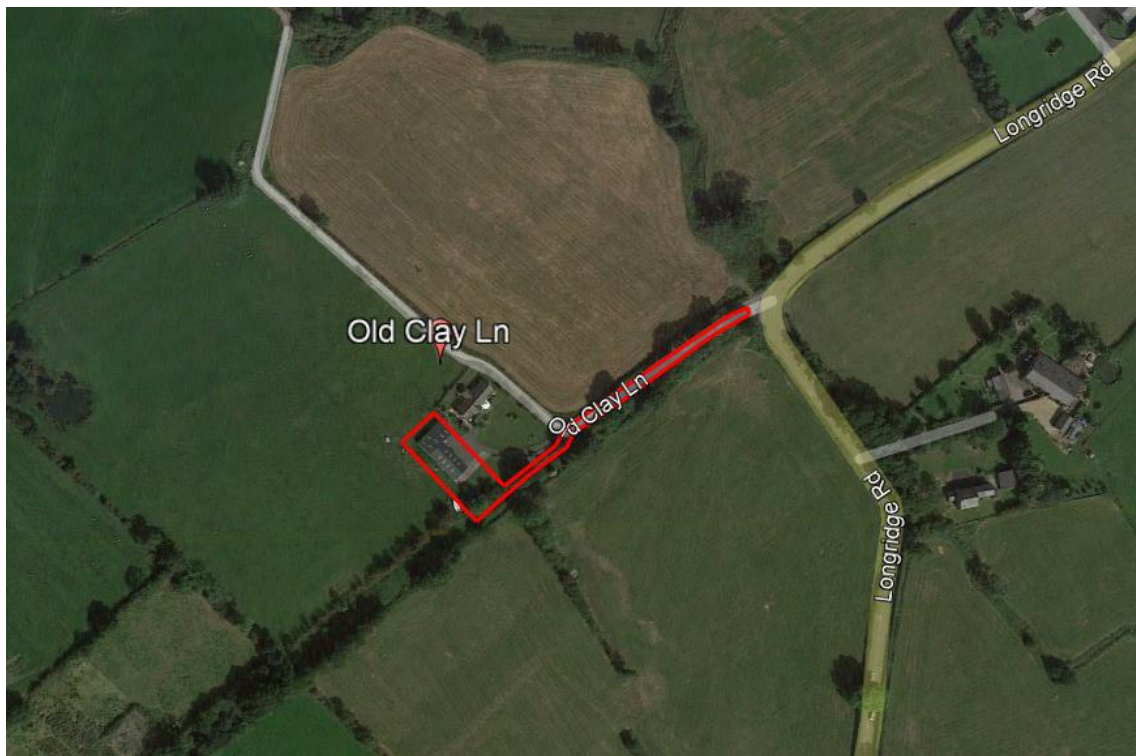


Figure 1: An aerial image of the site

- 2.2. The wider surrounding area is characterised by agricultural land and farmsteads. Longridge is located approximately 1km to the south. The Existing Site Plan (Dwg No. EAD_152_04 Rev S1) shows the site within its close setting and an aerial image of the site is shown in Figure 1 above.
- 2.3. The building subject to this application is a typical agricultural building, partly built of brick and stone-built construction, and part of a steel framed construction. The elevations consist of a mixture of breeze-block, brick and stone with timber cladding to some of the upper sections. All elevations have existing window and door openings, as shown on the



elevational plans (Dwg No. EAD_152_02), with the southwest facing elevation of the building largely open. Internally, the building has concrete flooring. The pitched roof is covered with corrugated cement sheet roofing, with rooflights present on all sides. The existing building is served by guttering and downspouts.

- 2.4. The photos below illustrate how currently, the building contributes nothing in terms of architectural beauty to the rural area. The design is purely functional. Consequently, works to treat the building elevations would inevitably generate a visual enhancement that is more consistent with the local character and vernacular.



Figure 2: An image of the site from the south west



Figure 3: An image of the site from the west

- 2.5. There is an existing access driveway on the eastern part of the site which serves both the main dwelling on site and the application building. This driveway leads off the private access road which connects with Old Clay Lane to the northeast. The agricultural building is also accessed from another access to the south of the boundary wall that peels off the main private access road. This track provides direct access to the main field behind the buildings and the building subject to this application. This is shown on the site plans (Dwg No. EAD_152_04 Rev S1).

Planning History

- 2.6. A search of Ribble Valley Borough Council's planning register has been undertaken to discover the recent planning history of the site. The planning applications below are believed to be of relevance to this application:



- 3/2022/0751 | Prior notification for the proposed change of use of an agricultural building to 2 dwelling houses | Tile Croft Chipping Road Longridge PR3 2NB | **Approved October 2022.**
- 3/2022/0504 | Prior notification for the proposed change of use of an agricultural building to 2 dwelling houses | Tile Croft Chipping Road Longridge PR3 2NB | **Refused July 2022.**

2.7. Application 3/2022/0504 was refused for the following reasons:

1. The proposed 'SSR2 Cladding to roof returned down wall' would result in the external dimensions of the building (as altered) extending beyond the external dimensions of the existing building contrary to Q.1 (g) of Schedule 2 Part 3 Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015.
2. The external appearance of the building, having particular regard to the external appearance and proposed materials, would result in the introduction of an incongruous and discordant form of development that fails to respond positively to the character of the area, being in direct conflict with the requirements of Paragraphs 130 and 134 of the National Planning Policy Framework and Q.2 (f) of Schedule 2 Part 3 Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015.

2.8. Application 3/2022/0504, which was refused in July 2022, comprised SSR2 cladding to the roof that returned down the wall. As aforementioned, this was one of two reasons for the refusal.

2.9. Additionally, the application was refused on external appearance grounds. The external appearance included the SSR2 cladding and the windows on the southwest elevation almost doubling in size. The proposal retained parts of the stone wall and included timber cladding. Nevertheless, the Case Officer believed that the external appearance of the proposal failed to respond positively to the character of the area.

2.10. Application 3/2022/0751 resolved the issues surrounding the SSR2 cladding and external appearance and as such was approved.

2.11. The current application is similar in design to the previously approved application. The most noticeable differences are the minor alterations to the openings and materials.



/3 PROPOSED DEVELOPMENT

- 3.1. The application seeks prior approval for the conversion of the agricultural building to 2no. dwellings under Schedule 2, Part 3, Class Q (a) and (b) of The Town and Country Planning (General Permitted Development) (England) Order (GPDO) 2015.
- 3.2. The proposed development is shown on the accompanying Proposed Elevations and Site Plans (Dwg No's EAD_152_03 Rev S2 and EAD_152_04 Rev S1) provided with this application. The plans demonstrate the arrangement of the conversion to form 2no. dwellings, the access arrangements, and the proposed curtilage areas, including parking spaces and garden areas.
- 3.3. As demonstrated by the accompanying Proposed Plans & Elevations (Dwg No. EAD_152_03 Rev S2), the proposed development would provide 2no. three-bedroom dwellings which would effectively be one-storey bungalows.
- 3.4. In terms of elevational treatment, the concrete blockwork will be clad in timber, with any brickwork rendered to provide weather protection. The existing stone walls will remain exposed. A new roof will replace the existing steel sheeting.
- 3.5. In terms of fenestration, most of the existing openings will remain. However, some will be increased in size to allow more natural light into the rooms being created within the building. New openings are proposed in the northeast and southeast facing elevations to allow both access to the dwellings and to provide natural light. These have nevertheless been designed to ensure the agricultural character and nature of the building is retained. The recessed openings would comprise aluminium framed glazing. New internal partition walls would be provided to create the individual rooms and living accommodation within the buildings.



/4 PLANNING ASSESSMENT

4.1. The GPDO, as amended, allows the following changes of use under Class Q and outlines what other works are permitted development:

(a) a change of use of a building and any land within its curtilage from use as an agricultural building to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order; or

(b) development referred to in paragraph (a) together with building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule.

4.2. It is not considered that the proposal would conflict with any of the limitations highlighted within this Part of the GPDO, which are discussed in turn below.

4.3. Q.1 (a) states that development would not be permitted by Class Q if:

(a) The site was not solely used for an agricultural use as part of an established agricultural unit –

(i) On 20th March 2013, or

(ii) In the case of a building which was in use before that date but was not in use on that date when it was last in use, or

(iii) In the case of a site which was brought into use after 20th March 2013, for a period of at least 10 years before the date development under Class Q begins.”

In accordance with Q.1 (a) the last use of the building was for agricultural purposes, with the building being in use for this purpose on and prior to the 20th March 2013.

4.4. Q.1 (b) – (d) states that:

(b) In the case of –

(i) a larger dwellinghouse, within an established agricultural unit –

(aa) the cumulative number of separate larger dwellinghouses developed under Class Q exceeds 3; or



(bb) the cumulative floor space of the existing building or buildings changing use to a larger dwellinghouse or dwellinghouses under Class Q exceeds 465 square metres;

(ba) the floor space of any dwellinghouse developed under Class Q having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeds 465 square metres;

(c) in the case of –

(i) a smaller dwellinghouse, within an established agricultural unit –

(aa) the cumulative number of separate smaller dwellinghouses developed under Class Q exceeds 5; or

(bb) the floor space of any one separate smaller dwellinghouse having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeds 100 square metres;

(d) the development under Class Q (together with any previous development under Class Q) within an established agricultural unit would result in either or both of the following –

(i) a larger dwellinghouse or larger dwellinghouses having more than 465 square metres of floor space having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order;

(ii) the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeding 5;

4.5. The development would create 2no. dwellinghouses. The proposal does not exceed threshold for the number of larger dwellinghouses or cumulative floorspace for larger dwellinghouses in accordance with Q.1 (b), (ba) and (d). In addition, the proposal does not exceed the threshold for the number of smaller dwellinghouses or maximum floorspace for smaller dwellinghouses in accordance with Q.1 (c). On the basis that there have been no other developments under Class Q within the established agricultural unit, the proposal for 2no. dwellings in total is acceptable.



- 4.6. The site is not occupied under an agricultural tenancy, nor has it been less than 1 year ago, in accordance with Q.1 (e) and (f).
- 4.7. There have been no further developments under Class A or Class B of Part 6 of Schedule 2 of the GPDO on the agricultural unit since 2013 Q.1 (g).
- 4.8. Q.1 (h) and (i) deal with the physical conversion of the building:
- (h) the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point;
- (i) the development under Class Q(b) would consist of building operations other than –
- (i) the installation or replacement of—
- (aa) windows, doors, roofs, or exterior walls, or
- (bb) water, drainage, electricity, gas or other services,
- to the extent reasonably necessary for the building to function as a dwellinghouse; and
- (ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(i)(i);
- 4.9. In accordance with Q.1 (h), the conversion would take place within the frame of the existing building, with no extensions beyond the external dimensions of the existing building being proposed. In addition, the proposed development would comprise of operations solely outlined within Q.1 (i).
- 4.10. The building operations to facilitate the conversion would involve the retention of the existing steel frame and concrete blockwork plinth walls, with the external elevations either being retained as they are (stone) or would be clad in timber. An inner skin to the blockwork and cladding would be required for insulation purposes. New window and door openings would be created with aluminium framed glazing within either existing openings or new openings within the elevations. The existing roof cladding will be replaced with new roof cladding. Whilst this will require the replacement of the existing purlins with new, the overall height and roof pitch will be the same as the existing building.



4.11. The submitted structural survey confirms that the building is in good structural condition suitable for conversion, with no operations required which are above those reasonably necessary for the building to function as a dwellinghouse, in line with Q. (i) (i).

4.12. The NPPG (2018 update, Paragraph: 105 Reference ID: 13-105-20180615) provides clarification that internal alterations are not prohibited under Class Q, provided the building is suitable for conversion:

"Internal works are not generally development. For the building to function as a dwelling it may be appropriate to undertake internal structural works, including to allow for a floor, the insertion of a mezzanine or upper floors within the overall residential floor space permitted, or internal walls, which are not prohibited by Class Q."

4.13. The application site is not located on article 2(3) land, does not form part of an area of special scientific interest, a safety hazard area or a military explosives storage area. Nor is the site within proximity of any scheduled ancient monuments or listed buildings and consequently the proposal is consistent with the provisions of Q.1 (j) – (m).

4.14. Part 3 X provides interpretation of some of the terminology used under Part 3. Under this section, it is stated that:

"curtilage" means, for the purposes of Class Q, R or S only -

(a) the piece of land, whether enclosed or unenclosed, immediately beside or around the agricultural building, closely associated with and serving the purposes of the agricultural building, or

(b) an area of land immediately beside or around the agricultural building no larger than the land area occupied by the agricultural building, whichever is the lesser;

4.15. As stated earlier, Class Q allows for:

"Development consisting of –

(a) a change of use of a building and any land within its curtilage from a use as an agricultural building to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order"



- 4.16. The existing building has a footprint of 560sqm. In compliance with the above, the total residential curtilage area for the 2no. dwellings is 560sqm.
- 4.17. Having assessed the proposals against the provisions of Class Q it is considered that, as a matter of principle, the proposed change of use would represent permitted development.
- 4.18. The following criteria must also be assessed by the Local Authority to determine whether prior approval is required:

Transport and Highway Impacts

- 4.19. The proposed access to the site will utilise the existing access from Longridge Road onto Old Clay Lane. From here, the farm track to the barn and fields will be covered with loose stone aggregate to facilitate access to the barn conversion and its associated car parking areas. The gate will also be removed to allow the residential vehicles easy access to the site. From here five parking spaces are to be provided, 2no. for Unit 1 and 3no. for Unit 2.
- 4.20. Stockproof fencing will also be erected under permitted development to secure the adjacent agricultural field, as shown on the proposed site plan.

Noise Impacts

- 4.21. There would be no negative noise impacts caused by the proposed development which might affect neighbouring land uses. The noise levels from the residential use of the building are not expected to exceed those of the building in agricultural use. The nearest building to the building is the main dwelling, Tile Croft, which is located to the northeast of the building proposed for conversion. There are sufficient separation distances between the barn and this property to ensure there are no harmful impacts in relation to noise.

Flooding Risk

- 4.22. The site is located within Flood Zone 1 in accordance with the Environment Agency Flood Risk Maps, and accordingly is at low risk of flooding. The proposed development would not increase the risk of flooding on the site.

Ecological Assessment

- 4.23. A preliminary ecological assessment was undertaken by Batworker Ecological Consultancy, with daytime walkovers of the site taking place on the 5th of October 2021 and 21st of



January 2022. The report assessed the site as low ecological value, with no Priority habitats or protected species observed. As such, it is determined that the development would cause a negligible loss of habitat at the site level.

- 4.24. It is suggested that any construction work be undertaken outside the optimum period for bird nesting (March to August inclusively) unless a breeding bird survey is undertaken within 48 hours prior to commencement of construction and no nesting birds are found. The development does create the potential to increase the biodiversity on site with bat and bird boxes.

Location

- 4.25. Local Planning Authorities are also required to consider whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a dwelling(s). Planning Practice Guidance clarifies the way the Government expects local planning authorities to consider this matter. It confirms that, there is no sustainability test associated with the condition (Paragraph: 108 Reference ID: 13-108-20150305):

"The permitted development right does not apply a test in relation to sustainability of location. This is deliberate as the right recognises that many agricultural buildings will not be in village settlements and may not be able to rely on public transport for their daily needs. Instead, the local planning authority can consider whether the location and siting of the building would make it impractical or undesirable to change use to a house."

- 4.26. The siting of the proposal is appropriate given the nature of the surrounding area. There is an existing private access road leading to the application site from Longridge Road, and there is a regular bus service from Chipping to Longridge (and vice versa) with the bus stopping at Lower Cockleach Barn on Longridge Road; a three-minute walk from this site. On this basis, the access arrangements are considered acceptable for an additional residential property at this location.

Design and External Appearance

- 4.27. The design and external appearance of the building are acceptable under the context of Class Q, as demonstrated on the Proposed Plan & Elevations (Plan ref. EAD_152_03 Rev



S2). The 2no. proposed dwellings would be created within the existing structures of the agricultural buildings which require no additional structural works to do so.

- 4.28. The proposed timber cladding and replacement roof have been chosen for their materials and colour and will complement the character of the rural location. The timber clad elevations are reflective of the existing building, while the replacement roof will form an improvement compared to the existing cement profiled sheeting, whilst at the same time being a suitable material for a rural area. The insertion of aluminium framed glazing to the building will create an attractive scheme, ensuring that each dwelling benefits from natural light and views across the surrounding area, but at the same time still retaining the features of the agricultural building. It is considered that all the external treatments would be an improvement and serve as a betterment to the building.
- 4.29. Figure 4 below shows the proposed elevations from the refused scheme in 2022. Figure 5 below shows the proposed elevations for this application.
- 4.30. One of the most noticeable external appearance benefits of the newly proposed elevations is the removal of the cladding from the wall. The cladding is applied solely on the roof, which ensures the proposal's external appearance responds positively to the character of the area.
- 4.31. Render to the masonry walls is more prominent in the design and features on all the elevations. However, the south east elevation is mostly timber cladding. The amount of stone proposed on the elevations is the same and the external walls are more consistent in their design as the render is dominant across the building. This ensures the proposal is a positive visual addition to the area.
- 4.32. The size of the windows proposed in this application are much smaller than those proposed in the refused application. Many of the windows proposed in this application are of the same size as the existing. This ensures the character of the agricultural building, and the area are respected and retained, whilst providing a habitable home.
- 4.33. Overall, the images illustrate this application is an improvement in design from the previously refused application and the newly proposed application would serve as a betterment in external appearance.



REVISION STATUS	
S	Information issued for feasibility or a
T	Information issued for tender purpose
C	Information issued for Construction
NE	Only those drawings containing a C

NOTES

- Timber clad wall to infill existing opening
- Aluminium framed windows
- Existing stone

REVISION	DATE	BY
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CLIENT
S M Crealey

PROJECT
Part Q Prior Notification
Tile Croft

DRAWING TITLE
Proposed Plans & Elevations

SCALE DATE
1:125@A3 Sept '21

DRG NO.
EAD_152_03

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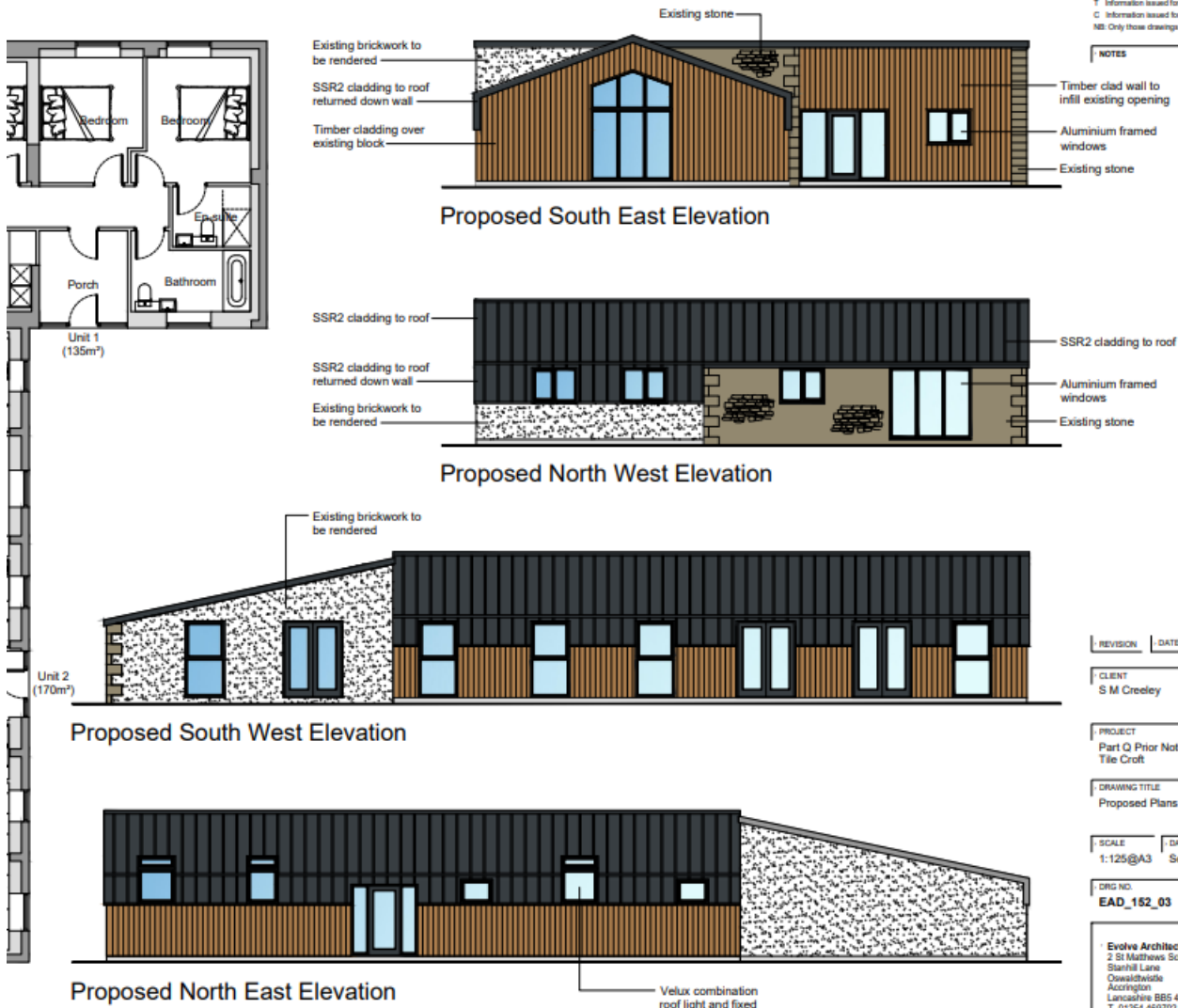


Figure 4: An extract from the Proposed Plans and Elevations for refused application 3/2022/0504

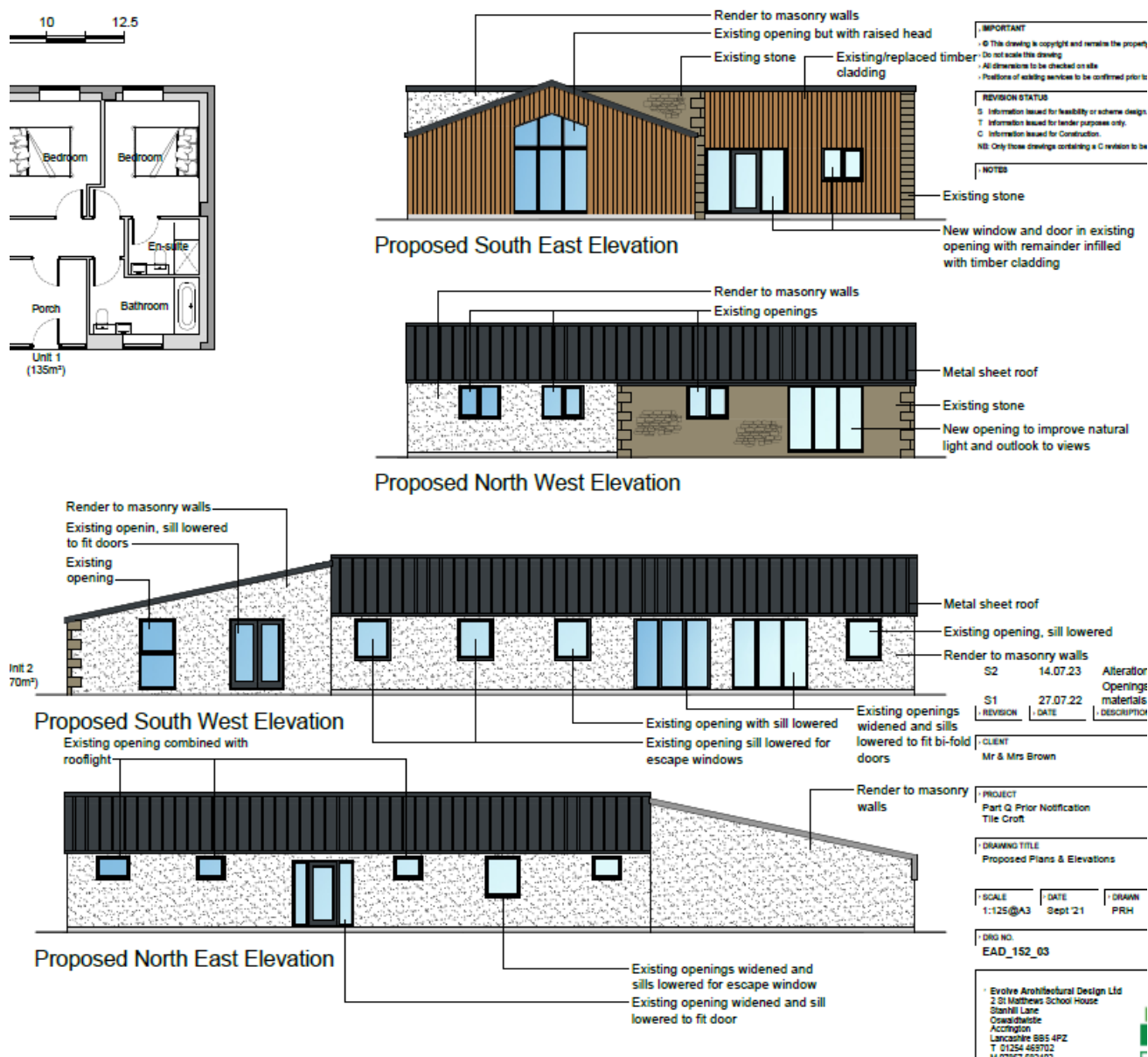


Figure 5: An extract from the Proposed Plan and Elevations (Dwg No. EAD_152_03 Rev S2)

4.34. As shown on the Proposed Site Plan (Dwg No. EAD_152_04 Rev S1), sufficient amenity space will be provided for the dwellings, with garden space located to the rear and sides of the properties, as well as dedicated parking areas. Additional planting and landscaping can be added if required.

The Provision of Adequate Natural Light in All Habitable Rooms

4.35. As demonstrated by the Proposed Plans and Elevations (Dwg No. EAD_152_03 Rev S2) each of the dwellinghouses would have adequate provision of natural light in all habitable



rooms. New aluminium framed windows are proposed on all elevations of the building, either within existing or new additional openings to provide natural light to all habitable rooms.

Conclusion

- 4.36. In conclusion, it is not considered that the proposal would conflict with any of the limitations highlighted within this Part of the GPDO, and as such the application should be approved without delay. The conversion will furthermore deliver an enhancement to the local rural character, improving the appearance in comparison to the current breeze-block facing.



/5 CONCLUSIONS

- 5.1. It is considered that the proposals represent permitted development that, for the reasons highlighted within this Statement, does not conflict with the limitations as set out in the GPDO.
- 5.2. The proposed development will create high quality dwellings within an existing agricultural building on a site which is easily able to accommodate them, making the best use of an existing resource.
- 5.3. It is considered that there should be no reason for the Local Planning Authority to require prior approval to any aspect of the development. Where such prior approval is deemed to be required, it should be granted forthwith.



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