SOUTH HOLLAND DISTRICT COUNCIL

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

Agricultural Barn west of

Address Line 1

Bird's Drove

Address Line 2

Sutton St James

Address Line 3

Town/city

Spalding

Postcode

PE12 0JY

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

Easting (x)

538762

Northing (y)

317702

Description

Agricultural Barn west of Bird's Drove, Sutton St James, Spalding, PE12 0JY.

Applicant Details

Name/Company

Title

Mr.

First name

S.

Surname

Almey

Company Name

Address

Address line 1

CO

Address line 2

SWANN

Address line 3

EDWARDS

Town/City

ARCHITECTURE

County

LTD

Country

UK

Postcode

PE13 4AA

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr.

First name

George

Surname

Thorpe

Company Name

Swann Edwards Architecture Limited

Address

Address line 1

Black Barn

Address line 2

Fen Road

Address line 3

Guyhirn

Town/City

Wisbech

County

Country

GB

Postcode

PE13 4AA

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.

Is the site currently part of an established agricultural unit?

- [x] Yes
- [ ] No

Was the site part of an established agricultural unit on 24 July 2023?

- [x] 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
- [x] 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
- [x] 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
- [x] No / No extension proposed

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

- [x] 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?

- [x] 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
- [x] 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
- [x] 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
- [x] No

Dwellinghouses and floor space

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?

3

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?

333	Square metres

Description of Proposed Works, Impacts and Risks

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

Conversion of existing agricultural barn west of Bird's Drove, Sutton St James, Spalding to form 3 No. residential units.

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

Adequate natural lighting has been provided to all applicable rooms.

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

◯ Yes
⊘ 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:

- Installation of windows and doors.
- Installation of services.
- Partial demolition of external walls.

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

The proposed use class has a lower average total of vehicular movements than that of an operational agricultural unit and as such, the highway impact is considered to be a net gain in support of the development.

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

The proposed use class has lower noise generation than that of an operational agricultural unit and as such, the noise/sound impact is considered to be a net gain in support of the development. The increased noise is temporary and will be present in the construction stage.

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

On site inspection, there is no visible signs of contamination. As no excavation work is necessary to carry out the development, the risk is deemed mitigated. However, if during the construction process contamination is found, the work is to be paused, the LPA notified, and a mitigation scheme submitted, approved and carried out as approved.

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 within flood zone 3 and as such, a flood risk report has been attached to support the proposed development.

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

Swann Edwards

Date

24/06/2026

Amendments Summary

-FRA updated.
-Site Details filled in with full address.