



Planning Statement To Support Prior Approval Application For Change of Use Of Agricultural Building To Dwelling

**Primrose Cottage,
701 Broadgate,
Weston,
Spalding,
Lincolnshire,
PE12 6DP**

1. Introduction

This document has been prepared in support of the Prior Approval application for the Change of Use of an agricultural building to the rear elevation of Primrose Cottage, 701 Broadgate, Weston.

Planning permission is not deemed necessary for the proposed development on the basis that the proposal conforms with the provisions set out in the Town & Country Planning (General Permitted Development) (England) Order 2015.

1.2 Drawing List

This application is accompanied by the following drawings, all of which have been prepared by JC Architectural Consultant.

0172-19-01 Proposed Flats

Planning Policy

Planning Permission is not deemed necessary on the basis that the proposal conforms to the provisions set out in the Town & Country Planning (General Permitted Development) (England) Order 2015. Class Q allows for development consisting of:

- 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 (dwelling houses) of the Schedule to the Use Classes Order; and
- b) Building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwelling houses) of the schedule.

The new permitted development provisions do not differentiate between the age, type or condition of any buildings which might be suitable for conversion.

The development will not be permitted if:

- a) The site was not used solely for an agricultural use as part of an established agricultural unit –
 - i) On 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 in use after 20th March 2013, for a period of at least 10 years before the date of the development under Class Q begins.
- b) The cumulative floor space of the existing building or buildings changing use under Class Q within an established agricultural unit exceeds 450 square metres.
- c) The cumulative number of separate dwelling houses developed under Class Q within an established agricultural unit exceeds 3;
- d) The site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained.
- e) Less than 1 year before the date the development begins –
 - i) An agricultural tenancy over the site has been determined, 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;
- f) 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;
- g) The development would result in external dimensions of the building extending beyond the external dimensions of the existing building at any given point;
- h) The development under Class Q (together with any previous development under Class Q) would result in a building or buildings having more than 450 square metres of floor space having a use falling within Class C3 (dwellinghouses) of the schedule to the Use Classes Order;
- 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 wall, or
 - bb) Water, drainage, electricity, gas or other services, to the extent reasonably necessary for the building to function as a dwelling house; and
- ii) Partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1 (i)(i);
- j) The site is on article 2(3) land;
- 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;
- l) The site is, or contains, a scheduled monument; or
- m) The building is a listed building.

Conditions

Q.2 – (1) Where the development proposed is developed under Class Q(a) together with development under Class Q(b), development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to –

- a) transport and highways impacts of the development,
- b) noise impacts of the development,
- c) contamination risks on the site,
- d) flooding risks on the site,
- e) Whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order, and
- f) the design or external appearance of the building,

(2) Where the development proposed is development under Class Q(a) only, development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the items referred to in sub-paragraphs

(1)(a) to (e) and the provisions of paragraph W (prior approval) of this part apply in relation to the application.

(3) Development under Class Q is permitted subject to the Condition that development under Class Q(a), and under Class Q(b), if any, must be completed within a period of 3 years starting with the prior approval date.

2. The Building

The proposed building sits within the site of Primrose Cottage, 701 Broadgate, Weston and has been owned by the applicant for a number of years. It was used for the purposes of agriculture as a piggery on or before the 20th March 2013, therefore the following criteria has been met:

- The building is not on article 2(3) land
- The site was used for agricultural purposes prior to 20th March 2013
- The site is not occupied under an agricultural tenancy, nor has one been terminated within the last 12 months.
- The site does not form part of a safety hazard area or military explosives storage area.
- The building is not listed or a scheduled monument
- No development utilising permitted development rights has been undertaken on the unit since 20th March 2013.

The footprint of the building to be utilised for the change of use amounts to 88 square metres and there will be the formation of one dwellinghouse.

3. Transport

The building is situated to the rear of an existing dwelling and therefore it is proposed that the proposal will make use of the existing driveway from Broadgate so therefore it is not likely that there will be any highways or transport implications as a result of the development.

4. Noise

The building is within a predominantly agricultural area with the sporadic spacing of dwellings, it is unlikely the change of use of a single building will have a negative result to the area with regards to noise.

5. Contamination & Flood Risk

It would be quite straight forward to raise the internal floor levels of the building to allow for any potential for flood risk, however, if a flood risk assessment or contamination report are required this can be arranged at the appropriate time.

6. External Materials

It is proposed that the following materials are considered for the determination of the prior approval application:

Walls – Horizontal black composite timber effect cladding.

Roof – Mock slate roofing tile.

Windows & Doors – Anthracite grey UPVC.