

~~All new applications and amendments submitted between Monday 17th and Friday 21st February 2025 may incur a delay in being~~

Application to determine if prior approval is required for a proposed: Change of Use of Buildings on Agricultural Units and former Agricultural Buildings to Dwellinghouses (Class C3), which may include extension of the building and/or building operations reasonably necessary for the conversion

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class Q

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

429835

Northing (y)

402725

Description

Applicant Details

Name/Company

Title

Mr

First name

Paul

Surname

Miller

Company Name

Address

Address line 1

Lower Eastfield Farm

Address line 2

Eastfield Lane

Address line 3

Hood Green

Town/City

Barnsley

County

Barnsley

Country

United Kingdom

Postcode

S35 7AY

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Philipp

Surname

Tschavoll-Selenko

Company Name

DLP Planning Limited

Address

Address line 1

Ground Floor

Address line 2

V1 - Velocity

Address line 3

Tenter Street

Town/City

Sheffield

County

Country

United Kingdom

Postcode

S14BY

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible. The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

This permitted development right was amended on 21 May 2024 to broaden the range of buildings that could be converted to dwellings, allow extensions to the building, and to increase the total number of dwellings from 5 to 10.

However, the right was also updated to:

- No longer permit the creation of any dwelling with a floorspace over 150 square metres (previously, 'larger' dwellings could be up to 465 square metres)
- Remove the eligibility of any building that does not have suitable existing access to a public highway (previously, this was not an eligibility requirement)

Proposals that do not meet the above criteria are temporarily allowed to use the previous version of the permitted development right, though this will mean you are not able to benefit from any of the amendments made.

Select the checkbox below if you wish to use the previous version. Otherwise you should continue through this application, which is based on the current legislation as amended.

- I/we confirm that this application will use the permitted development right as it stood prior to 21 May 2024.** In confirming this, I/we understand that:
- The application must be received by the local authority by 20 May 2025 (the payment process on Planning Portal must be completed before the application will be submitted).
 - The [supplementary information template](#) covering the pre-21 May 2024 eligibility criteria and information requirements must be downloaded, completed and attached as a supporting document.
 - Failure to do either of the above could result in application being refused without the fee being refunded.

Is the site currently part of an established agricultural unit?

- Yes
 No

Where the site is no longer part of an established agricultural unit, was it still part of one on 24 July 2023?

- Yes
 No

Has the site been used for any non-agricultural purpose since ceasing to be part of the agricultural unit?

- Yes
 No

Has any work under the permitted development rights for the erection, extension or alteration of a building reasonably necessary for the purposes of agriculture been carried out on the agricultural unit during the 10 year period before development begins?

- Yes
 No

Will the external dimensions of the resulting building(s) extend beyond the existing building(s) at any point, other than:

- as a result of any permitted extension to the building under this permitted development right; or
- by more than 0.2 metres as a result of any permitted building work or other operations under this permitted development right.

- Yes
 No

Will any proposed extension:

- be more than 1 storey;
- be sited anywhere other than the rear of existing building;
- extend beyond the rear wall of existing building by more than 4 metres;
- extend beyond side or principal elevations of the existing building;
- create eaves higher than the height of the current building's eaves;
- be higher than the highest part of the roof of the existing building, or exceed 4 metres in height;
- be on land that is not already covered by a hard surface, with that hard surface having existed on or before 24th July 2023 or, where the hard surface was provided after 24th July 2023, has been in place for at least 10 years before development begins.

- Yes
 No / No extension proposed

Does the new building have suitable access to a public highway?

- Yes
 No

Is the existing building (including any permitted building work or other operations, but excluding any proposed extension), capable of complying with the nationally described space standard?

- Yes
 No

NOTE: Please note: Any new dwellinghouse will only be eligible for permitted development rights if it has a gross internal floor area of at least 37 square metres, and complies with the [nationally described space standard](#).

Is any part of the land, site or building:

- in a conservation area;
- in an area of outstanding natural beauty;
- in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- in the Broads;
- in a National Park;
- in a World Heritage Site;
- in a site of special scientific interest;
- in a safety hazard area;
- in a military explosives storage area;
- a scheduled monument (or the site contains one);
- a listed building (or within the curtilage of a listed building)

- Yes
 No

Agricultural tenants

To be eligible for this permitted development right, all parties to any agricultural tenancy agreements that are currently in place, or that have been terminated in the year before development is proposed to begin, need to provide consent.

This is to help ensure that agricultural tenants are not displaced to allow a change of use to be carried out.

Is the site currently occupied under any agricultural tenancy agreements?

- Yes
 No

Have any agricultural tenancy agreements been terminated in the year before development is proposed to begin for the purpose of carrying out the proposed change of use?

- Yes
 No

Dwellinghouses and floor space

This permitted development right was amended on 21 May 2024 to broaden the range of buildings that could be converted to dwellings, allow extensions to the building, and to increase the total number of dwellings from 5 to 10.

However, the right was also updated to:

- No longer permit the creation of any dwelling with a floorspace over 150 square metres (previously, 'larger' dwellings could be up to 465 square metres)
- Remove the eligibility of any building that does not have suitable existing access to a public highway (previously, this was not an eligibility requirement)

Proposals that do not meet the above criteria are temporarily allowed to use the previous version of the permitted development right, though this will mean you are not able to benefit from any of the amendments made.

If you wish to use the previous version, please return to the 'Eligibility' question and select the option at the top of that question to do so. Otherwise you should continue through this application, which is based on the current legislation.

To be eligible for this permitted development right, the number and size of dwellinghouses developed has to be within the limits set by legislation. This includes any dwellinghouses that were previously developed under this permitted development right.

- No more than a total of 10 dwellinghouses can be developed;
- The floorspace of any single dwellinghouse developed cannot exceed 150 square metres;
- The cumulative floor space of all the dwellinghouses developed cannot exceed 1,000 square metres.

What will be the net increase in dwellinghouses?

2

NOTE: This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses on the site immediately prior to the development.

Would the floorspace of any of the proposed dwellinghouses exceed 150 square metres?

- Yes
 No

Previous development

How many dwellinghouses have previously been created under this permitted development right on this established/former agricultural unit?

0

Cumulative floor space

What would be the total combined floor space (previously and in this proposal) changed to Dwellinghouses under this permitted development right on this established/former agricultural unit?

300

Square metres

Description of Proposed Works, Impacts and Risks

Please describe the proposed development, including the siting and location of the building(s)

The proposed development seeks to convert the former agricultural building into 2no. dwellinghouses under Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The former agricultural building sits in the south of Lower Eastfield Farm and is served by an existing access from Eastfield Lane. The converted dwellinghouses will comprise a ground floor and mezzanine floor and will be southeast facing.

Please provide details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

Due to the provision of large windows on the southeast elevation combined with additional windows on the sides and on the northwest elevation there will be plenty of natural light for all habitable rooms. The mezzanine floor also benefits of new roof windows on the northwest elevation.

Will the building(s) be extended as part of the proposed development

- Yes
 No

NOTE: If using the transitional provision to benefit from the permitted development rights as they stood prior to 21 May 2024, then extensions are not permitted, and you should answer 'No'.

Are any associated building works or other operations required to make this change?

Note that such works are restricted to those listed below that are reasonably necessary to convert the building(s) for use as a dwellinghouse:

- the installation or replacement of windows, doors, roofs, or exterior walls;
- the installation or replacement of water, drainage, electricity, gas or other services;
- partial demolition to the extent reasonably necessary to carry out the works listed above.

- Yes
 No

If yes, please provide details of the design and external appearance of the building(s) in regard to these building works or other operations:

As part of the conversion new windows, doors, sliding doors, together with exterior elements (battens and vertical external boardings) will be fitted.

As detailed on the elevation plans, the proposed external materials are as follows:

- New doors and two new windows will be fitted on both sides on the northeast and southwest elevations;
- 4 no. large windows together with sliding doors will be fitted on the southeast elevation;
- 2 no. large windows with sliding doors and 4 no. smaller windows will be fitted on the northwest elevation;
- New photovoltaic solar panels will be fitted on the roof on the southeast elevation and 4no. new roof windows will be provided on the northwest elevation;
- Existing walls to be cladded with wooden panels to fit local character;
- Installation of water, roof drainage and sewage;
- A new footpath will lead from the access road to the entry of dwellinghouse 1 on the southwest side of the building;
- 4no. car parking spaces and 1no. garage parking will be provided.

Please provide details of any transport and highways impacts and how these will be mitigated:

The Site is currently accessed off Eastfield Lane, which is an adopted, classified highway. The use of the building for 2 no. dwellings would generate minimal vehicle movements, and a safe and suitable access can be accommodated as part of the proposed development. The Site offers facilities to manoeuvre vehicles allowing access and egress to be undertaken in forward gear. Therefore, it is concluded that the proposal does not require prior approval of the Authority on the basis of transport and highways impact.

Please provide details of any noise impacts and how these will be mitigated:

The Site is to the South of Lower Eastfield Farm and is surrounded by fields. There are no noise generating uses nearby, and Lower Eastfield Farm is a low trafficked country lane.

The proposed dwellings are sufficiently distant from other residential properties to avoid causing any unacceptable impacts upon the amenities enjoyed by their occupiers.

For the above reasons, the use of the building for residential purposes would not impact adversely on any other nearby properties and the amenity of any future occupants would not be compromised.

Please provide details of any contamination risks and how these will be mitigated:

Based on a Preliminary Appraisal and Coal Mining Risk Assessment, a Phase 2 Geo-technical and Geo-environmental Site investigation was undertaken by Eastwood & Partners in March 2020 for the whole of Lower Eastfield Farm.

They found that no evidence of workings within the seam of coal was recorded and therefore the risk to ground stability from past underground coal mining is considered to be low and no remedial works are considered to be necessary. They further found that no sources of ground gas / mine gas were encountered during the investigation and no gas precautions are therefore considered necessary.

Eastwood & Partners recorded elevated concentrations of lead in the reworked topsoil and elevated polycyclic aromatic hydrocarbons (PAHs) and asbestos containing materials within the made ground. At this stage the natural topsoil was considered suitable for re-use at surface within gardens whereas the reworked topsoil is not. Where made ground or reworked topsoil remains beneath gardens and areas of soft landscaping a minimum 600 mm thick capping layer was considered necessary.

As the Phase 2 Site Investigation included the Site, it is considered that future occupiers would not be put at unacceptable risk from pollution or contamination by the same methodology for the delivery of those previously approved planning permissions. As the development proposals in this case is for a conversion, there is not considered to be a harmful risk.

For further information see covering letter / statement from 20th March 2025.

Please provide details of any flooding risks and how these will be mitigated.

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3; or
- is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

[Check if your site location is in Flood Zone 2 or 3 online.](#)

Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

The site is located in Flood Zone 1, an area of low probability of flooding. Equally, the site has a very low risk from surface water flooding. Therefore, the site is an appropriate location for residential accommodation.

Declaration

I/We hereby apply for Prior Approval: Change of use - agricultural (or former agricultural) buildings to dwellinghouses as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Philipp Tschavoll-Selenko

Date

21/03/2025