DESIGN STATEMENT

1. The site was used solely for an agricultural use as part of an established agricultural unit on 20th March 2013.
2. The site currently has permitted development approval (application number 2017/0343, decision date 03 May 2017)
3. The cumulative floor space of the existing building does not exceed 450 square metres.
4. The cumulative number of separate dwelling houses developed under Class Q within the established agricultural unit does not exceed 3.
5. The site is not occupied under an agricultural tenancy.
6. Development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has not been carried out on the established agricultural unit.
7. The development will not result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point.
8. The development under Class Q (together with any previous development under Class Q) will not result in a building or buildings having more than 450 square metres of floor space having a use falling within Class C3 (dwelling houses) of the Schedule to the Use Classes Order.
9. The development under Class Q(b) will not consist of building operations other than the installation or replacement of windows, doors, roofs, or exterior walls, or 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 building operations allowed
10. The site is not on article 2(3) land.
11. The site is not a site of special scientific interest.
12. The site is not in a safety hazard area.
13. The site is not in a military explosives storage area.
14. The site is not and does not contains a scheduled monument.
15. The building is not a listed building.
16. The curtilage of the dwelling does not exceed the footprint of the existing building.