

Our Ref            MB/KB/SFB2

15th June 2020

Head of Planning & Development  
Cherwell District Council  
Bodicote House,  
Bodicote,  
Banbury,  
Oxfordshire,  
OX15 4AA

Dear Sir / Madam

**AGRICULTURAL BARN, OFF GRANGE LANE, SIBFORD FERRIS, OX15 5RG**

This letter accompanies a notification for prior approval for a proposed change of use of an agricultural building to a single dwellinghouse and for the associated operational development, under the Town and Country Planning (General Permitted Development) Order 2015 (Schedule 2, Part 3, Class Q). The application is made on behalf of the owner Mr Kevin Bishop.

The application comprises:

- Application form
- Existing Floor Plans and Elevations
- Proposed Floor Plans and Elevations
- Proposed Location and Block Plan
- Structural Report – Wellan Structural Engineers dated June 2020

The application fee will be paid directly through the Planning Portal.

Class Q states (a) that development consisting of the use of a building and any land within its curtilage from use as an agricultural building to a use falling within class C3 (dwellinghouses) and (b) building operations reasonably necessary to convert the building is, subject to various exclusions, permitted development.

The application seeks confirmation that prior approval is not required for the conversion of a barn located near Folly Farmhouse, Sibford Ferris to a single dwelling house and the provision of associated residential curtilage.

The north, south, east and west elevations are clad with fibre cement cladding.

The roof is finished with fibre-cement cladding.

The building has a concrete floor.

The proposal accords with the requirement of Class Q as follows:

- a) The building and the wider site were in agricultural use on 20 March 2013.

The building forms part of a farm complex comprising of Folly Farmhouse (previously owned by the applicant's father), two steel framed barns and three grain silos. The property has been in the applicant's family since the 1920's and the applicant has farmed the land from a young age. The applicant is the third generation of his family to farm at this location. The land at the application site extends to some 56 acres and the applicant also owns additional land within the village.

The land is still farmed by the applicant with crops of wheat and maize produced.

- b) The barn has a total floorspace of approximately 234.6 square meters
- c) The cumulative number of separate dwellinghouses to be developed is one, and therefore does not exceed the maximum allowance under the Act
- d) The site is not occupied under an agricultural tenancy
- e) No agricultural tenancy has been terminated in the last year.
- f) No development has taken place under Class A(a) or Class B(b) of part 6 of the schedule on the established agricultural unit since 20 March 2013.
- g) The development would not result in the external dimensions of the building extending beyond the external dimensions of the existing at any given point.
- h) The development will not result in more than 450sqm of floor space. The proposal provides 234.6 sqm
- i) The proposed development includes, as permitted:
- The installation of new windows and doors
  - Replacement cladding on the external walls
  - Replacement roof cladding (the existing roof contains asbestos and would require replacement in at some point in the future)
- j) The site is not on article 2(3) land.

- k) The site is not a site of special scientific interest, a safety hazard area or a military explosives storage area.
- l) The site is not, and does not, contain a scheduled monument.
- m) The building is not a listed building.

Class Q 2 sets out conditions with which proposal must comply. The following considers the six criteria set out in Condition (1)

*a) Transport and highways impact of the development*

The barn is accessed using a private driveway (owned by the applicant) from Grange Lane. The driveway serves the adjacent property Folly Farmhouse as well as the applicant's barns and grain silos.

The proposed residential use of the barn will not significantly increase traffic using the access. The access onto the public highway, a minor residential road linking Sibford Ferris with Tadmarton, has good visibility.

Sufficient parking for cars can be provided within the proposed residential curtilage allowing vehicles to enter and exit the public highways in a forward gear.

*b) Noise Impacts of the development*

The closest existing dwelling is approximately 45 m to the east (Folly Farmhouse). Land to the north, south and west comprises fields (in the applicant's ownership). The proposed residential use of the barn will not have any adverse impact on these uses.

*c) Contamination risks on the site*

There are no known contaminants within the site but it is possible that the building has been used for storing inputs such as fertiliser in the past. A contamination investigation would be undertaken prior to carrying out works and this can be appropriately controlled by way of condition.

*d) Flooding risks on the site*

The site lies in Flood Zone 1 on the Environment Agency flood maps and there are no recorded instances of flooding.

*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)*

The proposal forms part of the wider farm complex comprising of a traditional farmhouse (now under separate ownership), a small range of more modern steel framed barns and steel grain silos.

There are no known forms of disturbance in the immediate area (including noise, dust, fumes, flies etc) which would make the location impractical or undesirable for a residential use.

The proposal has a well-established access driveway and service are either already present or are readily available.

*f) The design or external appearance of the building*

The proposed design respects the character and appearance of the existing building and ensuring high levels of amenity for future residents of the proposed dwelling. New cladding materials to the walls and roof will retain the agricultural appearance of the building and the existing shape of the building is maintained. Overall, the design and external appearance of the proposed converted building will provide an enhancement.

The building is structurally sound and can sustain the higher loadings required for the roof and walls without structural modification beyond that required for normal maintenance and repair. The accompanying structural report provides confirmation of this.

This assessment demonstrates that the proposal complies with all of Parts Q(a) and Q(b) of Schedule 2 Part 3 Class Q of the General Permitted Development Order. Please contact me if any additional information is required.

Yours faithfully,

Mark Blackman

Director

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