

Notification for Prior Approval for a Proposed Change of Use of Agricultural Building to a Dwellinghouse (Class C3), and for Associated Operational Development*

Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 3, Class Q

*Agricultural buildings are permitted to change to C3 use (dwellinghouses) together with some building operations reasonably necessary to facilitate the conversion, subject to meeting certain criteria.

[Read the criteria](#)

Development is not permitted where the building is a listed building, the site is or contains a scheduled monument, is located on Article 2 (3) land, or the site is, or forms part of a site of special scientific interest, a safety hazard area or a military explosives storage area.

Publication of notifications on planning authority websites

Please note that the information provided on this notification 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.

Please note: you need to download the form to complete it electronically. Please complete using block capitals and black ink if sending by post.

1. Developer Name and Address

Title:	Mr	First name:	B
Last name:	French		
Company (optional):			
Unit:		House number:	9
		House suffix:	
House name:			
Address 1:	Hoyland Close		
Address 2:	Millhouse Green		
Address 3:			
Town:	Sheffield		
County:	South Yorkshire		
Country:			
Postcode:	S36 9MJ		

2. Agent Name and Address

Title:	Mr	First name:	Tom
Last name:	Warren		
Company (optional):	Prism Agriculture Ltd		
Unit:		House number:	
		House suffix:	
House name:			
Address 1:	PO Box 208		
Address 2:			
Address 3:			
Town:	Castleford		
County:	West Yorkshire		
Country:	UK		
Postcode:	WF10 9EA		

3. Site Address Details

Please provide the full postal address of the application site.

Unit:		Building number:		Building suffix:	
Building name:	Agricultural Building at:-				
Address 1:	Cross Royd Farm				
Address 2:	Cross Lane				
Address 3:	Thurstone				
Town:	Sheffield				
County:	South Yorkshire				
Postcode:	S36 9QJ				

4. Description of proposal

If the building was not in use on 20th March 2013, what date was it last in use? (DD/MM/YY)

What was the use of the building on 20th March 2013 or the last use before that date?

If the building was brought into use after the 20th March 2013, what date was it brought into use? (DD/MM/YY)

Please provide details of its use since it was brought into use:

Is the site currently occupied under an agricultural tenancy agreement?

Yes ☐ No ☒

If yes, I/we confirm that both parties to that agreement have consented to the change of use:

☐

Please attach written confirmation from the landlord and tenant confirming they both agree to the change of use.

Has an agricultural tenancy agreement been terminated in the year before development is proposed to begin for the purpose of carrying out the change of use?

Yes ☐ No ☒

If yes, I/we confirm that both parties have agreed that the site is no longer required for agricultural use:

☐

Please attach written confirmation from the landlord and tenant confirming they both agree that the site is no longer required for agricultural use.

What is the cumulative number of proposed dwellinghouses that will be developed within the established agricultural unit (including the number of dwellinghouses already developed under Class Q of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development Order) 2015?

Please specify (including any floor space that has already changed use to a dwellinghouse under Class Q of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development Order) 2015) the cumulative:

Floor space of the existing building or buildings which is proposed to change use:

Area of land within its curtilage which is proposed to change use:

4. Description of proposal (Continued)

Please describe the proposed development, including relevant information on the siting and location of the building:

The proposal is to create two semi-detached dwellings from the building. The footprint of the building amounts to 224 sq metres. The dwellings will be two storey properties, with an internal floorspace of 191 sq metres (Unit 1) + 178 sq metres (Unit 2). The total curtilage area for the dwelling will be 448 sq metres (i.e. building footprint + curtilage).

See the submitted plans - location plan & block plan. See also the photos of the building. The building is a steel portal frame structure, with concrete block walls and profile steel cladding above, and profile steel sheeting to the roof.

Please provide any relevant information on noise, transport and highways impacts of the development and contamination and flooding risks on site. A flood risk assessment should be provided with the application in Flood Zones 2 and 3, and in Flood Zone 1 where an area which has critical drainage problems has been notified to the Local Planning Authority by the Environment Agency:

Transport and highways - the access to the building is via the existing access off Cross Lane - there are not seen to be any issues regarding access.

Noise - an impact assessment conducted at the site in 2018 did not find any cause for concern.

Contamination - a Phase 1 survey with trial pit data is submitted with this application - there are not seen to be any issues regarding contamination.

Flood Risk - the land/building is not within a flood risk area.

Please provide a description of the design and any exterior alterations which are proposed to the building including information of any intended partial demolition reasonably necessary to carry out these works, work involving the installation or replacement of windows, doors, roofs, exterior walls and work involving the installation or replacement of water, drainage, electricity, gas or other services.

The building is a well maintained structure. A timber pole barn and small timber poultry shed in the vicinity are proposed to be removed to enhance the amenity of the building/dwelling - See design scheme drawings for the conversion.

Works involve the formation of openings, i.e. windows and doors - these will be grey powder coated aluminium/hardwood timber. The box profile cladding will be replaced, and the roof cladding will be replaced by a lightweight Aluminium roof as per the proposed drawings.

All building work will be undertaken to meet domestic Building Regulations standards.

The installation of services for the dwelling will be required.

5. Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required could result in your notification being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted. Please note that as part of this procedure, if any objections are received the Local Planning Authority may require submission of further information at a later date.

All sections of this notification completed in full, dated and signed (typed signature if sent electronically).



A plan indicating the site and showing the proposed development. A plan drawn to an identified scale will assist the authority in assessing your development proposal.



The correct fee.



Plans can be bought from one of our accredited suppliers using our Buy a planning map (www.planningportal.co.uk/buyaplan)

