



DESIGN AND ACCESS STATEMENT

PROPOSED BARN CONVERSION

AT

**THE BARN
HOLLY COTTAGE
OLD FEN DIKE
SUTTON ST JAMES**

FOR

MRS THOMPSON

Job No. SE-1987

February 2024

1.0 INTRODUCTION

This application is submitted under The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 3, Class Q. It seeks to establish that the change of use of the barn from agricultural to Class C3 (dwellinghouses) can be carried out without the need for full planning permission. The application site is located to the rear of Holly Cottage, Old Fen Dike, Sutton St James, PE12 0HE.

2.0 LEGISLATION & CONTEXT

2.1 Site Description

The application site is located at the rear of Holly Cottage, Old Fen Dike, Sutton St James, PE12 0HE. It forms part of the property owned by the applicant and is positioned on the northeastern side of the highway. The building in question was last used as an agricultural building. To the southeast and west of the site are residential properties stretching along Old Fen Dike, as well as agricultural fields.

The agricultural building has a flat roof finished with corrugated cladding and has a main structure composing of timber posts. The structural condition of the existing barn appears to be in a healthy state to allow for the proposal. A structural survey will be carried out as part of this full application, to support the proposal and to provide confirmation of the suitability of the conversion. The site is large and provides ample room for parking and a garden space to be established. The barn resides in a suitable position for the development and the impact to nearby residents would be minimal.

The site is located within Flood Zone 3, as indicated on the Environment Agency's Map below, and as such, will have a flood risk report submitted with this application to support the development.

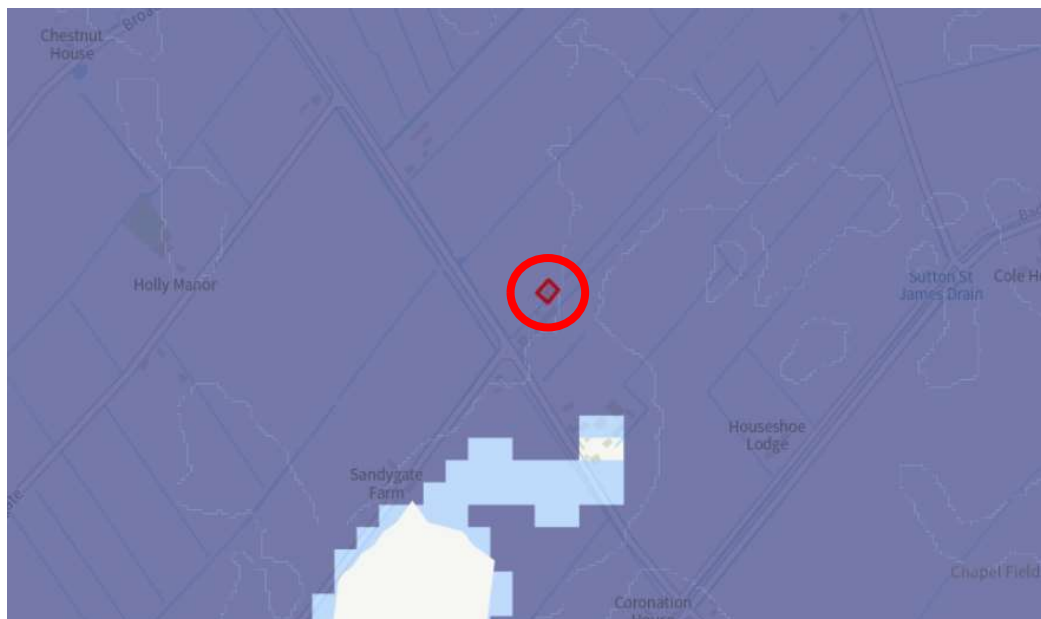


Figure 1: Environment Agency's Flood Map

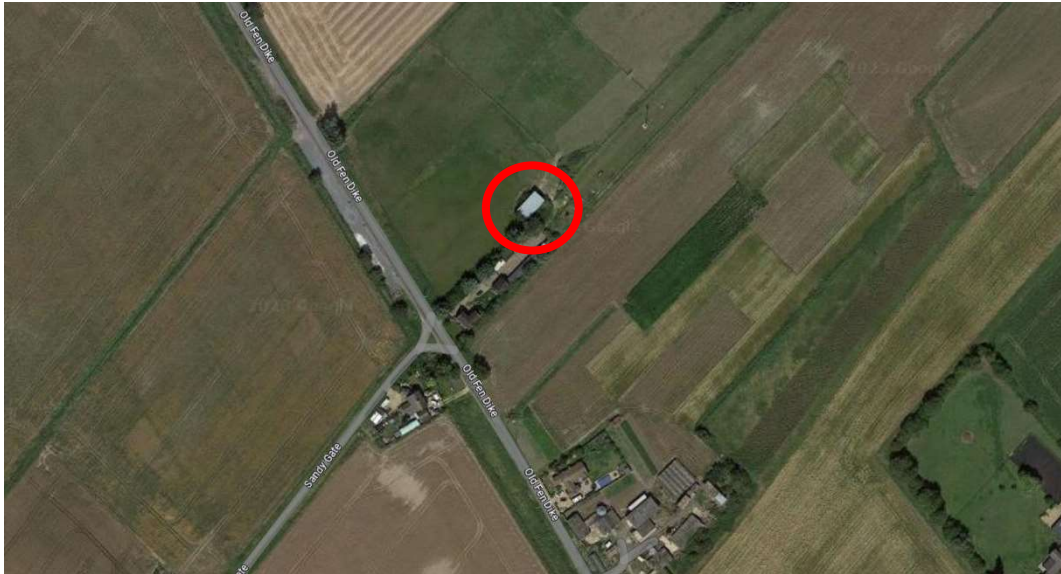


Figure 2: Aerial photograph

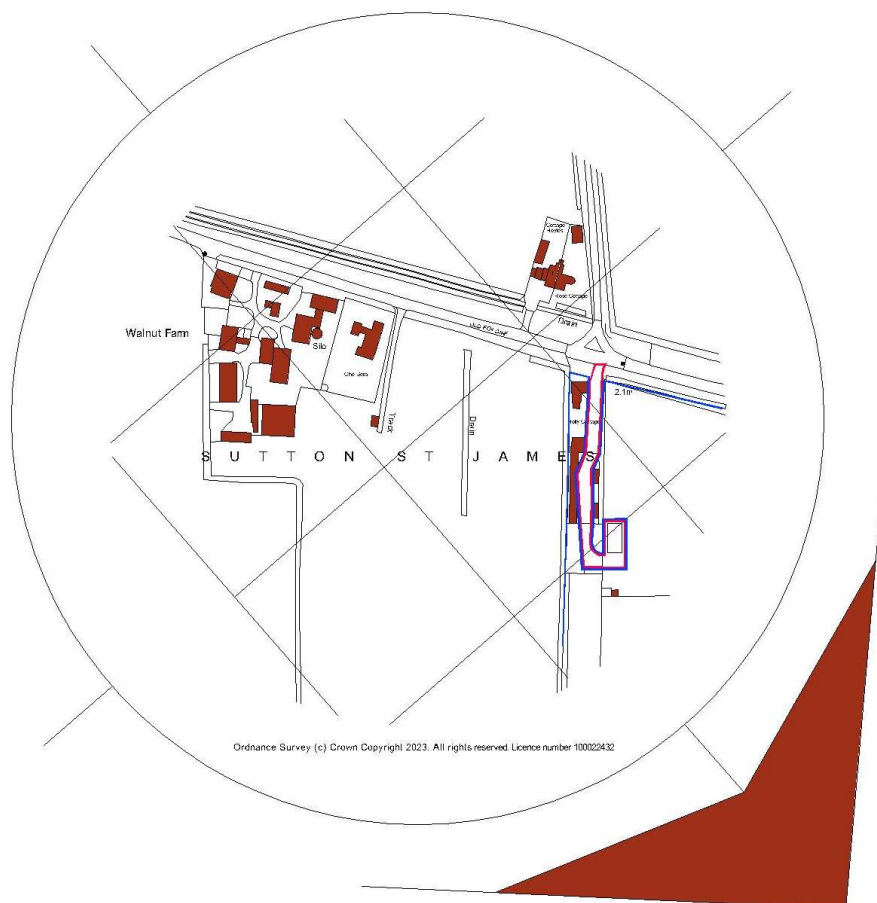


Figure 3: Location Plan

2.2 Assessment with regards to Schedule 2, Part 3, Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Class Q – *agricultural buildings to dwelling houses*

The following table sets out the requirements of the above legislation, with the final column commenting on how the proposal meets the requirements:

Permitted development

Q. Development consisting of —

Q	Legislation	Proposal
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; or	The proposal is for the conversion of an agricultural building to a single dwellinghouse.
b)	Development referred to in paragraph (a) together with building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule.	Yes, as set out in the accompanying drawings.

Cont. on next page...

Development not permitted

Q.1. Development is not permitted by Class Q if —

Q1	Legislation	Commentary
a)	the site was not used solely for an agricultural use as part of an established agricultural unit— i) on the 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;	The building in question was last used as an agricultural building and there has been no intervening use. It therefore falls within the definition of being within agricultural use.
b)	in the case of— (i) a larger dwellinghouse, within an established agricultural unit— (aa) the cumulative number of separate larger dwellinghouses developed under Class Q exceeds 3; or (bb) the cumulative floor space of the existing building or buildings changing use to a larger dwellinghouse or dwellinghouses under Class Q exceeds 465 square metres;	The proposal is for one large dwellinghouse with a floor area of 103 sqm.
c)	in the case of— (i) a smaller dwellinghouse, within an established agricultural unit— (aa) the cumulative number of separate smaller dwellinghouses developed under Class Q exceeds 5; or (bb) the floor space of any one separate smaller dwellinghouse having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeds 100 square metres;;	The proposal does not include any smaller dwellinghouses.
d)	the development under Class Q (together with any previous development under Class Q) within an established agricultural unit would result in either or both of the following— (i) a larger dwellinghouse or larger dwellinghouses having more than 465 square metres of floor space having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order; (ii) the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeding 5;	No previous development has taken place under Class Q. The proposed barn conversion has a floor area which doesn't exceed 465sqm.
e)	the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained;	No

f)	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;	There has been no need to end an agricultural tenancy to facilitate the development.
g)	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; (iii)	Permitted development has not been undertaken on the unit.
h)	the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point;	The proposal retains the existing external dimensions of the building. It will not involve underpinning works which would exceed the foundation depths.
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);	The proposal has been designed around the existing structure which is considered to be capable of accommodating the development. There will be minimal alterations to the external appearance of the building and existing openings will be utilised to facilitate new windows/doors. Minimal demolition/removal works are proposed.
j)	the site is on article 2(3) land;	The site is not within a Conservation Area
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;	The site does not within a SSSI, a safety hazard area of a military explosives storage area.
l)	the site is, or contains, a scheduled monument; or	There is no scheduled monument on site.
m)	the building is a listed building.	The building is not listed.

With regards to Q.2 (1), there are no issues in respect of transport or highways, contamination, flood risk, the desirability of the conversion or the design or external appearance of the building.

To accompany the above, a flood risk report has been provided as the application site is located within Flood Zone 3 which provides further support to the scheme proposed under Class Q. The scheme has resulted from a collaboration between the architects and the consultants concerned to ensure that the development meets the requirements of Class Q whilst still being deliverable.

2.3 The Proposed Plans

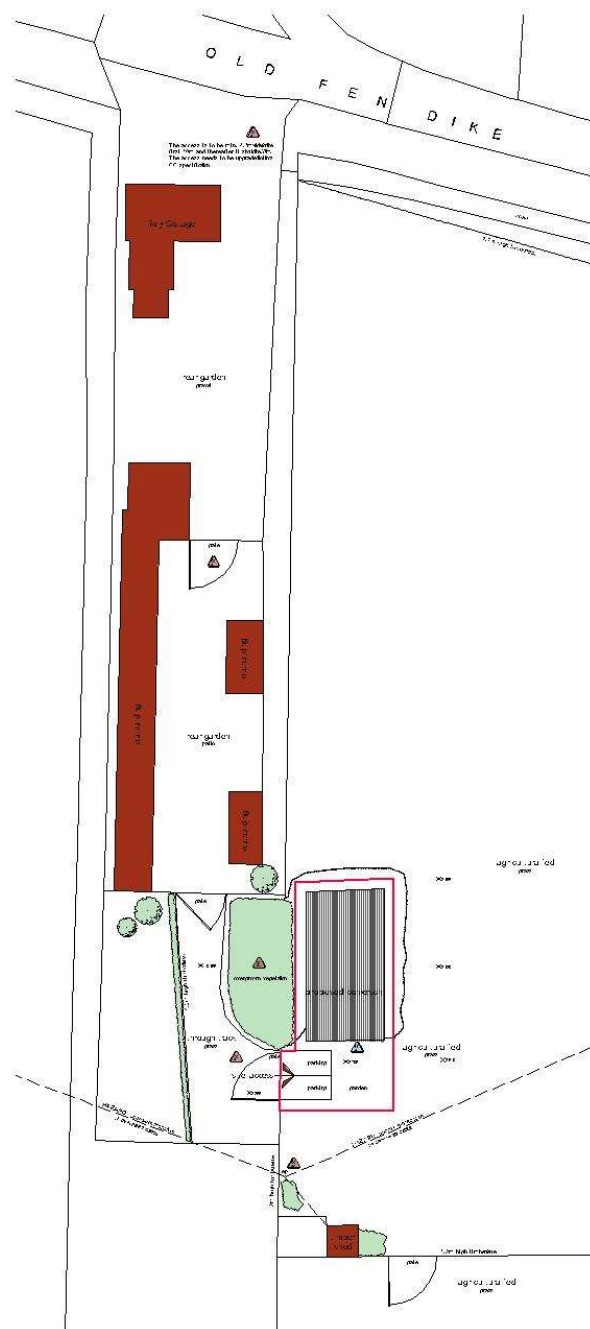


Figure 4: Site Plan

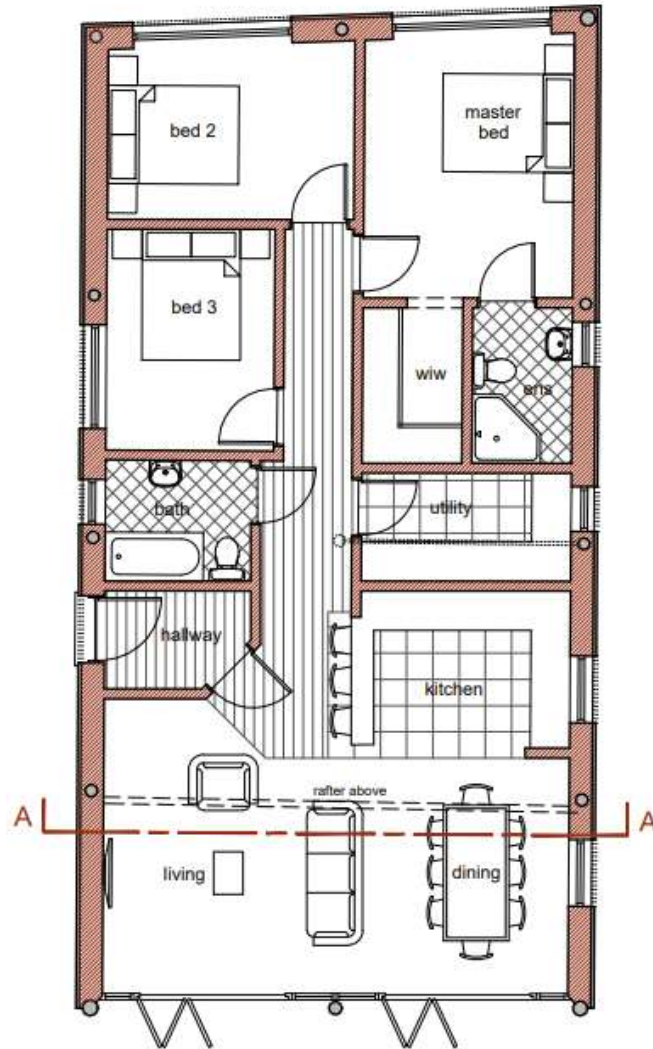


Figure 5: Proposed Floor Plans

The images above demonstrate how the proposed conversion is accommodated within the existing structure and layout of the building and do not exceed the parameters of the existing building.

3.0 SUMMARY AND CONCLUSION

The proposal seeks prior approval for the conversion of an existing agricultural building to a dwellinghouse under Class Q, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

The building is currently in agricultural use and lies within Flood Zone 3 and as such, will have a flood risk report submitted with the application to showcase that the proposal is acceptable.

The scheme has been designed to retain the fabric and structure of the existing building in its entirety. The current scheme has resulted from a collaboration between the architects and the consultants concerned to ensure that the development meets the requirements of Class Q whilst still being deliverable. The proposal satisfies all of the criteria set out in Class Q, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), thereby demonstrating that planning permission is not required for the works.