

**Permitted Development Class Q
Agricultural Buildings to Dwellinghouses**

**Northney Farm Buildings
St Peters Road Hayling Island PO11 0RX**



Aerial View Looking West (Via Google Earth) – Site Outlined in Red

Class Q – Agricultural Building to dwellinghouse



The applicants Mr J Pike and Ms V Hill are applying for consent under Class Q within the 2015 No.596 Town and Country Planning, England, The Town and Country Planning (General Permitted Development) (England) Order 2015 and the 2016 No.332 (amendment) for (1) 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) and (2) building operations reasonably necessary to convert the building referred to in Class Q paragraph (a) to a use falling within Class C3 (dwellinghouses).

Written description of the Proposed Development.

The proposal is to convert the existing “L” shaped masonry constructed single and 2 storey cattle and storage buildings at Northney Farm St Peter’s Road Hayling Island PO11 0RX into a single Class C3 Dwelling House with associated amenity garden space and private parking area as detailed on the proposal drawings reference 17-1181. The proposal for the four bedroom detached dwelling utilises the masonry structure and slate pitched roof of the existing building stock.

The gross internal floor space of 280m² is split over two floor levels with the majority being located on the ground floor with the accommodation being contained within the confines of the existing walls and roof structure.

The first two bays of the steel frame barn building is to be demolished to allow a greater divide between the retained farm building and the proposed dwelling. The façade of the barn (West Elevation) and its doors will then be replaced on the third frame, replicating the current arrangement.



Front Elevation of Barn

West Elevation



Interior of Barn (1st Two Bays Removed)

View Looking Northwards

Third
Frame.
New door
& wall
position

The exterior materials are similar to those already in use on the building and therefore deemed appropriate for the setting and consist of:

- (i) Painted and unpainted brickwork
- (ii) Timber windows and doors
- (iii) Conservation style rooflights
- (iv) Infill timber horizontal overlap cladding
- (v) Slate roof with a red ridge and hips

It is proposed to re-slate the current roof with similar style slate and renew the hip / ridge members to match existing profile and renew the gutters and downpipes. Whilst the roof structure is in good condition the slates are starting to show signs of age. A number of new roof lights are to be installed to all elevations, with the North Facing Elevation receiving roof lights on the single storey section, meaning that they only

provide natural light to the accommodation. Roof light sizes vary depending upon location and elevation and are proposed to be of a conservation style meaning they complement the current building.

Where the existing large openings exist a timber framing system is to be employed to infill these with timber framing and the external cladding will be of an overlapping rustic timber, either left natural or stained black.

Internally the floors existing concrete floors are to be insulated and waterproofed, albeit some local releveling and minor repairs may be required, but due to the nature of their current usage the slabs are expected to be thicker than normal concrete slabs, resulting it more adequate capacity for the proposed use.

To ensure the dwelling has sufficient private amenity space and separation from the farm, a new boundary fence with a pedestrian access gate is to be construction along the Southern Boundary with an open area. to accommodate the parking area for three cars. This amenity area equates to an area of 187m², which originally formed part of the farms from access yard. A further amenity area is located to the rear (West) of the two storey section of the buildings and this equates to an area of 153m². This rear area is only accessed via the converted building and ensures a private space to the rear of the property.

With regard to services power and water are available and a foul water drainage connection is available within the current service yard

Views of the Existing Agricultural Buildings



West Elevation



South Elevation



East Elevation



South Elevation



South Elevation



East Elevation

Requirements of Class Q, Q1, Q2 and Procedure W

A number of responses to the requirements of these paragraphs have been added in **bold blue** text and serve as evidence of compliance.

Permitted development

Class Q – agricultural buildings to dwellinghouses

Permitted development

Q. 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 (dwellinghouses) 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 (dwellinghouses) of that Schedule.***

Development not permitted

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

- (a) the site was not used solely for an agricultural use as part of an established agricultural unit—

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- (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 brought into use after 20th March 2013, for a period of at least 10 years before the date development under Class Q begins;

Pass – The buildings in question has been solely utilised for agricultural purposes before, on and after this date

(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; **The proposed area for the change of use is 280m² (Gross Internal Floor Area)**

(c) the cumulative number of separate dwellinghouses developed under Class Q within an established agricultural unit exceeds 3; **A Single Residential Dwelling is proposed.**

(d) the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained;

The proposed change of use area and buildings are not under a tenancy agreement

(e) 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;

The proposed change of use area and buildings are not under a tenancy and no agreement has been terminated to enable this proposal

(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;

No residential dwellings in current Agricultural Buildings

(g) the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point; **No buildings extends beyond the existing building envelope**

(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; **No previous Class Q approval and proposal under 450m²**

- (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
(See 17-1181 drawings)
- (ii) partial demolition to the extent reasonably necessary to carry out building operations
allowed by paragraph Q.1(i)(i); **(See drawings)**
- (j) the site is on article 2(3) land; **Proposed Site is not on article 2 (3) land**
- (k) the site is, or forms part of—
- (i) a site of special scientific interest; **Pass - Not SSSI**
- (ii) a safety hazard area; **Pass - Not within a safety hazard area**
- (iii) a military explosives storage area; **Pass - Not within a military explosives storage area**
- (l) the site is, or contains, a scheduled monument; or **Pass - Site does not contain a scheduled monument**
- (m) the building is a listed building. **Pass - Building is not listed**

Conditions

Q.2—(1) Where the development proposed is development 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—



View of Access point onto St peter's Road

(a) transport and highways impacts of the development,
Site has direct access to the Public Highway (St Peter's Road), via concreted splayed non gated access area. The access is used daily by the farm and a neighbouring residential property. The farm also has a second access route, which will become the principle access and this access will be the secondary route.

(b) noise impacts of the development,
The site runs parallel to the rear gardens of the residential properties in Northney Lane, therefore no adverse harm or impact on neighbouring properties.

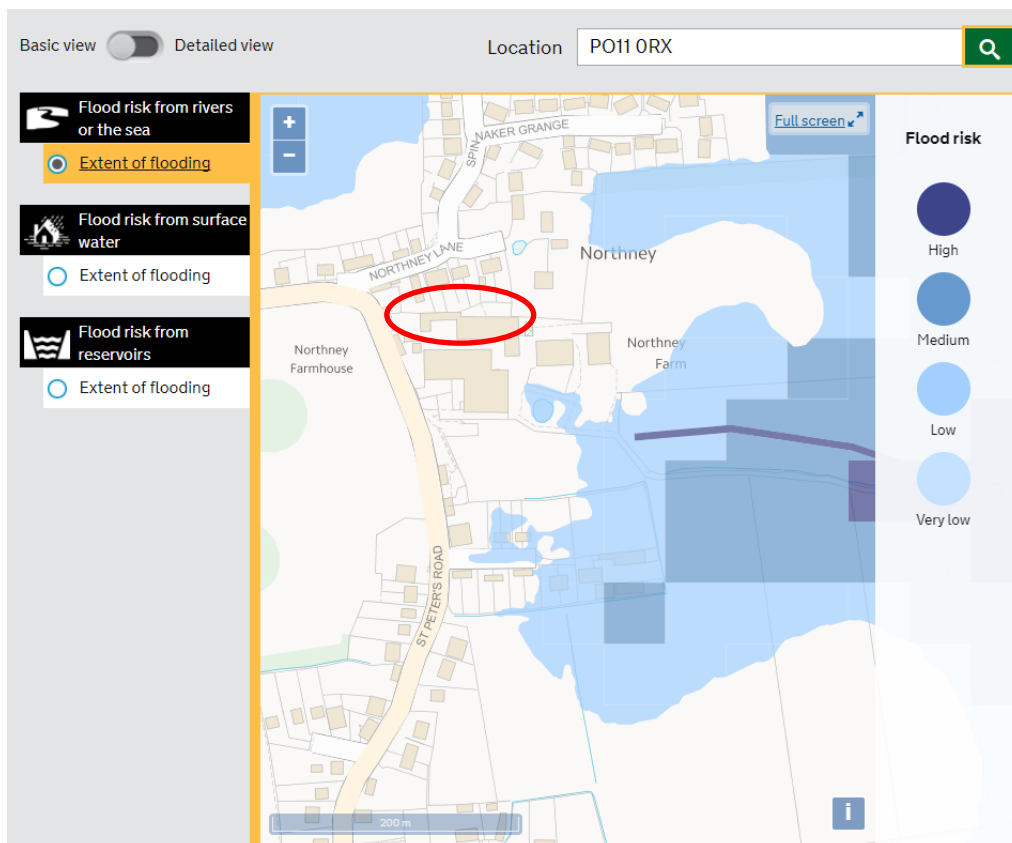


(c) contamination risks on the site,

The Site is not known to be contaminated and has been used for agricultural purposes. The buildings have internal concrete slabs and the external yards also contains a concrete hardstanding. An unpaved area exists to the West of the Site to the rear of the two storey section, but this area is not an active farm area.

(d) flooding risks on the site,

Passed No Flood Risk (Site within Red Oval). The site is within a flood zone 1 and therefore no additional flood risk statement is required. *Image taken from Gov.uk - Flood Map for Planning*



(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,

The site is in a practical location to be considered for a change of use to C3 Dwelling house, with direct highway access and availability of prime services such as power, water, telecommunications and drainage. With regard to desirability the proposal is not located in an area that would be classified as undesirable due to the close neighbouring residential properties that boarder the current farm site and

(f) the design or external appearance of the building,

The external appearance and material usage is considered acceptable in the current setting with no elements that would be classed as incongruous with the setting or existing environment, or harmful to the neighbouring properties and structures.

and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

The necessary information under paragraph W (2) a-e, has been either provided at the start of this statement or within the application form submitted as part of the package.

(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 that application.

Under this overall application as to whether prior approval is required both parts (a) and (b) have been considered

(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.

This is a performance condition and the applicant is aware of the wording.

Conclusion

The proposal here submitted to Havant Borough Council (HBC) is deemed to contain sufficient information that complies with the Class Q permitted Development and the procedure laid out in Paragraph W Part 3, thus enabling HBC to determine the application.

In essence:

- (i) The works do not include any extensions, beyond the existing envelope
- (ii) The works are classed as Permitted Development under Q.1
- (iii) The site is in a practical and desirable location
- (iv) The site is not in a FZ 2 or FZ 3 area
- (v) No tenancy agreements have been cancelled
- (vi) Not within items listed in clauses (j-m) in Paragraph Q.1
- (vii) The proposal is permitted development under the clauses in paragraph Q.2