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# Planning Statement

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Prior Approval Change  
of Use Agricultural  
Building to C3  
Dwelling.

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Common Road, Brierley,  
Barnsley, S72 9ES

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## 1.0 Introduction

This statement is prepared in support of the application seeking prior approval for the change of use of an established agricultural building into a single 3 bedroom residential dwelling.

The application is supported by the following documentation:

Document	Reference Number	Author
Existing Plan and Elevation	2270-006	White Agus Partnership
Plans and Elevations	21-011 Dwg No.01 Rev A	White Agus Partnership

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

## 2.0 Description of the Appeal Site and Surroundings

The application site refers to a established single storey agricultural storage building located on land off Common Road to the South East of Brierley village centre. the site is accessed to from an un-adopted track to the west of Common Road. The building sits immediately adjacent to another agricultural buildings which are is also within the applicants ownership.

The site is located just within the Barnsley Green Belt on the boundary of Brierley village. Across the northern boundary is the established urban fabric of the village, to the south and west the land is more agricultural in character.

Levels within the site are generally flat. The applicant building is single storey in height and has low dual pitched roof. The building sits on a concrete pad with a footprint of approximately 110sqm. The buildings dimensions are 9.9m (l) x 11.1m (b) x 3.4m (h). The external materials include a natural stone plinth to a height of 1.1m above ground level above this the building is clad in timber. There are 4 large roof lights and on the front (southern) elevation there is a timber panelled door which extends to a height of 3metres.



### 3.0 Planning History

2014/0958 - Change of use of agricultural storage barn to dwelling (prior Notification) - Approved 27th August 2014

Prior to the submission of the application pre-application advice was sought from the LPA. The advice issued by the Planning Officer (Laura Bennett) confirmed that an application for prior approval should be submitted. These discussions also confirmed acceptance to the buildings defined curtilage. In acknowledgment of the previous planning application it was not identified that there had been any material change in circumstances at the site which would influence a resubmission of an application for prior approval.

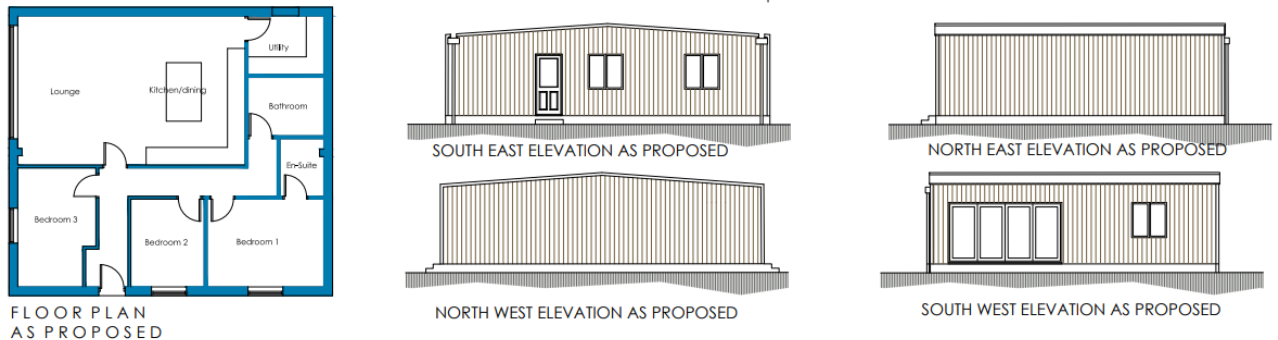
### 4.0 Development Proposals

The application represents a resubmission to the proposals previously granted prior approval under application reference 2014/0958. The planning permission was not implemented and has now lapsed. In an identical manner the application seeks prior approval for the change of use of the building from agricultural use to a single C3 dwellinghouse.

The proposed change of use would convert the building to a 3-bedroom dwelling which would work to the buildings constraints. The footprint and external dimensions of the building would be unaltered by the proposals. The external alterations would also to look to work to the established principles with a retention of the existing external fabric to maintain the rural / agricultural appearance. The building would be insulated from the inside with the roof form being unaltered by the proposed works.

The proposed external changes are itemised as follows:

- South east elevation introduction of single door and 2 windows in replacement of existing barn entrance;
- South west elevation introduction of bi-fold door and single window, and;
- All elevations extension of external timber cladding to above damp course level



As shown on the floor plans all habitable rooms would be served with windows, these new openings are however, limited to two elevations (south west & east). Non-habitable rooms would be served by roof lights. The dwelling would benefit from a southern aspect across open countryside.

The proposed alterations represent a considered response and the overall scale is not considered significant. The works are directly comparable to that previously established when the LPA granted Prior Approval under planning reference 2014/0958. As such the works are considered to meet the test of Part 3 Class Q paragraph (b) of the Town and Country Planning (General Permitted Development) Order 2015 which permits; 'building operations reasonably necessary to convert the building'.

## 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 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; and*

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

### Development not permitted

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;
- (b) the cumulative floor space of the existing building or buildings changing use under Class Q within an established agricultural unit exceeds 450 square metres;
- (c) the cumulative number of separate dwellinghouses developed under Class Q within an established agricultural unit exceeds 3;
- (d) the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained;
- (e) 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;
- (f) 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;
- (g) the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point;
- (h) the development under Class Q (together with any previous development under Class Q) would result in a building or buildings having more than 450 square metres of floor space having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order;
- (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);
- (j) the site is on article 2(3) land;
- (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;
- (l) the site is, or contains, a scheduled monument; or
- (m) the building is a listed building.

## 6.0 Planning Assessment

The application essentially represents a resubmission of the previously approved application 2014/0958. This again seeks to establish prior approval for a change of use of the building to a single residential dwelling. There have been no changes in circumstances at the site with the building being in a comparable state to when the last application was permitted and subsequently approved by the LPA.

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. The Class 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.

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. The building is 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 J to M of Class Q.

Development under Class Q 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; and
- (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
- (f) the design or external appearance of the building
- (g) the provision of adequate natural light in all habitable rooms of the dwellinghouse

For the purposes of Paragraph X the curtilage of the building is defined as being 110sqm which is directly comparable to the footprint of the existing building.

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

### Transport and highways impacts of the development

As will be raised throughout the assessment previous consideration to transport impacts has established that the change of use of the premises would be acceptable. In the intervening period there has been no material change in circumstances which would adversely influence the acceptability of the development.

It remains that access to and from the site off would be taken from Common Road with the entrance benefitting from a good level of visibility with up to 70m achieved. Parking would be provided on site for 2 vehicles and there is adequate turning space to enable them to enter the public highway in a forward gear. The access has functioned adequately for many years serving existing agricultural buildings, comparatively vehicle movements are likely to be less frequent than the established use.

In recognition of the above it is considered that the transport and highways impacts of the development would be negligible. This conclusion was supported by the Local Planning Authority on the assessment of the previous application who found that the change of use would not have a detrimental impact upon the highway network.

### Noise impacts of the development

There are no nearby noise sources that would impact upon the residential amenities of any of the future occupants of the dwelling. The nearest residential property is separated from the site by agricultural and established outbuildings. The residential environment for the future occupiers would be directly comparable to that of residents on Common Road and that previously deemed to be appropriate.

The scale and intensity of farming around this area is by no means significant and future occupants are unlikely to be faced with odours or noise from animals or processing equipment. Whilst the building adjacent to the site will continue to be used for agricultural purposes the operations are modest in scale and character. It is also considered that the solid construction of the building and use of double glazing, would sufficiently mitigate against background noise levels. There will be little agricultural traffic movements to and from the site and the new residential dwelling is unlikely to experience any significant noise as a consequence of this.

### Contamination risks on the site

There are no known contamination risks that affect the site or would affect the development. The building has been used for the storage of materials only. In the intervening period since the last approval there has been no industrial processes undertaken at the building which would have a pollution/contamination risk which would question the appropriateness of the Change of Use to residential occupation.

### Flooding risks on the site

The site is Flood Zone 1 where it is considered to be at low risk from flooding. There would be no material increase to hard surfacing at the site which would result

in an 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

The building will offer the potential for a good quality unit of residential accommodation, with an acceptable standard of privacy and amenity for future dwelling occupiers. The site is located on the immediate edge of Brierley Village boundary, as such it is reasonably connected in terms of access to local services and infrastructure. The presence of an established access and immediate utility connectivity demonstrates that the building can successfully lend itself to residential conversion. The building is in no way isolated falling within close proximity to various established dwellings located off Common Road.

The proposed curtilage would comprise an area measuring approximately 110m<sup>2</sup> which is identical to the floor area of the existing building. This would satisfy the requirements of Paragraph X under part 3 of the GPDO.

It is favourable that the building is served with an established access drive which is appropriately surfaced and connects safely to the adopted highway. Likewise the buildings position against a backdrop of existing structures is favourable to the assessment and demonstrates that minimal visual impact would occur. In addition surrounding buildings are not serving any intensive uses which would be detrimental to levels of residential amenity. The level of intervention required is minimal and the buildings envelope would be largely unchanged. The proposals demonstrate a considered approach to the conversion, this would ensure that the rural vernacular would be retained. The setting can accommodate the changes proposed without having a demonstrable impact upon the openness or character of the Green Belt.

The design or external appearance of the building

As identified the above, albeit for minor changes associated with the new openings the change of use would work to the buildings established constraints. To clarify, the external dimensions of the building extending beyond the external dimensions of the existing building at any given point.

The external form and appearance would therefore remain relatively unchanged, the single storey structure sitting comfortably within the landscape and not appearing unduly prominent. The use of timber cladding gives a strong reference to the building agricultural heritage and this benefits its setting within the local environment. Boundary treatments can be agreed with the LPA but it is intended to introduce native hedgerows to the buildings curtilage. The building and curtilage would retain the established rural character and would appear overly domestic appearance. As per previous assessments it is hoped that the LPA remain of the opinion that the design and external appearance of the proposed change of use is appropriate.

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

As demonstrated by the proposed floor plans all habitable rooms (3 x bedrooms lounge/kitchen) would be served with windows which have a largely southern aspect. This would afford good levels of natural light and ventilation for future occupants at all times. Non-habitable rooms would be served with roof lights ensuring that all areas of the building would be served with good levels of natural light. The position of the building is such that outlook from windows is across open countryside, no adjacent buildings would have an overpowering/dominant appearance on the future occupants the building.

### **7.0 Conclusion**

It is considered that the building benefits from permitted development rights under Class Q which permits the principle for the conversion of agricultural buildings to residential (C3) use.

The change of use of the building from agricultural to residential has been established under previous planning approval 2014/0958. In the intervening period there have been no material change in circumstances to the building or adjoining land which would suggest that the granting of prior approval would no longer be appropriate. It is hoped that this position is supported and that the Local Planning Authority demonstrate a consistent approach to the assessment of the proposed change of use.

This statement has demonstrated that the development is not likely to give rise to impacts in terms of highway safety, drainage and flooding, noise impact or contamination, the existing building is in a suitable and appropriate location for conversion with room also served with good levels of light and ventilation. In addition to this the proposals do not exceed the parameters established within the GPDO.

It is therefore considered that, in accordance with the provisions of Class Q of the Town and Country (General Permitted Development) Order (as revised) 2018, 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.