

Planning Support Statement for Prior Approval - Class Q (Transitional Provisions)

**Application to determine if prior approval
is required for a proposed Change of Use of
Agricultural Buildings to Dwellinghouses
(Class C3), and for building operations
reasonably necessary for the conversion**

Town and Country Planning (General Permitted Development) (England) Order 2015 (as it stood prior to 21 May 2024) Schedule 2, Part 3, Class Q

Job No: 24/L/024

Client: Mr Miles Pollard

Version: v.2

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1. Introduction

- 1.1. This Planning Statement has been prepared by JWPC Chartered Town Planners on behalf of the applicant, Mr Miles Pollard, in support of an application to determine if prior approval is required for a proposed Change of Use of Agricultural Building to a Dwellinghouse and for building operations reasonably necessary for the conversion.
- 1.2. The submission is made prior to the 21st May 2025 under the transitional provisions as specified in Article 10 of the Town and Country Planning (General Permitted Development Etc.) (England) (Amendment) Order 2024.
- 1.3. It relates to the proposed conversion of a former agricultural barn building at Houlker Farm, off Whins Lane, to the north of the village of Read.
- 1.4. The Statement is submitted with the requisite form, application fee, Design and Access Statement and plans listed below that show the existing and proposed site plan and elevations. The plans submitted are referenced:

- 24-022 PL01B Location Plan
- 24-022 PL02 Existing Site Plan
- 24-022 PL03B Existing Ground Floor Plan
- 24-022 PL04 Existing Elevations 1
- 24-022 PL05 Existing Elevations 2
- 24-022 PL06D Proposed Site Plan
- 24-022 PL07D Proposed Floor Plans
- 24-022 PL08D Proposed Elevations 1
- 24-022 PL09D Proposed Elevations 2

- 1.5. We have also provided a Bat Survey in accordance with the Conservation of Habitats and Species Regulations 2017.
- 1.6. The applicant requests that the planning agents are contacted in the first instance if any further information is required in dealing with this application, and request that any proposed conditions can also be reviewed prior to the release of a decision.

2. Site and Proposal

The Site

2.1 The site (figure 1) is formed by a large former agricultural barn located immediately adjacent Whins Lane, to the northern end of the village of Read. The northern elevation forms the side of the barn and is a largely blank gable, with two small windows. This side of the building runs directly adjacent the lane, with a dry stone wall extending out from the building on either side, with gated access points from Whins Lane into the farms yard area on either side of the building.

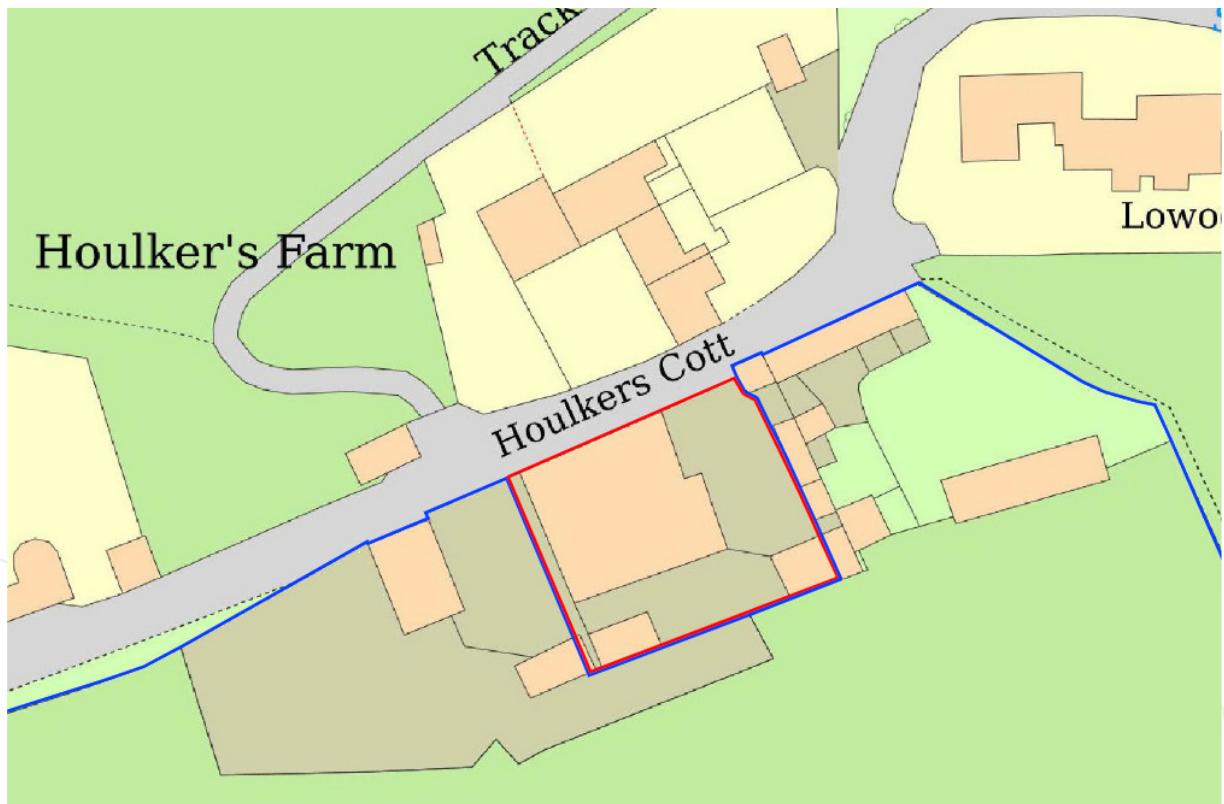


Figure 1 – Site Plan

2.2 The barn building measures 333 square metres and is a generally rectangular shape with a pitched roof with the ridge perpendicular to the lane. The building itself sits down from the lane, such that despite the internal height of the building, it sits lower than other buildings in the area.

2.3 There are several other vacant buildings around the farm yard, of stone, slate and timber construction, but these do not form part of this application for prior approval. They are within the control of the applicant, having been previously used for agricultural purposes as part of the farming operations. A small wooden building to the south of the barn is included in the plans and will be removed as part of the proposal.

2.4 The main barn building has been in agricultural use since construction and this remains the lawful use. The farm yard has two accesses, which would have been used by agricultural vehicles generally associated with rural lanes. The accesses are on a relatively straight section of Whins Lane providing safe access.

2.5 The site is not located within a National Park, National Landscape or Conservation Area, nor is it a listed building or located within the curtilage of a listed building.

2.6 In terms of flood risk, according to the Environment Agency Flood Maps for Planning the site is located within Flood Zone 1 at lowest risk from flooding.

2.7 The main barn building is of solid construction suitable for conversion and provides significant levels of space for a large family home, or conversion into several smaller homes due to its size. A Structural Investigation Report is submitted with the application.

The Proposal

2.8 The proposal is to convert this large barn into a four bedroom family dwelling with curtilage of the same size as the building footprint and providing space for parking associated with the dwelling.

2.9 The plans below in figure 2 show the south east and north east elevations respectively, highlighting minor changes to the elevations.

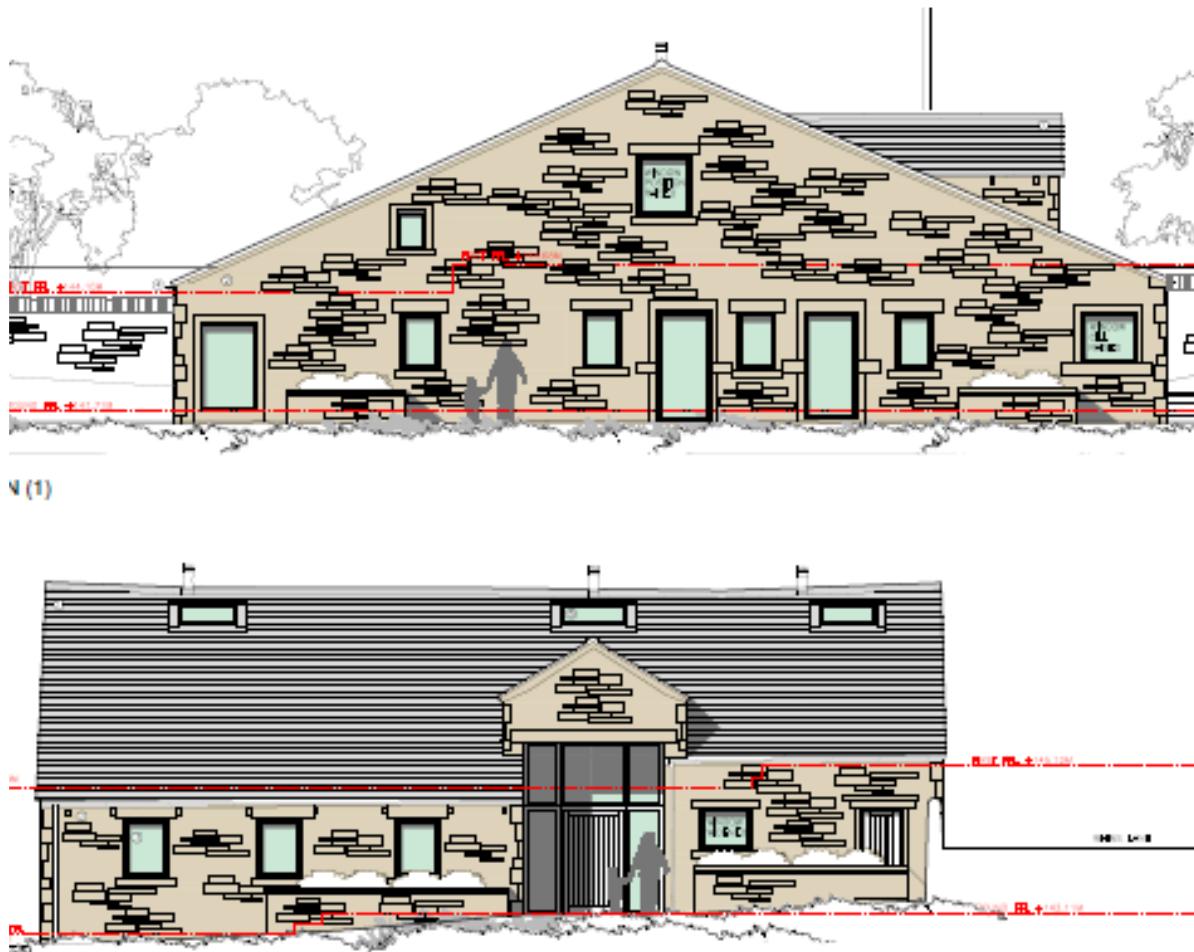


Figure 2 – South East and North East Elevations as Proposed

2.10 The plan below in figure 3 show the proposed north west and south west respectively, highlighting minor changes to the elevations to provide light into the dwelling.

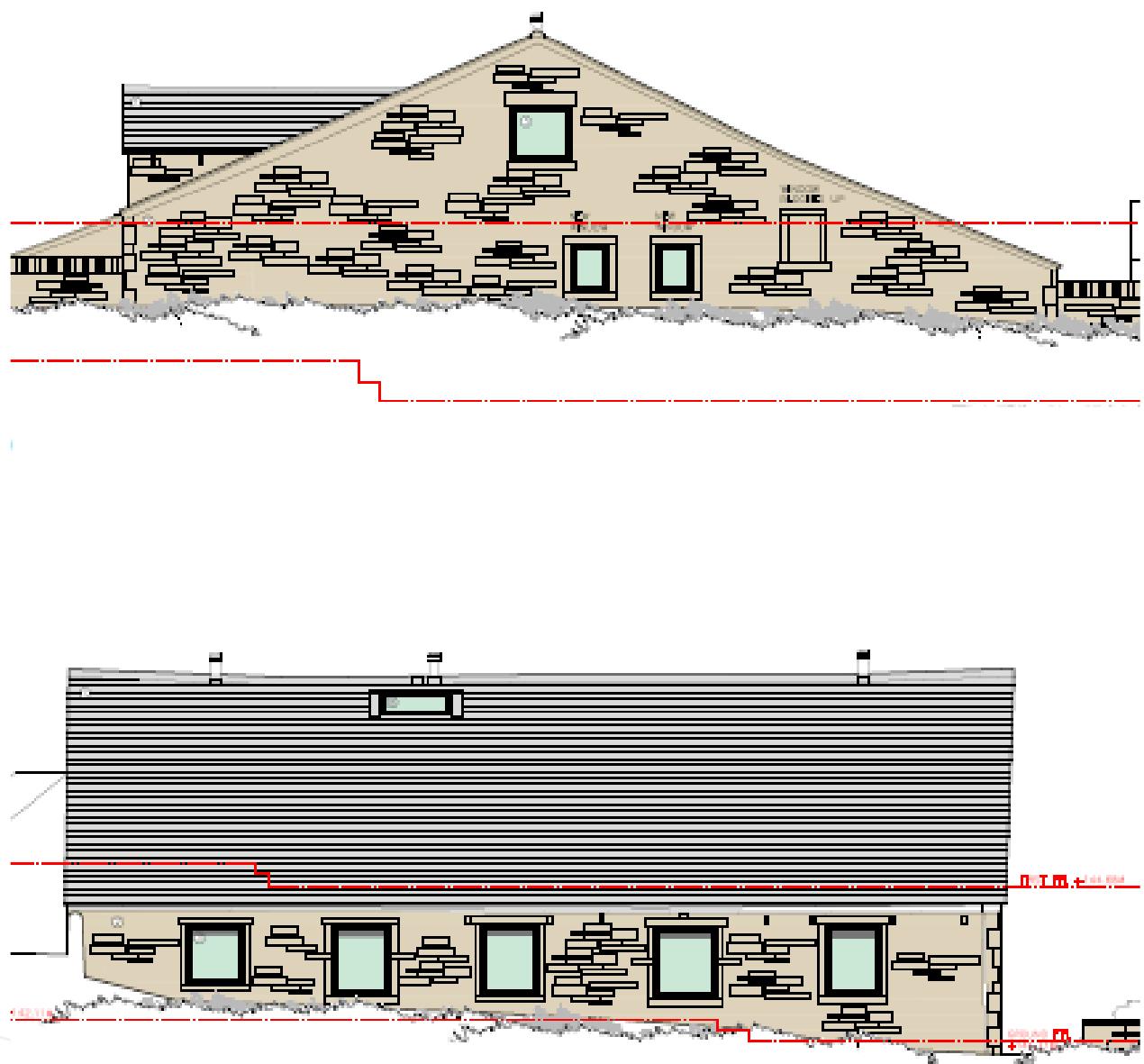


Figure 3 – North West and South West Elevations as Proposed

2.11 Figure 4 below shows the layout of the site providing an external curtilage area to the new dwelling. This includes demolition of an existing building and provides outdoor garden area to the rear (south faced) side of the building. Three parking spaces are shown within this area, with two utilising space within the open fronted barn already in situ.

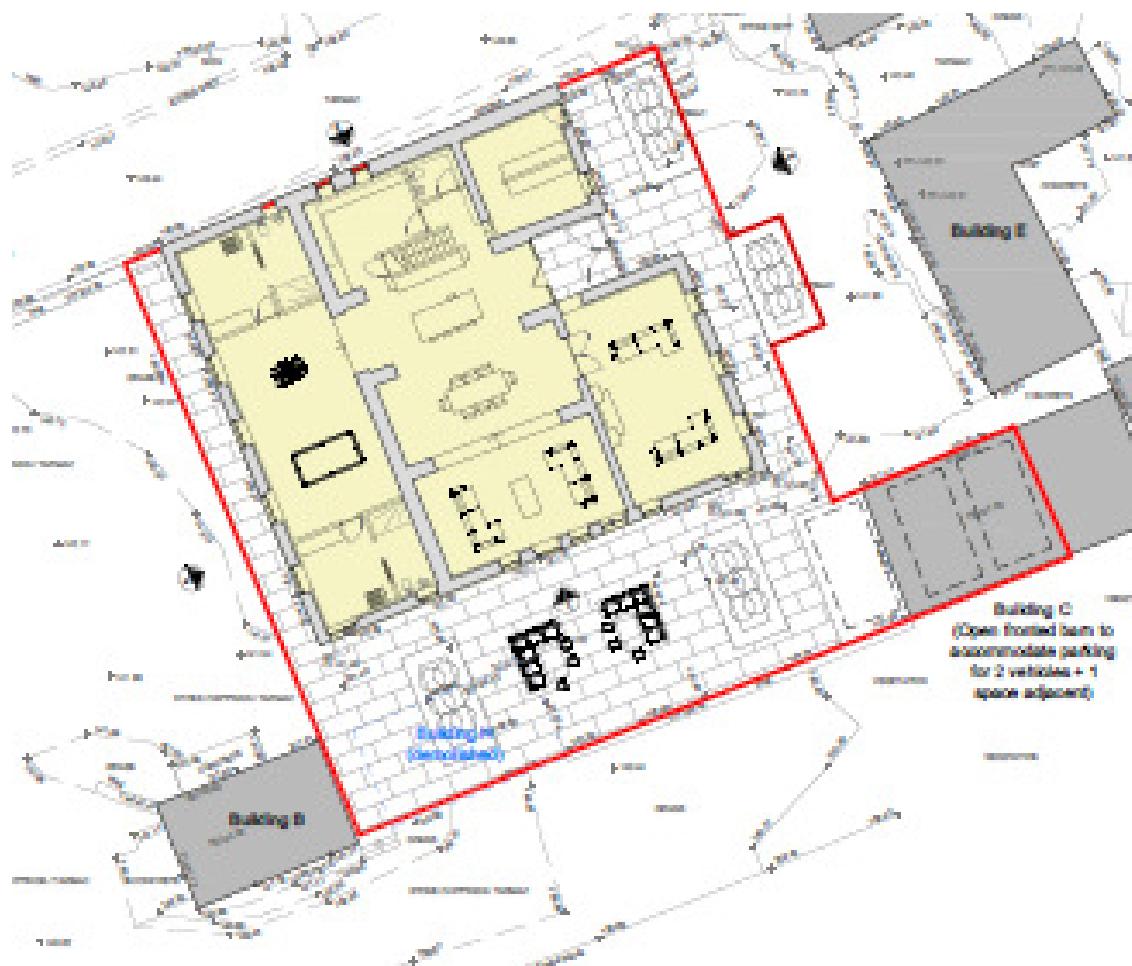


Figure 4 – Site Layout as Proposed

2.12 The proposed submission also includes floor plans of the dwellings internal layout, with additional first floor included within the building and adequate natural light provided to all habitable rooms. The total floor area proposed within the building is 450 square metres.

3. Qualifying Criteria and Prior Approval Considerations

Qualifying Criteria

3.1 The following information details evidence regarding the relevant qualifying criteria under Class Q. Should the Local Planning Authority require further details or have questions over the information, they should contact the planning agent prior to determination.

Use

3.2 The building has been in use for agricultural purposes as part of an established agricultural unit for more than 10 years and this remains the lawful use of the building. The site was in this use on 20th March 2013.

Size

3.3 The proposed conversion of the building falls within the definition of a larger dwellinghouse, being less than the 465 square metres maximum.

Tenancy

3.4 The barn and surrounding buildings are owned by the applicant and are not subject to any tenancy agreements.

Other Consents

3.5 There have been no other consents for agricultural buildings or operations carried out on the building subject to the application or within the surrounding farm yard in the last ten years.

Changes to Building

3.6 There is no development proposed that would result in extensions beyond the existing external dimensions and no building works other than the installation or replacement of windows, doors, drainage works necessary for the building to function as a dwelling. The

creation of the curtilage does include the demolition of a small wood framed building shown on the layout plans.

Protected Designations

3.7 The building and curtilage do not lie within a National Park, National Landscape or Conservation Area. It also does not contain listed building, nor lie within the curtilage of a listed building and does not contain a schedule monument. It is also not part of a site of special scientific interest, a safety hazard area or military explosive storage area.

Prior Approval Considerations

3.8 To satisfy the requirement of Class Q the Local Planning Authority must consider whether approval is required in respect of certain limited matters. Detailed below are the applicants considerations of these matters as they relate to the building and proposed conversion. As mentioned above, should the Local Planning Authority have questions on any matters we request that they contact the planning agent prior to determination to allow matters to be resolved if possible.

Transport and Highway Impacts of the Development

3.9 The existing access into the site comes directly from Whins Lane, which is a main connection road around the northern part of the village of Read. The road connects to many properties along Whins Lane and houses to the north east of the village. The addition of a single dwelling to the lane will have no impact on the highway. The loss of agricultural vehicles moving from the site would more likely improve safety of the lane for other users. The access into the dwelling is existing and gated, and sufficient space exists within the site for manoeuvring and parking associated with the new dwelling.

3.10 Parking for the dwelling is shown within the curtilage calculations for the dwelling to match the footprint of the building, utilising an existing building to provide under cover parking for two spaces by removal of walls to in effect form a car port.

Noise Impacts of the Development

3.11 The use of the building in question would not result in significant detrimental impact on neighbouring dwellings over and above that caused by an agricultural use.

Contamination Risks on the Site

3.12 The building has been used for agricultural use and there are no perceived risks from contamination. There are also no building works that would provide significant risks from contamination.

Flooding Risks on the Site

3.13 The site falls within Flood Zone 1, the least risk areas from flooding and there are no known flooding issues.

Siting of the Building

3.14 The building is located close to the settlement boundary of Read, directly accessed from Whins Lane and close to other residential properties. It represents a suitable location for new dwellings in the context of a Class Q conversion.

Design and External Appearance

3.15 The building changes proposed are limited to small changes to the windows and doors, with most adapted to provide adequate natural light to habitable rooms, which is a condition of the conversion.

Conclusion

3.16 The submission of this prior approval provides details to show the qualifying criteria under Class Q are met and also that the prior approval considerations by the Local Authority should result in allowing the conversion of this building to a single family home.



JWPC Ltd

1B Waterview, White Cross
Lancaster, Lancashire, LA1 4XS

Tel: 01524 599980

enquiries@jwpc.co.uk www.jwpc.co.uk

