

# Application to determine if prior approval is required for a proposed: Change of Use of Agricultural Buildings to Dwellinghouses (Class C3), and for building operations reasonably necessary for the conversion

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

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**Local Planning Authority details:**



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1. Applicant Name and Address	2. Agent Name and Address
Title: <input type="text" value="Mr"/> First name: <input type="text" value="James"/>	Title: <input type="text" value="Mr"/> First name: <input type="text" value="Andrew"/>
Last name: <input type="text" value="Kirk"/>	Last name: <input type="text" value="Oglesby"/>
Company (optional): <input type="text"/>	Company (optional): <input type="text" value="Oglesby and Limb Ltd."/>
Unit: <input type="text"/> Number: <input type="text" value="107"/> Suffix: <input type="text"/>	Unit: <input type="text"/> Number: <input type="text"/> Suffix: <input type="text"/>
Building name: <input type="text" value="The Coach House"/>	Building name: <input type="text"/>
Address 1: <input type="text" value="High Road"/>	Address 1: <input type="text" value="Suite 1 Market Chambers"/>
Address 2: <input type="text" value="Moulton Chapel"/>	Address 2: <input type="text" value="12 Market Place"/>
Address 3: <input type="text"/>	Address 3: <input type="text"/>
Town: <input type="text" value="Spalding"/>	Town: <input type="text" value="Spalding"/>
County: <input type="text" value="Lincolnshire"/>	County: <input type="text" value="Lincolnshire"/>
Country: <input type="text" value="England"/>	Country: <input type="text" value="England"/>
Postcode: <input type="text" value="PE12 6PD"/>	Postcode: <input type="text" value="PE11 1SL"/>

### 3. Site Address Details

Please provide the full postal address of the application site.

Unit:	<input type="text"/>	Number:	<input type="text"/>	Suffix:	<input type="text"/>
Building name:	Broadwater Farnyard				
Address 1:	Broadwater Lane				
Address 2:	Moulton				
Address 3:	Spalding				
Address 4:	<input type="text"/>				
Postcode:	PE12 0XX				

### 4. Eligibility

Was the use of the site on 20 March 2013 (or the last use before that date) solely for an agricultural use as part of an established agricultural unit?

Yes  No

If not, and was the site only brought into use after 20 March 2013, what date was it brought into use solely for an agricultural use as part of an established agricultural unit:

(DD/MM/YYYY)

Has the use, as detailed above, been continuous since the date stated; and will that use continue until the proposed development commences?

Yes  No The building has become redundant and is now disused.

To be eligible for this permitted development right, the site must have been used as detailed above:

- on 20 March 2013 (or the last use before that date); or

- if brought into use after 20 March 2013, for a period of at least 10 years prior to development commencing.

If this will not be the case, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

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 since 20 March 2013?

Yes  No

If you have answered yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will the external dimensions of the resulting building(s) extend beyond the existing building(s) at any point?

Yes  No

If you have answered yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will all the proposed new dwellinghouses have gross internal floor areas of at least 37 square metres, and comply with the nationally described space standard?

Yes  No

If you have answered no above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

#### 4. Eligibility (continued)

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

If you have answered yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

#### 5. Agricultural Tenants

Is the site currently occupied under any agricultural tenancy agreements?

Yes  No

If yes, have all the parties to any agricultural tenancy agreements consented to the change of use?

Yes  No

If the site is currently occupied under any agricultural tenancy agreements and:

**- all parties have consented to the change of use**

You will need to include copies of the written confirmations from all relevant landlords and tenants, stating their consent, when this application is submitted.

**- not all parties have consented to the change of use**

Your proposals will not be eligible for permitted development based on the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

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

If yes, have all the parties to all of the terminated agricultural tenancy agreements agreed that the site is no longer required for agricultural use?

Yes  No

If any agricultural tenancy agreements have been terminated in the year before development is proposed to begin for the purpose of carrying out the proposed change of use, and:

**- all parties have agreed that the site is no longer required for agricultural use**

You will need to include copies of the written confirmations from all relevant landlords and tenants, stating that they agree the site is no longer required for any agricultural use, when this application is submitted.

**- not all parties agreed that the site is no longer required for agricultural use**

Your proposals will not be eligible for permitted development based on the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

## 6. Dwellinghouses and floor space

How many smaller dwellinghouses will be created by this proposal:

0

How many smaller dwellinghouses have previously been created under this permitted development right on this established agricultural unit:

0

Smaller dwellinghouses are defined as having no more than 100 square metres of floor space per dwelling.

How many larger dwellinghouses will be created by this proposal:

1

How many larger dwellinghouses have previously been created under this permitted development right on this established agricultural unit:

0

Larger dwellinghouses are defined as having more than 100 but no more than 465 square metres of floor space per dwelling.

What will be the net increase in dwellinghouses:

1

Note that 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.

Will the floor space of any single proposed dwellinghouse exceed 465 square metres?

Yes  No

Will the total combined floor space (previously and in this proposal) changed to Larger Dwellinghouses under this permitted development right on this established agricultural unit exceed 465 square metres?

Yes  No

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 5 dwellinghouses (including no more than 3 larger dwellinghouses) can be developed;
- No single dwellinghouse can exceed 465 square metres of floor space; and
- The total combined floor space of all the larger dwellinghouses developed cannot exceed 465 square metres.

If the proposals exceed any of these limits, you should not continue with this application and seek advice from your Local Planning Authority on the best course of action.

## 7. Description of Proposed Works, Impacts and Risks

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

The conversion of an agricultural barn to 1 no. residential dwelling on Broadwater Lane.

## 7. Description of Proposed Works, Impacts and Risks (continued)

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 (including partial demolition):

The replacement of exterior wall and roof claddings and the installation of new windows and doors. The installation / replacement of building services including water, drainage and electricity. Refer to drawings A1623-03 rev P1, 04 rev P1 and 13 rev P1 for details.

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

Refer to drawing A1623-13 rev P1 which provides a daylight assessment against the criteria outlined within the Scottish Building Regulations. The site is in a rural location with no neighbouring properties or other structures that would overshadow the building or otherwise obstruct access to daylight. Drawing A1623-13 rev P1 demonstrates that adequate daylight is achieved in all relevant rooms.

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

The site has an existing, well established access from Broadwater Lane that will remain largely unchanged. The access is on a bend and consequently there is very good visibility in both directions from the site access point. The conversion of the agricultural barn to a dwelling will not increase traffic flow to the site. The proposal includes off street parking for the conversion and consequently impacts upon the highway are anticipated to be minimal, requiring no mitigation.

## 7. Description of Proposed Works, Impacts and Risks (continued)

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

The proposal will convert an existing agricultural barn into a single dwelling. The barn is not part of a wider farm complex, nor are there any other neighbouring uses that would cause significant noise issues for a dwelling in this location.

There are three other dwellings in this area, though all at at least 100m from this barn. As such, the proposed use will align well with its wider context and there will be no issues of incompatibility in respect of noise.

In conclusion, no specific mitigation measures would be required given the proposed use and setting.

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

It is suspected that the roof coverings and rainwater goods will comprise asbestos containing materials and as such a refurbishment and Demolition standard Asbestos survey will be undertaken prior to any works commencing on the conversion.

From the historic map study undertaken, it is believed that this site has been in agricultural use since at least 1887. This being the case no significant contamination is anticipated.

A YALPAG Screening Assessment is included as part of this application pack.

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 (Check online: <https://flood-map-for-planning.service.gov.uk/>); or
- is in an area with critical drainage problems (Check with the Local Planning Authority, it will have been notified of such areas by the Environment Agency).

Please refer to the site-specific Flood Risk Assessment by Stuart Hemmings BSc C Eng MICE MIWEM that is included within this application. Internal finished floor levels for all habitable areas have been set at at least 300mm above external ground level in the vicinity of the building.

## 8. Checklist

Please read the following checklist to make sure you provide all the required information in support of your proposal. The information provided should include all the details necessary for the Local Planning Authority to determine if the proposal complies with permitted development legislation, and if its prior approval will be required. If sufficient information is not provided the Local Authority can either request it, or refuse the application.

- |                                                                                                                                                                                                                                       |                                     |                                                                                                                                                                                                                                                                                                   |                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| All sections of this application completed in full, dated and signed.                                                                                                                                                                 | <input checked="" type="checkbox"/> | The confirmations in regard to agricultural tenancies (if required by the answers provided to question 5)                                                                                                                                                                                         | <input type="checkbox"/>            |
| The correct fee                                                                                                                                                                                                                       | <input checked="" type="checkbox"/> | A site specific flood risk assessment (if required as per the flood risk details of question 7)                                                                                                                                                                                                   | <input checked="" type="checkbox"/> |
| A plan indicating the site and showing the proposed development.                                                                                                                                                                      | <input checked="" type="checkbox"/> | A plan drawn to an identified scale will assist the authority in assessing your development proposal. Plans can be bought from one of the Planning Portal's accredited suppliers: <a href="https://www.planningportal.co.uk/buyaplanningmap">https://www.planningportal.co.uk/buyaplanningmap</a> |                                     |
| A floor plan indicating the total floor space in square metres of each dwellinghouse, the dimensions and proposed use of each room, the position and dimensions of windows, doors and walls, and the elevations of the dwellinghouses | <input checked="" type="checkbox"/> |                                                                                                                                                                                                                                                                                                   |                                     |

## 9. Declaration

I/we hereby apply for a determination as to whether prior approval will be required as described in this form 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.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(date cannot be pre-application)

## 10. Applicant Contact Details

Telephone numbers

Country code:  National number:  Extension:

Country code:  Mobile number (optional):

Country code:  Fax number (optional):

Email address:

## 11. Agent Contact Details

Telephone numbers

Country code:  National number:  Extension:

Country code:  Mobile number (optional):

Country code:  Fax number (optional):

Email address: