

Planning Statement

**Prior approval for
change of use from
agricultural to 2no,
residential dwellings.**

**Manse Farm, 275 Barnsley Road,
Cudworth, Barnsley, S72 8TE**

1.0 Introduction

This Planning statement has been prepared by AKB Architects on Behalf of Rachel Shelton. The purpose of the statement is to assist Barnsley Metropolitan Borough Council (BMBC) in their determination of the application that seeks prior approval for the change of use of established agricultural buildings into two, 2 bedroom residential dwellings.

The application is made in relation to the conversion of established agricultural buildings within the Manse Farm complex.

The application should be assessed against the following plans/reports:

Dwg No. P01-1 Rev A	Site Location Plan
Dwg No. P02-1 Ref F	Existing Plans
Dwg No. P03-1 Rev G	Existing Elevations
Dwg No. P04-1 Rev L	Proposed Plans
Dwg No. P05-1 Rev G	Proposed Elevations
8th February 2024	Structural Report Skyhooks engineering

This Planning Statement will describe the application site its surrounding area, the proposed development, and assess the proposals against the relevant planning policy framework.

2.0 Description of the application site

The application site refers to change of use of existing agricultural barns within the Manse Farm complex. The site is located to the north of Cudworth village centre, access is taken from Barnsley Road which is located to the west, Manse Farm Mews and associated properties bounds the site to the north and east, there is a gated entrance from the sites driveway onto Manse Farm View which provides a further entrance onto Barnsley Road..

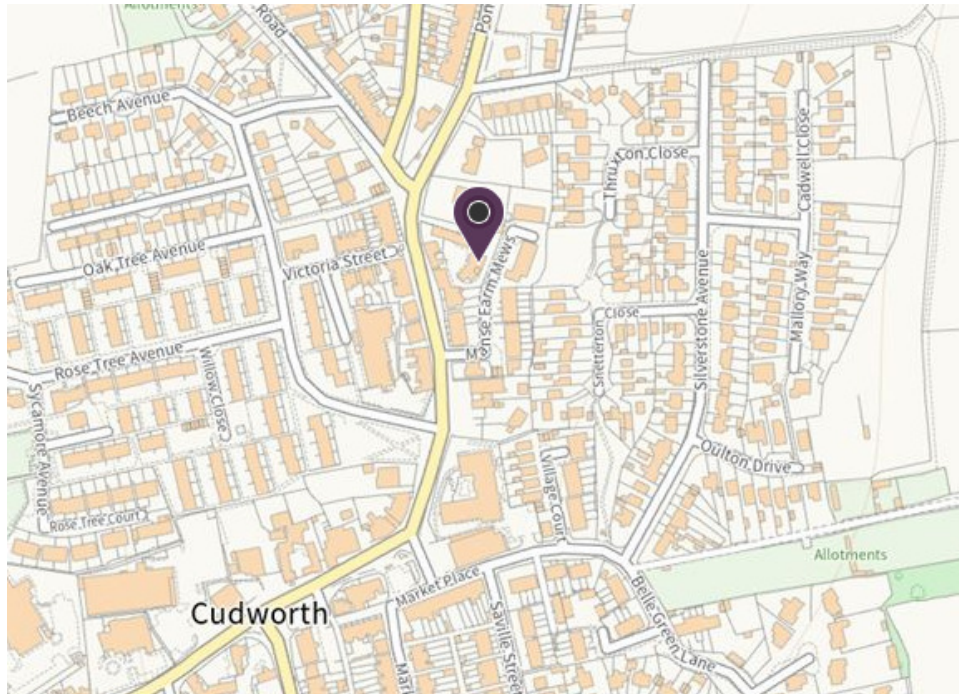
The complex of buildings are arranged around a central courtyard, the oldest of the buildings could be over 300 years old. The application concerns redevelopment of the barn within the north of the complex and corn chamber within the west of the complex.

The barn was originally designed for residential use but has been used for agricultural storage purposes. It is a two storey building constructed from local stone with a traditional York stone slate roof which includes traditional dormer openings within its northern roof slope. The corn chamber is a more imposing 3 storey structure, it also constructed from stone with a traditional stone slate roof and includes a lean-to structure on its rear elevation.

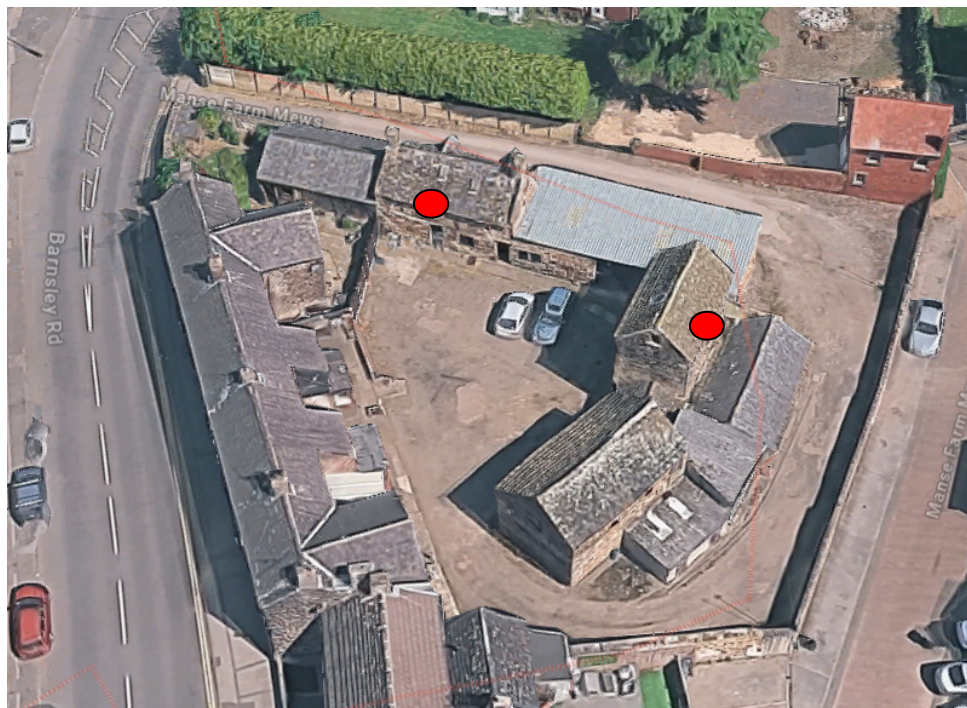
The applicant owns and resides at properties at 271 to 277 Barnsley Road, the rear boundaries of these properties share the courtyard with the barn and corn chamber.

Whilst the farm complex is in active use it is located within an established residential area, properties which overlook the complex within Manse Mews are an example of a modern residential development.

Location to Cudworth:



Location of Barn and Corn Chamber within the complex:



3.0 Development Proposals

This Prior Approval application is submitted to the Council for the determination of the change of use of agricultural buildings (Barn & Corn Chamber) to 2 residential units (Class C3 use) under Part 3, Class Q of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) at Manse Farm.

Prior to the submission of the application a pre application enquiry was submitted to the Local Planning Authority. It was confirmed that the buildings would be eligible for conversion to residential under the prior approval procedure (Part 3 Class Q)

The buildings have been solely used for agriculture, which has included general agricultural storage. The conversion of the buildings would create 2 residential dwellings .

- The barn/cottage would be converted to a 2 bedroom dwelling across 2 floors. The accommodation to be created would measure 84sqm, it would include a minimum of 2sqm of built in storage.
- The corn Chamber would also be converted to a 2 bedroom dwelling but with accommodation spread across 3 floors. At 121sqm would be the larger of the properties.

The footprint and external dimensions of the building would be unaltered by the proposals, the conversion would work to the established parameters of the building with no extensions required. Each dwelling would be served with 2 dedicated parking spaces within the communal courtyard. Each property would also have dedicated private amenity space as well as unrestricted access to the communal space across the courtyard complex.

The proposed external works are itemised as follows:

Barn:

- Existing openings to be retained and glazed with hardwood fittings.
- Addition of 1 ground floor, 2 first floor windows and 1 additional roof light to the southern elevation/roof slope.
- Repair to stonework & pointing
- Comprehensive internal refurbishment up to modern building control requirements.

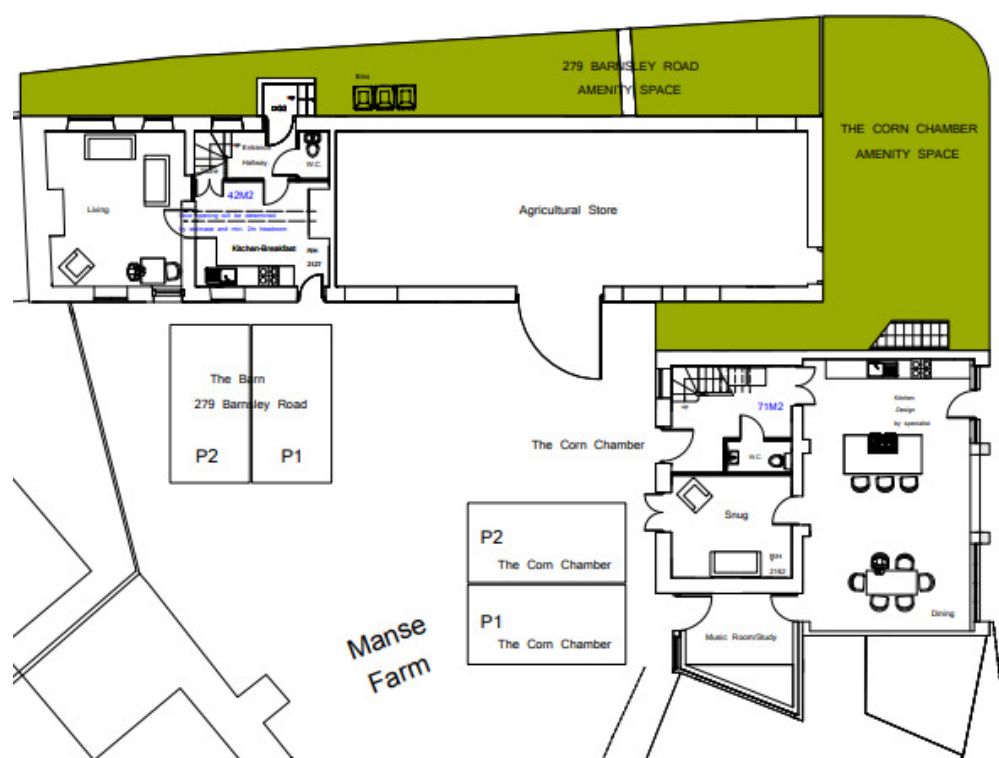
Corn Chamber:

- Western elevation infill to stable entrance, additional 1st and 2nd floor window and roof light.
- East elevation to include ground floor infill to support new entrance and 3no. windows
- Comprehensive internal refurbishment up to modern building control

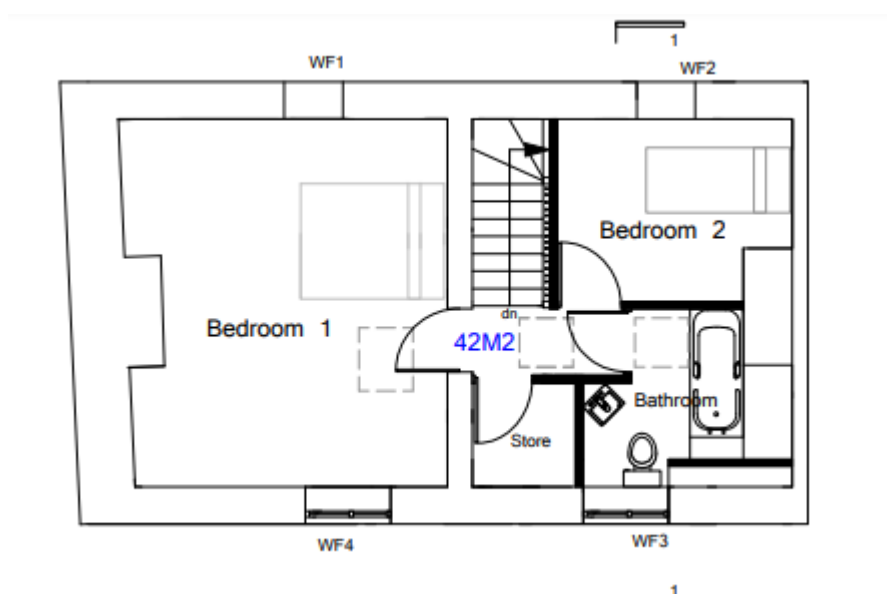
requirements.

As shown on the floor plans the accommodation would exceed the Governments Technical Housing Standards (Nationally Described Space Standard NDSS). NDSS standards require 2 bedroom accommodation across 2 floors to be minimum of 79sqm including 2sqm of built in storage. The floor plans also show that all rooms would be served with windows providing natural light and ventilation.

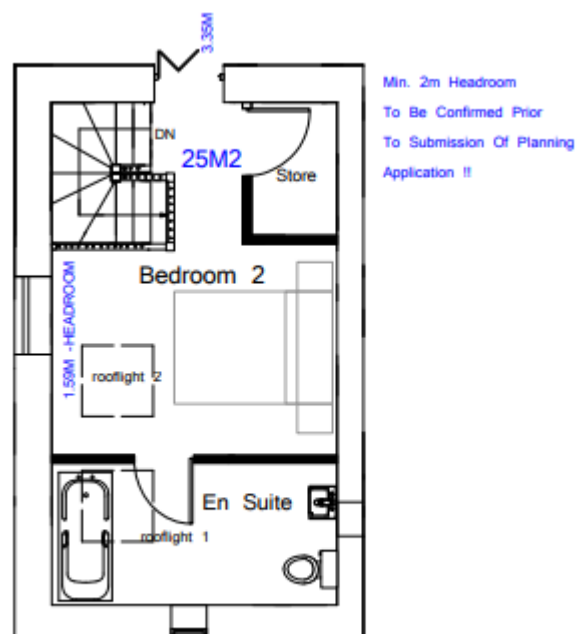
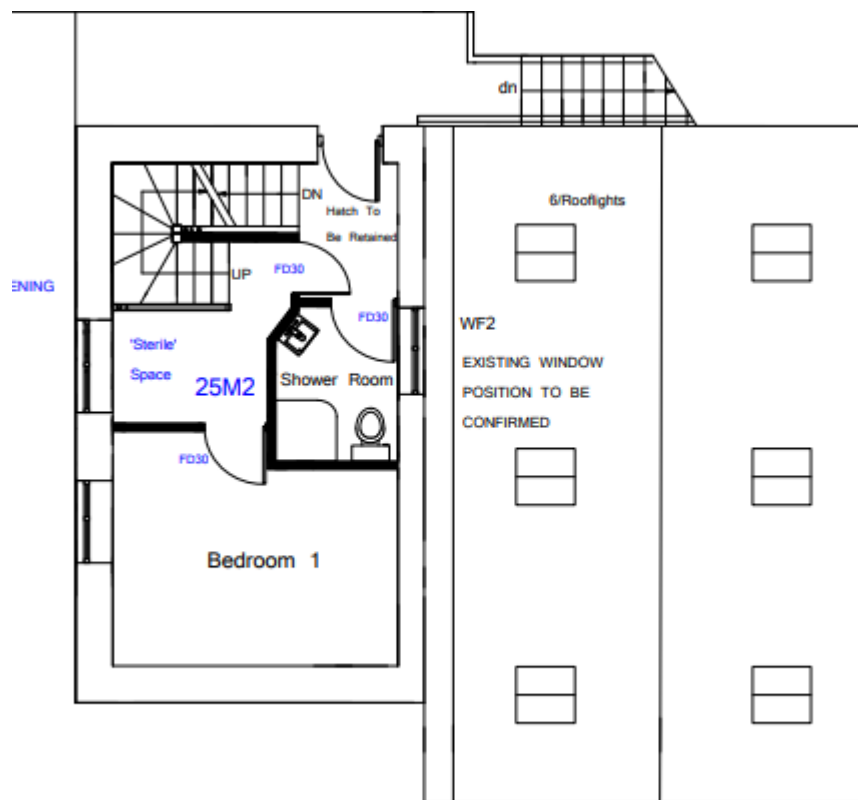
Ground Floor Layouts:



First Floor Layout of the Barn:



First and Second Floor Layouts of the Corn Chamber:



4.0 Building Photographs

The Barn Northern elevation (front)



Rear Elevation:



The Corn Chamber Western Elevation (front)



Rear Elevation / lean-to



5.0 Planning Policy

Subject to the prior notification procedure the Town and Country Planning (General Permitted Development) Order 2015 permits under Part 3 Class Q the change of use of premises from Agricultural buildings to - C3 (Dwellinghouses).

Permitted development

Q. Development consisting of—

(a) a change of use of—

(i) a building that is part of an established agricultural unit and any land within that building's curtilage, or

(ii) a former agricultural building that was (but is no longer) part of an established agricultural unit and any land within that building's curtilage,

to a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order,

(b) development referred to in sub-paragraph (a) together with the extension of the building referred to in sub-paragraph (a), or

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

Development not permitted

Q1. Development is not permitted by Class Q if—

(a) in the case of a site that is part of an established agricultural unit, the site was not part of the established agricultural unit—

(i) on 24th July 2023, or

(ii) where the site became part of the established agricultural unit after 24th July 2023, for a period of at least 10 years before the date development under Class Q begins,

(b) in the case of a site that was (but is no longer) part of an established agricultural unit—

(i) the site was part of an established agricultural unit on 24th July 2023,

(ii) where the site ceased to be part of an established agricultural unit after 24th July 2023, the site has not been part of the established agricultural unit for a period of at least 10 years before the date development under Class Q begins, or

(iii) since ceasing to be part of an established agricultural unit, the site has been used for any non-agricultural purpose,

(c) the floor space of any dwellinghouse developed under Class Q having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeds 150 square metres,

(d) the development under Class Q, together with any previous development under Class Q, within the original limits of an established agricultural unit (see paragraph Q.3(2) of this Part) would result in—

(i) the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 10, or

(ii) the cumulative floor space of dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 1,000 square metres,

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

(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,

(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 during the period which is 10 years before the date development under Class Q begins,

(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, other than—

(i) extension of the building allowed by paragraph Q.1(i);

- (ii) protrusions of up to 0.2 metres to accommodate building operations allowed by paragraph Q.1(j)(i),
- (i) the development under Class Q(b) would result in an extension that—
 - (i) has more than one storey,
 - (ii) is sited anywhere other than to the rear of the existing building,
 - (iii) extends beyond the rear wall of the existing building by more than 4 metres,
 - (iv) has eaves the height of which exceed the height of the eaves of the existing building,
 - (v) is higher than whichever is the lower of—
 - (aa) the highest part of the roof of the existing building, or
 - (bb) a height of 4 metres above the ground,
 - (vi) extends beyond a wall that forms a side or principal elevation of the existing building, or
 - (vii) would be sited on land that, before the development under Class Q(b), is not covered by a hard surface that was provided on the land by virtue of any development, and—
 - (aa) the hard surface was not provided on the land on or before 24th July 2023, or
 - (bb) where the hard surface was provided on the land after 24th July 2023, the hard surface has not been situated on the land for a period of at least 10 years before the date development under Class Q(b) begins,
- (j) the development under Class Q(c) 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(j)(i),
 - (k) the site is on article 2(3) land,
 - (l) 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,
 - (m) the site is, or contains, a scheduled monument,
 - (n) the building is a listed building,
 - (o) the existing building, excluding any proposed extension under Class Q(b) but including any proposed building operations under Class Q(c), would not be capable of complying with the nationally described space standard issued by the

Department for Communities and Local Government on 27th March 2015 as read with the notes dated 19th May 2016 which apply to it, or

(p)the building does not have suitable existing access to a public highway.

The development would adhere to all of the above provisions. A summary of against the requirements across A-P is provided within Appendix I of the statement.

Conditions

Q2.—(1) Where the development proposed is development under Class Q(a) together with development under Class Q(c), 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,

(b)noise impacts of the development,

(c)contamination risks on the site,

(d)flooding risks on the site,

(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 (dwellinghouses) of Schedule 1 to the Use Classes Order,

(f)the design or external appearance of the building, and

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

and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

(2) Where the development proposed is development under Class Q(a) only, 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 the items referred to in sub-paragraphs (1)(a) to (e) and (g), and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

(3) Where the development proposed includes development under Class Q(b), the developer must also apply, as part of the application under sub-paragraph (1) or (2) (as the case may be), for a determination as to whether the prior approval of the authority will be required as to the impact of the proposed extension on the amenity of any adjoining premises.

(4) Development under Class Q is permitted subject to the condition that development under Class Q(a), and under Class Q(b) or (c), if any, must be completed within a period of 3 years starting with the prior approval date.

6.0 Planning Assessment

The Town and Country Planning (General Permitted Development) (England) Order 2015, Class Q 'agricultural buildings to dwellinghouses' states that 'Development consisting of 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 that Schedule' is permitted development.

Class Q also permits building operations which are reasonably necessary to convert the building to a dwellinghouse. The extent of 'reasonable' building operations is not defined within the Order but guidance is found within paragraph 104 of planning practice guidance. This qualifies the extent of building operations can take place, it states; *The right permits building operations which are reasonably necessary to convert the building, which may include those which would affect the external appearance of the building and would otherwise require planning permission. This includes the installation or replacement of windows, doors, roofs, exterior walls, water, drainage, electricity, gas or other services to the extent reasonably necessary for the building to function as a dwelling house; and partial demolition to the extent reasonably necessary to carry out these building operations*

The Barnsley Local Plan was adopted in January 2019. The policies within have not been referred to in compiling this statement, the criteria under the permitted development regulations does not consider these to be material planning considerations. However, under the requirements of Part 3, Class Q (2) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) prior approval applications need to be submitted to the Local Planning Authority for assessment of the following considerations only: -

- Transport and highway impacts
- Noise impacts
- Contamination risks
- Flooding risks
- Sustainability of the building's location
- Design or external appearance of the building

The above points are to be addressed in the following sections of this statement. Furthermore, as outlined within the requirements of Class Q, due regard has been made to the National Planning Policy Framework (NPPF) and the accompanying Planning Practice Guidance (PPG).

In assessment of the proposal, it is noted that the application site is not located on Article 2(5) land. In addition to this the building does not form part of a site of special scientific interest, a safety hazard area or a military explosives storage area. Despite their age the buildings are not Listed or within the curtilage of one, and the site is not within, nor contains a scheduled monument. On this basis, the proposal complies with the requirements of K to N of Class Q.

An assessment against the criteria of Class 3 Part Q is provided as follows:

Transport and highways impacts of the development

Access to the dwellings would be taken from an established driveway which links Barnsley Road to the established Manse Farm complex /courtyard. At the end of the driveway there is also a gated entrance that allows for access onto Manse Farm Mews, this loops to the south west where it links via a priority junction onto Barnsley Road. Barnsley Road is a classified road which is maintained by the Local Authority.

The proposals would not be reliant upon the construction of any new access road, vehicles could exit the site either via the existing driveway or Manse Farm Mews development road.. The established driveway benefits from good visibility and has functioned safely for the agricultural complex. The proposals would not constitute an intensive form of development and the associated traffic movements would not be significant comparative to the established use of the buildings.

Parking would be provided on site with each dwelling having provision for 2 vehicles. The courtyard arrangement allows for adequate turning space to enable vehicles to conveniently manoeuvre within the site. The sites location close to Cudworth, and its associated amenities, means that it is located within a highly sustainable location, future occupants would not necessarily be dependent on travelling by private vehicle.

In recognition of the above it is considered that the transport and highways impacts of the development would be negligible. The access arrangements are appropriate to serve the intended use. There would be no conflict arising with highway safety from the modest scale of development with the access and parking arrangements being of a sufficient design.

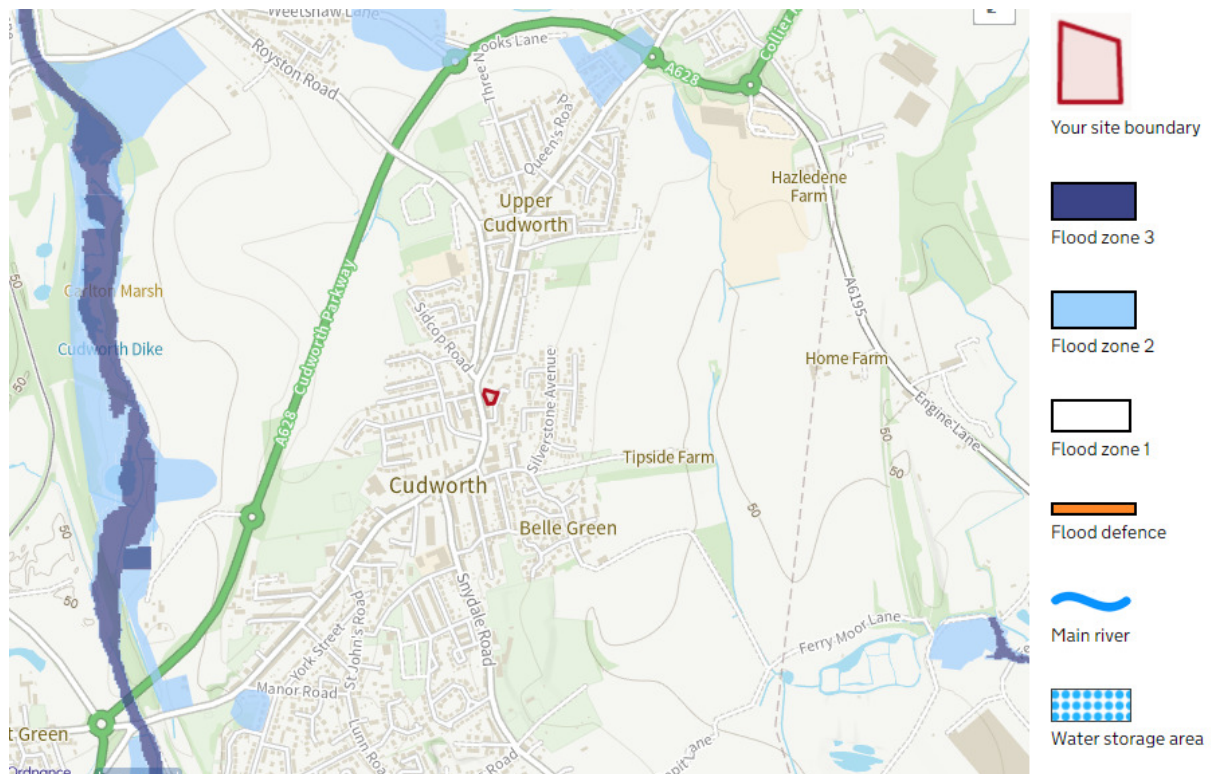
Noise impacts of the development

The site is within an established residential area, there are no nearby noise sources that would impact upon the residential amenities of any of the future occupants of the dwellings. The residential environment for the future occupiers would be directly comparable to that of residents on Barnsley Road and Manse Farm Mews. Likely sources of noise would be restricted to transport activity. The solid construction of the buildings to be converted and use of double glazing and modern insulation would sufficiently mitigate against background noise levels. There will be little agricultural traffic movements to, and from the site, and the new residential properties are unlikely to experience any significant noise as a consequence of this.

Contamination risks on the site

The site has not been identified as being contaminated land within the records found for the site or to the knowledge of the owner who also resides at the farm. Any potential contamination is likely to originate from the storage of materials. the refurbishment of the buildings would ensure that they are appropriately remediated for residential use, this would be monitored and enforced as part of the Building Control approval process. There are no known land fill issues within or around the site that would be an obstruction to development. The (relative) recent development of Manse Farm Mews is testament to this.

Flooding risks on the site



As can be seen from the above extract from the Environment Agency's Flood Risk Map the site falls well within the boundary of Flood Zone 1, accordingly it is at the lowest risk from flooding. There would be no material increase to hard surfacing at the site, surface water would run via established drainage infrastructure and there would be no adverse off-site drainage impact. Drainage would be assessed under a separate application under the Building Regulations framework.

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

Planning Practice Guidance advises; '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'. (When is permission required Paragraph 109: Planning Policy Guidance March 2015, as amended).

It qualifies this point further by outlining that; in assessing the issue of location the Council should look at the practicalities of developing a building in an isolated location or one which has no services or presents potential issues to amenity of any new occupants of converted building. *"Therefore, when looking at location, local planning authorities may, for example, consider that because an agricultural building on the top of a hill with no road access, power source or other services its conversion is impractical. Additionally, the location of the building whose use would*

change may be undesirable if it is adjacent to other uses such as intensive poultry farming buildings, silage storage or buildings with dangerous machines or chemicals.”

The location of the proposed dwellings meets these requirements as it is not in an impractical or isolated location. The conversion of the buildings would be wholly compatible with the prevailing/established character of the surrounding area. The site is also close to the local services offered directly within Cudworth, amenities across the wider Barnsley district are also accessible from local public transport that serves Cudworth.

In terms of the practicality and desirability of converting the buildings, existing utility connections are present within the Manse Farm complex. The structure of the existing buildings has been identified within the accompanying survey as being in good order and suited to conversion.

The design of the proposals has sought to respect the surrounding area appearance, character and setting. The buildings will offer the potential for a good standard of residential accommodation with an acceptable standard of privacy and amenity for future occupiers. Remaining agricultural buildings within the complex are not serving an intensive use which would be detrimental to levels of residential amenity of these residents.

The design or external appearance of the building

The proposals would work to the constraints of the existing building, existing openings would be retained and new ones would be of equally proportions to provide balance and symmetry. Interventions which are proposed are limited and would be necessary to facilitate the conversion to residential use, there would be no extensions and the ridge and external dimensions would not be altered. .

The external form and appearance of both the barn and corn chamber would therefore remain relatively unchanged, the conversion of the barn is particularly relevant given it is practically reinstating the former residential use.

The buildings and their associated curtilage would retain their established agricultural character, the works are modest and appropriate in scale and the amenity of the locality would not be adversely impacted upon.

The provision of adequate natural light in all habitable rooms of the dwellinghouse

As demonstrated by the proposed floor plans all rooms within the dwellings would be served with windows providing good level of light and ventilation to all internal areas. The standard of accommodation which would be achieved would be of a high quality and well suited to the intended use.

7.0 Conclusion

In conclusion, it is considered that this application meets with the requirements of Class Q (Schedule 2, Part 3) of the TCPA, GDPO 2015 (as amended, 2024). The proposed conversion allows for 2 new dwellings which do not exceed the total individual or cumulative floor area limits, permitted under Class Q. As such Prior Approval for the conversion of the agricultural buildings should be approved.

The buildings can be easily converted, utilising the existing layout and openings without detracting from the appearance and agricultural character of the established buildings.

This statement has demonstrated that the development is not likely to give rise to any adverse impacts in terms of highway safety, drainage and flooding, noise impact or contamination. The existing buildings are in a suitable, and appropriate, location for conversion, and all rooms within the proposed dwellings would be served with good levels of light and ventilation in accordance with Class Q.

It is therefore considered that, in accordance with the provisions of Class Q of the Town and Country (General Permitted Development) Order (as revised) 2024, the prior approval of the Local Planning Authority is not required, and the works constitute permitted development. We would therefore respectfully request that the Local Planning authority support this application.

Appendix I: Assessment of Part Q1.requirements

Conditions of Part 3 Class Q.1 Development is not permitted where	Compliance of the Proposals with the requirements of Class Q conditions
(a)in the case of a site that is part of an established agricultural unit, the site was not part of the established agricultural unit— (i)on 24th July 2023, or (ii)where the site became part of the established agricultural unit after 24th July 2023, for a period of at least 10 years before the date development under Class Q begins,	The buildings were in sole agricultural use on the 24th March 2023
(b)in the case of a site that was (but is no longer) part of an established agricultural unit— (i)the site was part of an established agricultural unit on 24th July 2023, (ii)where the site ceased to be part of an established agricultural unit after	The buildings are used for agricultural operations to support farming operations at Weetshaw Lane, Cudworth which is part of the Manse Farm holding.

24th July 2023, the site has not been part of the established agricultural unit for a period of at least 10 years before the date development under Class Q begins, or

(iii) since ceasing to be part of an established agricultural unit, the site has been used for any non-agricultural purpose,

(c) the floor space of any dwellinghouse developed under Class Q having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeds 150 square metres

Compliance would be achieved with both dwellings providing accommodation under 150sqm in size.

(d) the development under Class Q, together with any previous development under Class Q, within the original limits of an established agricultural unit (see paragraph Q.3(2) of this Part) would result in—

There has been no previous development at the site under Schedule 2, Part 3, Class Q.

(i) the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 10, or

Complies, the application seeks to convert existing agricultural buildings into 2 dwellings the cumulative floor area for which falls below 1000sqm. The total floor area following conversion would be 84sqm (barn) and 121sqm (Corn chamber)

(ii) the cumulative floor space of dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 1,000 square metres.

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

Compliance is achieved the site is not occupied under an agricultural tenancy. .

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

This does not apply as there are no agricultural tenancies in place at the site.

(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,

(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 during the period which is 10 years before the date development under Class Q begins

Complies, there has been no agricultural development on the site 10 years prior to the date of the application.

(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, other than—

Compliance would be achieved, the conversion works as detailed on the submitted plans would work within the existing constraints of the building.

(i)extension of the building allowed by paragraph Q.1(i);

(ii)protrusions of up to 0.2 metres to accommodate building operations allowed by paragraph Q.1(j)(i),

(i)the development under Class Q(b) would result in an extension that—

Compliance would be achieved - No extensions to the buildings are proposed.

(i)has more than one storey,

(ii)is sited anywhere other than to the rear of the existing building,

(iii)extends beyond the rear wall of the existing building by more than 4 metres,

(iv)has eaves the height of which exceed the height of the eaves of the existing building,

(v)is higher than whichever is the lower of—

(aa)the highest part of the roof of the existing building, or

(bb)a height of 4 metres above the ground,

(vi)extends beyond a wall that forms a

side or principal elevation of the existing building, or

(vii) would be sited on land that, before the development under Class Q(b), is not covered by a hard surface that was provided on the land by virtue of any development, and—

(aa) the hard surface was not provided on the land on or before 24th July 2023, or

(bb) where the hard surface was provided on the land after 24th July 2023, the hard surface has not been situated on the land for a period of at least 10 years before the date development under Class Q(b) begins,

(j) the development under Class Q(c) 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(j)(i),

Compliance would be achieved. The submitted drawing shows that the proposed building operations to facilitate the conversion would fall within the parameters of those permitted under Class Q.

(k) the site is on article 2(3) land,

Compliance is achieved as the land is not within a National park, the Broads, an area of Outstanding Natural Beauty, or an area designated as a Conservation Area, it is also not a World Heritage Site.

(l) the site is, or forms part of—

(i) a site of special scientific interest;

(ii) a safety hazard area;

Compliance is achieved, the site forms none of these purposes listed.

(iii)a military explosives storage area,	
(m)the site is, or contains, a scheduled monument,	Compliance is achieved there are no scheduled monuments within the site.
(n)the building is a listed building,	Compliance is achieved, neither of the buildings to be converted, or those within the wider complex are listed.
(o)the existing building, excluding any proposed extension under Class Q(b) but including any proposed building operations under Class Q(c), would not be capable of complying with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015 as read with the notes dated 19th May 2016 which apply to it, or	Compliance is achieved with both dwelling exceeding the minimum NDSS standards for 2 bedroom residential accommodation.
(p)the building does not have suitable existing access to a public highway.	Compliance is achieved. The site can be accessed directly from the adopted highway .