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Supporting Statement

Class Q barn conversion to 2no. dwellings.

Barn West of Bells Drove
Sutton St James
Lincs.
PE12 0JG

For Mr A Faulkner

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1. DESCRIPTION OF DEVELOPMENT

1.1 Class Q barn conversion to 2no. dwellings.

2. SUPPORTING STATEMENT

2.1 This application is seeking development under Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015. Whereby, specifically this application is sought regarding Schedule 2, Part 3 (Change of Use), Class Q – buildings on agricultural units and former agricultural buildings to dwellinghouses.

2.2 The site is located just south of the main village of Sutton St James. The site enjoys dense vegetation screening between buildings and road to mitigate noise impact. The site is in a flood zone 3 risk area as per the EA (GOV.UK) map. See specialist FRA report.

2.3 From the site visit and survey, the buildings appeared in good condition with minor repairs needed where appropriate to support the conversion as identified below:

2.3.1 The barn has a stable, flat and crack free concrete floor and appear in good condition. Both floor had imposed loads from agricultural vehicles ranging from 1.5 tonnes to 3 tonnes+ in weight, therefore, the floor is in good condition for conversion.

2.3.2 Walls are primarily erected from a steel portal frame with a secondary blockwork skin upto an approximate 1.8m height with corrugated asbestos cladding in good condition (no damage) extending above the blockwork to the eaves and forming the roof. East barn is primarily erected from a timber frame with a secondary blockwork skin upto an approximate 2.8m height with corrugated cladding in good condition (no damage) extending above the blockwork to the eaves and forming the roof.

2.3.3 Barn primary structure (steel & timber) appears in good condition with no visual signs of cracking nor damage.

2.3.4 Barn secondary structure (cladding and blockwork) appears in good condition with no visual signs of cracking nor damage.

2.4 From visual inspection, there appeared to be no signs of habitat roosting or droppings to indicate habitat. The good condition of the building also suggests an unlikely opportunity for species to inhabit building as detailed below:

2.4.1 The building is sealed very well with no holes or damaged roof/wall parts, thus, it is unlikely a bat/bird/owl could enter the building other than when the principal door is open – which is not frequent due lack of need.

2.4.2 Barn structure is exposed where it can be visually seen internally. From our visual survey, there was no signs of nests nor nesting. There were no signs of droppings discovered on the visit.

2.5 Documented within the below table is evidence and justification supporting the proposed development in relation to Q1 as consisting with the legislation and is thus permitted development.

LEGISLATION:	PROPOSED DEVELOPMENT:
<p>(a)in the case of a site that is part of an established agricultural unit, the site was not part of the established agricultural unit—</p> <p>(i)on 24th July 2023, or</p> <p>(ii)where the site became part of the established agricultural unit after 24th July 2023, for a period of at least 10 years before the date development under Class Q begins,</p>	<p>The building use and unit was prior to 24th July 2023.</p>
<p>(b)in the case of a site that was (but is no longer) part of an established agricultural unit—</p> <p>(i)the site was part of an established agricultural unit on 24th July 2023,</p> <p>(ii)where the site ceased to be part of an established agricultural unit after 24th July 2023, the site has not been part of the established agricultural unit for a period of at least 10 years before the date development under Class Q begins, or</p> <p>(iii)since ceasing to be part of an established agricultural unit, the site has been used for any non-agricultural purpose,</p>	<p>The building use and unit was prior to 24th July 2023. No other use of the building since ceasing to be part of an established agricultural unit.</p>
<p>(c)the floor space of any dwellinghouse developed under Class Q having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeds 150 square metres,</p>	<p>Dwelling 1 floor area is 144m2. Dwelling 2 floor area is 142m2.</p> <p>Both dwelling floor space is below 150m2.</p>
<p>(d)the development under Class Q, together with any previous development under Class Q, within the original limits of an established agricultural unit (see paragraph Q.3(2) of this Part) would result in—</p>	<p>Development is for 2no. dwellings, not exceeding 10.</p> <p>Combined floor space of dwellings is 286m2, less than 1000m2.</p>

<p>(i)the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 10, or</p> <p>(ii)the cumulative floor space of dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 1,000 square metres,</p>	
<p>(e)the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained,</p>	<p>The site is not occupied under an agricultural tenancy.</p>
<p>(f)less than 1 year before the date development begins—</p> <p>(i)an agricultural tenancy over the site has been terminated, and</p> <p>(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,</p>	<p>Not applicable.</p>
<p>(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 during the period which is 10 years before the date development under Class Q begins,</p>	<p>No historic development carried on the unit.</p>
<p>(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, other than—</p> <p>(i)extension of the building allowed by paragraph Q.1(i);</p> <p>(ii)protrusions of up to 0.2 metres to accommodate building operations allowed by paragraph Q.1(j)(i),</p>	<p>No extensions proposed, therefore, (h)(i) not applicable.</p> <p>The development would not extend beyond the external dimensions of the existing building. Protrusions formed by building operations will not extend more than 0.2m.</p>

(i)the development under Class Q(b) would result in an extension that—	No extensions, as such not applicable.
(j)the development under Class Q(c) 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(j)(i),	The proposed development involves installation of doors, windows and walls reasonably necessary for the building to function as a dwellinghouse – to subdivide spaces and infill voids. Existing walls and roof to remain, with insulation applied internally. No demolition works.
(k)the site is on article 2(3) land,	The site is not article 2(3) land.
(l)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 is not and does not form part of any of the criteria listed.
(m)the site is, or contains, a scheduled monument,	The site is not and does not contain a scheduled monument.
(n)the building is a listed building,	The existing barns are not listed buildings.
(o)the existing building, excluding any proposed extension under Class Q(b) but including any proposed building operations under Class Q(c), would not be capable of complying with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015 as read with the notes dated 19th May 2016 which apply to it, or	The development is capable of complying with described space standards.
(p)the building does not have suitable existing access to a public highway.	The building and site have an existing access onto Bell's Drove, leading to the B1165 (Chapel Gate) through Sutton St James and providing access to the A1101 (Wisbech Road) onto the A17. Less than 10-minute vehicle journey on adopted A A and B roads to the A17, as such, has suitable access to public highway.

3. CONCULSION

3.1 Given the information provided within the above table, development is considered permitted development as complying with the legislation.