



SUPPORTING STATEMENT

THE COWSHED, ROYDHILL FARM, ROYD LANE,
HIGHAM, BARNSELY S75 1PH

Prepared on behalf of Mr & Mrs Dickinson

January 2021

Introduction

This supporting statement has been prepared to accompany an application to determine if Prior Approval is required for a proposed change of use of an agricultural building to a dwellinghouse (Class C3) and for building operations reasonably necessary for the conversion.

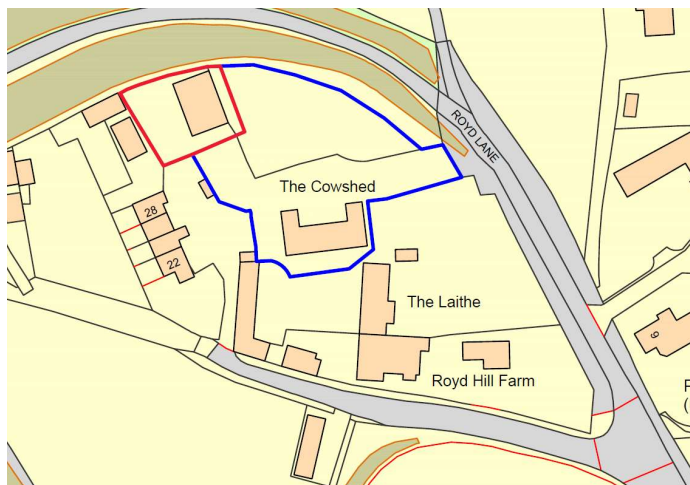
The application comprises of the following:

- Completed Application Form
- Supporting Statement
- Structural Report prepared by Longsight Design Consultancy Ltd
- Site Location Plan
- Existing & Proposed Floor Plans and Elevations
- Contaminated Land Desk Top Study with accompanying document titled “Contaminated Land Survey Additional Information – The Cowshed 2021”

The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2020 is a statutory instrument that grants permission for certain types of development. Class Q of Schedule 2 Part 3 relates to the 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 CS (dwellinghouses) of the Schedule to the Use Classes Order.

Site History

Royd Hill Farm is located to the West of the village of Higham in Barnsley and is approximately 250m from the M1 motorway. Royd Hill Farm historically consisted of a farmhouse and several agricultural buildings, however over recent years the site and buildings have been divided up and converted into individual residential plots. The Cowshed is the most Northern of the divided plots and within it's boundary ownership is the last remaining undeveloped agricultural building to the North of the site which is subject to this application.



Planning applications relating to the site are as follows (information taken from the Local Authority's Planning Portal):

Reference	Description	Site Address	Validation Date	Decision
B/99/0427/PR	Conversion of barn to form one dwelling and erection of garage block	Royd Hill Farm, off Cone Lane, Silkstone Common, Barnsley	25/11/1999	N/A
B/05/0602/DT/LB	Conversion of redundant farm buildings to form two dwellings and garage block (Listed Building Consent)	Royd Hill Farm, Royd Lane, Barnsley	15/08/2005	Approved with Conditions
B/05/0601/DT	Conversion of redundant farm buildings to form two dwellings and garage block	Royd Hill Farm, Royd Lane, Barnsley	15/08/2005	Approved with Conditions
2017/0598	Restoration of outbuilding	Royd Hill Farm, Royd Lane, Barnsley S75 1PH	12/05/2017	Approved with Conditions
2013/02/05	Erection of single storey two bedroom apartment adjacent to the western boundary of the courtyard, re-profiling of the land at the rear of The Laith and associated works	Royd Hill Farm, Royd Lane, Barnsley S75 1PH	22/02/2013	Approved with Conditions
2012/0973	Erection of 1no. detached one storey dwelling	Royd Hill Farm, Royd Lane, Barnsley S75 1PH	10/09/2012	Withdrawn Decision
2012/0225	Use of land for the retention of a storage container used in connection with applicant's business for a temporary period of two years	Royd Hill Farm, Royd Lane, Barnsley S75 1PH	24/02/2012	Approved with Conditions
2011/0603	Erection of rear porch extension to dwelling. (Listed Building Consent)	The Farmhouse, Royd Hill Farm, Royd Lane, Barnsley S75 1PH	27/05/2011	Approved with Conditions
2011/0602	Erection of rear porch extension to dwelling.	The Farmhouse, Royd Hill Farm, Royd Lane, Barnsley S75 1PH	27/05/2011	Approved with Conditions

2010/1449	Erection of single storey outbuilding	The Laithe, Royd Hill Farm, Royd Lane, Barnsley S75 1PH	25/11/2010	Approved with Conditions
2010/0536	Temporary use of land for siting of storage container	Royd Hill Farm, Royd Lane, Barnsley S75 1PH	04/05/2010	Approved with Conditions
2010/0506	Erection of outbuilding	The Laithe, Royd Hill Farm, Royd Lane, Barnsley S75 1PH	27/05/2010	Approved with Conditions
2008/1448	Conversion of redundant agricultural barn into 1 no. dwellinghouse (Plot 3) Barn B	Plot 3, Barn 2, Royd Hill Farm, Royd Lane, Barnsley S75 1PH	01/09/2008	Approved with Conditions
2008/1446	Erection of two storey extension and renovation of existing farmhouse (Plot 1)	The Farmhouse, Royd Hill Farm, Royd Lane, Barnsley S75 1PH	01/09/2008	Approved with Conditions
2008/1439	Erection of three, two storey dwellings. (Former Annex Buildings).	Annex Buildings, Royd Hill Farm, Royd Lane, Barnsley S75 1PH	11/09/2008	Refuse
2008/0050	Erection of extension to farm house and part demolition of attached listed barn, conversion and extension to form dwelling, conversion and extension of detached unlisted barn and conversion of stables to form three small dwellings.	Royd Hill Farm, Royd Lane, Barnsley S75 1PH	21/12/2007	Withdrawn Decision
2008/0044	Part demolition of listed barn and conversion and extension to form dwelling (Listed Building Consent)	Royd Hill Farm, Royd Lane, Barnsley S75 1PH	14/01/2008	Withdrawn Decision

Proposed Development

The existing agricultural building will be converted to create a single dwelling utilising the existing structure and footprint of 128m². You will note from the submitted plans that the curtilage of the dwelling will be no larger than the footprint of the existing agricultural building.

Once completed, the applicant intends to move their elderly parents into the dwelling who need regular care associated with old age. This will give their parents the independent living they still desire whilst living within the care and protection of family close by. This has been made even more important since the arrival of Covid-19.

The applicant's intention is to make the converted building as 'Carbon Neutral' as possible, making use of ground source heat pumps and maximising the thermally efficiency of floors, walls and roof.

Access to the dwelling will be taken from the existing access point on Royd Lane and shared with The Cowshed. It should be highlighted that the two properties will be linked and no separate private access is required.

The supporting Structural Report confirms that the existing frame is adequate for conversion.

Assessment Against Class Q Criteria

This application is made under The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2020, specifically Class Q of Schedule 2 Part 3. A summary of the Class Q Criteria is listed below along with the applicant's response in red.

Q.1 Development is not permitted by Class Q if:

(a) the site was not used solely 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;

The site was solely in use for agricultural purposes on 20th March 2013.

(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;

The number of larger dwellinghouses proposed is 1 and the building's footprint is 128m².

(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;

No previous developments under Class Q and the proposed larger dwellinghouse would have a footprint of 128m².

(e) the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained;

There is no agricultural tenancy.

(f) less than 1 year before the date development begins—

- i) an agricultural tenancy over the site has been terminated, and
- ii) the termination was for the purpose of carrying out development under Class Q,

unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural use;

There is no agricultural tenancy.

(g) development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has been carried out on the established agricultural unit—

- i) since 20th March 2013; or
- ii) where development under Class Q begins after 20th March 2023, during the period which is 10 years before the date development under Class Q begins;

No development carried out on the established agricultural unit under Class A(a) or Class B(a) of Part 6 of this Schedule.

(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;

Building footprint retained as existing. Refer to existing & proposed plans for confirmation.

- (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
 - i) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(i)(i);

The proposed conversion consists of only building operations permitted under Class Q(b) as listed above. Refer to Engineer's Report and Existing & Proposed drawings for further information. These include:

- the installation of replacement doors, windows, roofs, and external cladding and
- the installation of/connections to utilities such as water, electric, gas and drainage.

(j) the site is on article 2(3) land;

No

(k) the site is, or forms part of—

- i) a site of special scientific interest;
- ii) a safety hazard area;
- iii) a military explosives storage area;

No

(l) the site is, or contains, a scheduled monument; or

No

(m) the building is a listed building.

No

Conditions

Where the development proposed is development under Class Q(a) together with development under Class Q(b), development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

(a) transport and highways impacts of the development

According to paragraph 109 of the National Planning Policy Framework; "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe." Given the site is already accessed from the existing driveway of 'The Cowshed' off Royd Lane, it can be concluded that the conversion of the agricultural building into a small single dwelling would not impact the safe

and efficient use of the road network. Nor is it “likely to result in a material increase or a material change in the character of traffic in the vicinity of the site” when referencing Part W paragraph 5 (Procedure for applicants for prior approval under Part 3).

(b) noise impacts of the development

The application site is located within a residential area and is therefore not considered to cause noise issues or be vulnerable to any noise issues.

(c) contamination risks on the site,

A Ground Investigation Report (reference 1900 – 151008) was undertaken in October 2008 prior to the development of the overall Royd Hill Farm scheme. No evidence of contamination was found at the time of the report and the site has now been developed into dwellings. If felt appropriate, a condition for a Phase II report could be attached to the approval notice.

(d) flooding risks on the site,

According to the Environment Agency’s database, the site sits within Flood Zone 1 and therefore there are no significant risks to residential development. There have also been no signs of flooding during the applicant’s ownership.

(e) whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellings) of the Schedule to the Use Classes Order, F94...

We are of the opinion that the location and siting of the agricultural building is appropriate for conversion into a dwelling. The existing house (The Cowshed) and converted agricultural building will remain in the ownership of the applicant.

(f) the design or external appearance of the building

The design and external appearance of the building has been carefully considered to create a legible and attractive place with a sense of identity appropriate to the area.

The existing building is enclosed on 4 sides and roofed with profiled metal cladding, forming the primary function of a dwelling. This cladding will be replaced with a new similar product along with new windows and doors. All external alterations fall within what is “reasonably necessary for the building to function as a dwellinghouse” and will utilise the existing structure.

(g) the provision of adequate natural light in all habitable rooms of the dwellings

Please refer to the submitted plans and elevations which demonstrate there is adequate natural daylight in all habitable rooms.

Conclusion

It is our view that based on the information provided, the proposed development falls within Class Q of The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2020 and would therefore respectfully request that approval is granted accordingly.