

# **Application for Prior Approval of the Proposed Change of Use and Conversion of an Agricultural Building to a Dwelling House (Use Class C3)**

Under Part 3 Class Q of  
The Town and Country Planning (General Permitted Development)  
(England) Order 2015

At

**Home Farm, Wigginton, Banbury, Oxfordshire, OX15 4JZ**

On Behalf of

**Mr Robert Coles**

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January 2018

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## 1.0 INTRODUCTION

- 1.1 The barn is of agricultural style located to the west of the village of Wigginton. The property is situated off an unnamed track which connects onto the main road passing Wigginton, which links onto the main A361 road with access towards Banbury and Chipping Norton.
- 1.2 The barn is situated within a block of land which is owned by the applicant.
- 1.3 The following sections of this statement provide details of the site and surrounding area, the proposed development, other considerations and relevant planning policies. It is concluded that the proposed development is in line with the provisions of Class Q of the General Permitted Development Order and will not have any significant adverse impact on the surrounding landscape or neighbouring property.
- 1.4 This statement should be read in conjunction with the plans which are included within the submission, which includes scaled drawings of the existing site, building and the proposed development.

## 2.0 SITE AND SURROUNDING AREA

2.1 The proposed site is located to the west of the village of Wigginton as shown below in Figure 1. The site forms part of an agricultural holding with the barn used for the keeping of livestock and feed.



**Figure 1** - Proposed Site Location

2.2 As can be seen from historical aerial photos the barn has been there for some time and was constructed well before 2013. The site has a vehicle access to the south-east of the barn as seen in Figure 2.

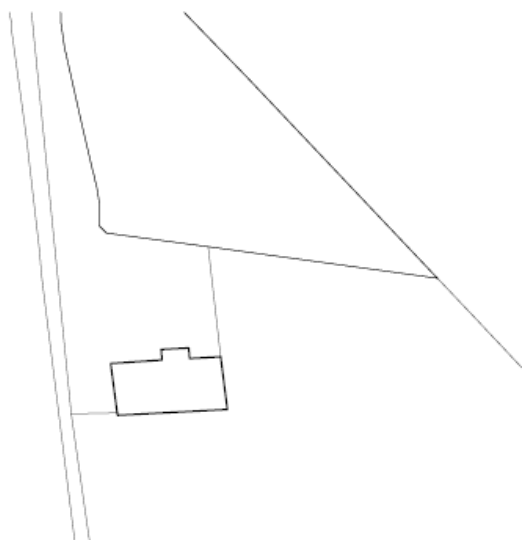


**Figure 2** – Site details

2.3 The barn is a stoned wall structure with a metal sheet roof and stone floor as displayed in Figure 3.

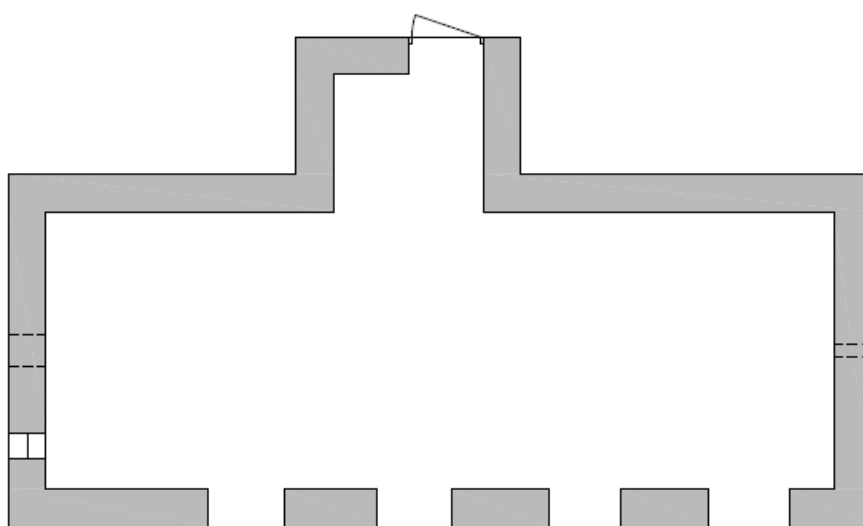


**Figure 3** – Home Farm Barn



**Figure 4 – Existing Block Plan**

2.4 The area is surrounded by open countryside with attractive far reaching views as displayed in Figure 4. Bearing this in mind, care has been taken to design a dwelling which is sympathetic to its landscape and surroundings and to maintain the style of the buildings in an agricultural manner as far as possible, by not increasing the size and volume of the building in any way. The plans retain the exiting openings and proposes two new openings in the form of windows upon the northern elevation.



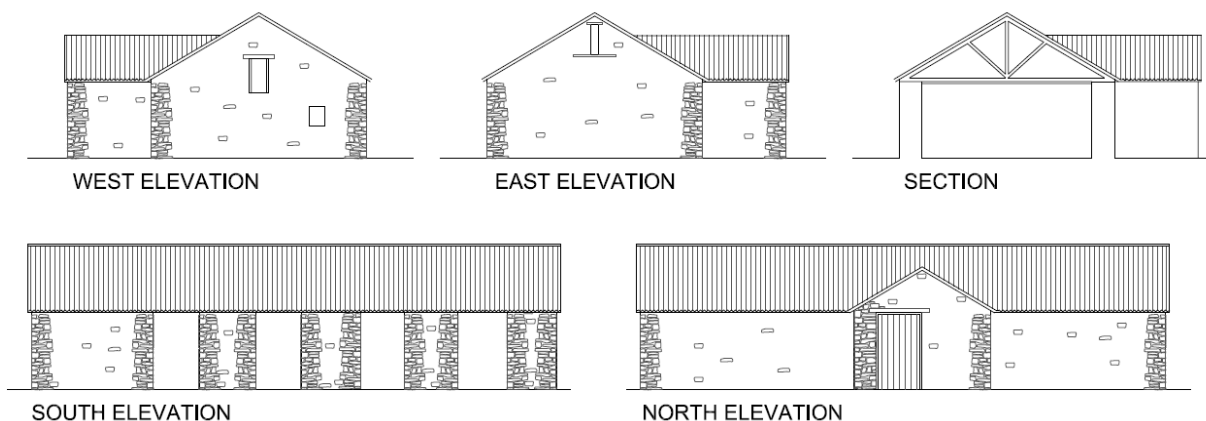
**PLAN**

**Figure 5 - Existing Floor Plan**

2.5 The grid reference for the site is SP 38057 33427.

2.6 The proposed site is accessible through an existing access, for which planning permission has recently been approved for reinstatement. The access has a wide visibility splay. The land either side of the access is in the ownership of the applicant and the splay can be enhanced if required by the Council and the Highway Authority.

2.7 The footprint of the building, extends to 74.25 sq m whilst the curtilage is 74.1 sq m.



**Figure 6** – Existing Elevations

2.8 The agricultural barn has always been used for the keeping of livestock and storage of feed. In more recent years, due to the design and layout of the building, it has become less suitable for modern agricultural purposes, and use as a residential dwelling represents the best way of securing its future. The existing elevations of the agricultural barn are displayed above in Figure 6.

2.9 The barn is stoned wall structure with metal sheeting roof, with a laid stone floor, providing a good base to the structure.

2.10 The proposed dwelling will be within the existing building footprint, as shown on the enclosed plans. It is proposed to provide comfortable living accommodation whilst at the same time retaining the scale, form and character of the surrounding built environment.

## 3.0 PLANNING HISTORY

- 3.1 The following applications for the site have been identified from the Council's online planning portal:
- Ref. No: 02/01384/OUT Conversion of barn to single residential dwelling. Status: Application Withdrawn.
  - Ref. No: 03/02266/F Renewal of 02/00135/F Conversion of barn to create 1 No. dwelling. Status: Application Refused.
  - Ref. No: 17/00749/F Reinstatement of farm track. Status: Application Permitted.
- 3.2 An application for the conversion of this building to create 1 No dwelling was submitted to Cherwell District Council in 2002 but later withdrawn.
- 3.3 In 2003 the same application was submitted, but was later refused on the grounds that the development would be contrary to Policies H19, C13, C28 and C30 if the adopted Cherwell Local Plan, which make reference to the alterations required, isolated location, long access drive, likely future extensions and appearance of the proposed development.
- 3.4 In 2017 an application for the reinstatement of a farm track leading to this site was submitted and permission granted subject to standard conditions. This would be implement with this application.

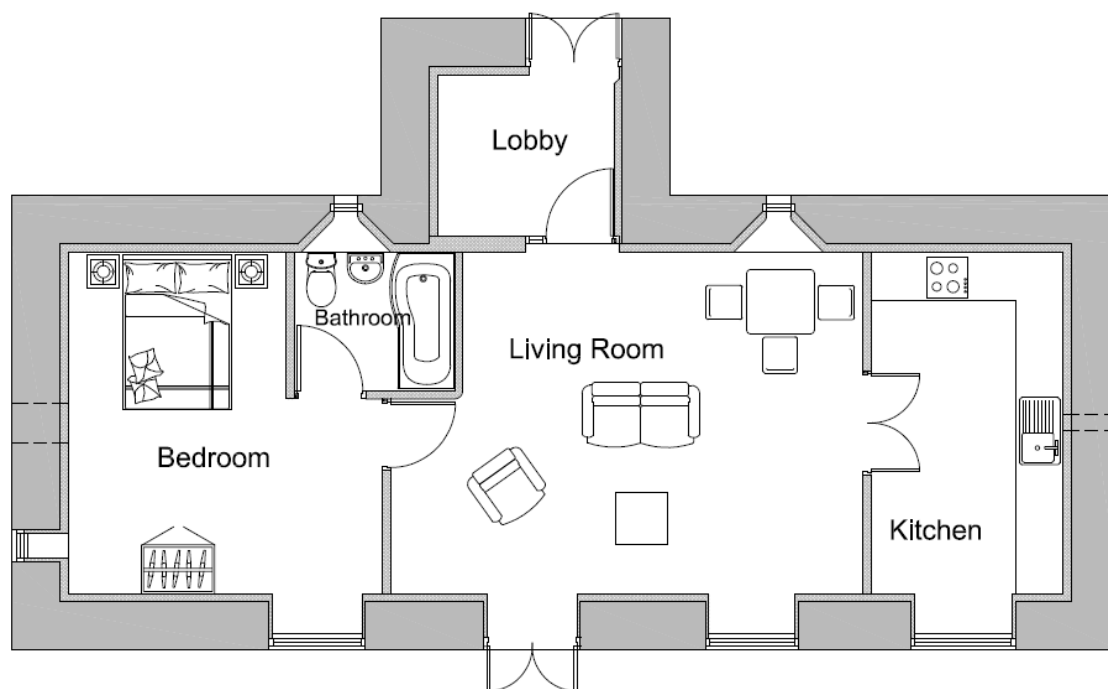


## 4.0 PROPOSED DEVELOPMENT

- 4.1 Prior Approval is sought for the change of use and conversion of the barn to a single residential dwelling as shown on the attached application drawings.
- 4.2 The proposed dwelling will amount to a gross internal floor area of approximately 52.7 sq m of ground floor accommodation and will comprise the following:

*Ground Floor*

- Lobby*
- Kitchen*
- Living Room*
- 1 Bedroom*
- Bathroom*



### PLAN

**Figure 7** – Proposed Floorplan

- 4.3 The design has been carefully considered to make the best possible use of the existing space and openings, and will not extend beyond the external dimensions of the existing building. As shown on the enclosed plans, 2 new openings (windows) have been added to allow light into the accommodation. This has been designed to be congruent with the existing style of the building and not to be unnecessarily obtrusive. The additional window would be acceptable in line with the regulations, as such measure is necessary for the building to function

reasonably as a dwelling house under Class Q, and falling within the building operations listed under part (i):

- (i) The installation or replacement of –
  - (aa) windows, doors, roofs or exterior walls

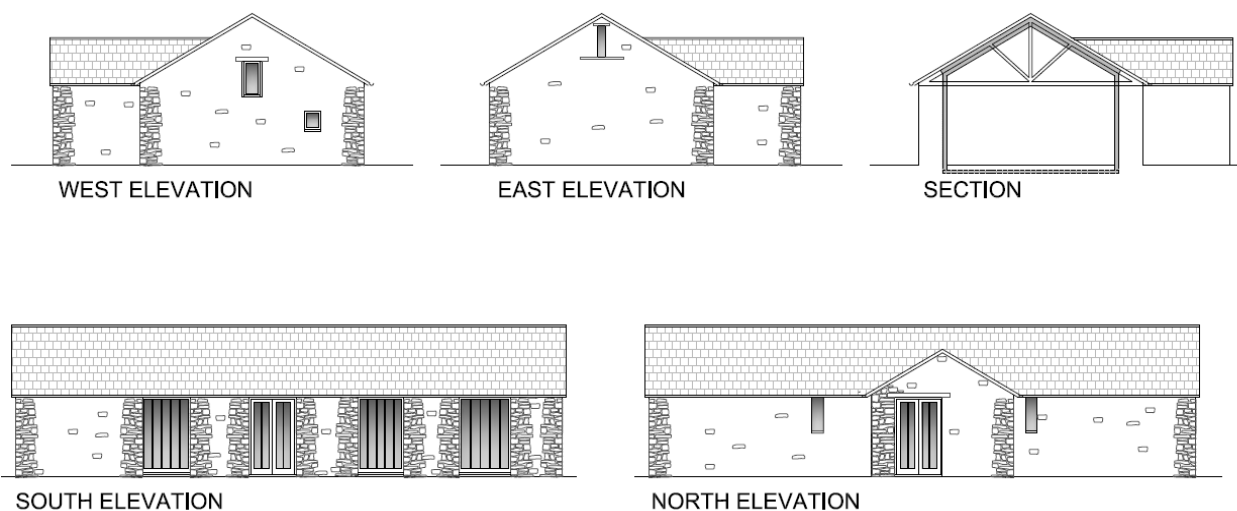
4.4 The layout of the proposed dwelling in its curtilage is shown on the extract of the Block Plan below as Figure 7.



**Figure 8** - Block Plan Extract

4.5 As shown on the plan, the curtilage is no larger than the original size of the building. The access track leads to the north side of the building, where there is space for parking.

4.6 As Figure 7 indicates access to the site will be from the north side, where there will be space for parking adjacent to the property.



**Figure 9** – Proposed Elevation

- 4.7 The barn is a long-standing structure, stone built with good structural integrity.
- 4.8 The PPG states that: Building works are allowed under the change to residential use. The permitted development right under Class Q assumes that the agricultural building is capable of functioning as a dwelling. However, it recognises that for the building to function as a dwelling some building operations which would affect the external appearance of the building, which would otherwise require planning permission, should be permitted. The right allows for the installation or replacement of windows, doors, roofs, exterior walls, water, drainage, electricity, gas or other services to the extent reasonably necessary for the building to function as a dwelling house; and partial demolition to the extent reasonably necessary to carry out these building operations.
- 4.9 Some minor alterations would be undertaken to ensure its suitability for residential use.
- 4.10 Firstly, some internal partitions will need to be erected to divide the barn in to individual living quarters, these would be fitted and secured to the substantial concrete floor and stone walls, both which have strength to absorb the limited weight of internal partitions. The existing walls will need to be plastered to ensure their suitability for residential use, however this would not affect the integrity of the building, and would provide thermal insulation to the building. This avoids the need of any internal insulation.
- 4.11 The sheet roofing will need replacing, however these proposed works are aligned with the provisions outlined by Class Q of the GDPO.

## 5.0 GPDO PART 3, CLASS Q

5.1 Class Q introduced by the Town & Country Planning (General Permitted Development) (England) Order 2015 allows the change of use of a building and any land within its curtilage from use as an agricultural building to a use falling within Class C3 (dwelling houses) and building operations reasonably necessary to convert the building, subject to meeting certain criteria.

Insofar as these criteria are concerned, we would comment as follows:

a) The building was in agricultural use since it first came into existence and its current use is for agricultural purposes.

Section 336 of the Town and Country Planning Act 1990 defines 'agriculture' as including:

- 'horticulture, fruit growing, seed growing, dairy farming;
- the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land);
- the use of land as grazing land, meadow land, osier land, market gardens or nursery grounds; and
- the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes

The site is used for agriculture and the keeping of livestock.

- b) The total existing gross internal floor space to be converted is 52.7 sq m.
- c) One dwelling will be provided.
- d) Currently, the site is under an agricultural tenancy, although, attached to this proposal is a letter of support from the tenant. The conversion of the barn into residential use would not adversely impact upon the agricultural practices nor would be impacted by them.
- e) No development under Class A(a) or Class B(b) of Part 6 of the Schedule has been carried out on the agricultural unit since 20<sup>th</sup> March 2013.
- f) The development will not result in the external dimensions of the building extending beyond the existing dimensions of the building at any point.

- g) No other buildings within the agricultural unit have changed use under Class Q.
- h) The proposed building operations involve the replacement and installation of existing windows and doors, the insertion of two additional windows in a discrete location, along with the replacement of the sheet roof. The other reasonably necessary alterations are internal to allow the building to function as a dwelling house.
- i) The site is not on Article 1 (5) land, it is outside the conservation area.
- j) The site is not part of a Site of Special Scientific Interest, a Safety Hazard Area or a Military Explosive Storage Area.
- k) The site is not a Scheduled Monument.
- l) The building is not a Listed Building.'

5.2 Prior approval is sought in respect of the following:

#### (a) Transport and Highways Impacts

The site benefits from access from a 30mph public highway with a gated access. The entrance will be widened to improve highway safety, and improve ease of access.



**Figure 10** – Access to Home Farm Barn.

### (b) Noise Impacts

This is a rural village location with no close neighbours. It is not anticipated that there will be any adverse impact on any existing residential or rural amenity in the area. The track is sometimes used by farm machinery, although, it is not expected to have an adverse impact upon the barns ability for residential use.

### (c) Contamination Risks

We are not aware, nor is the applicant aware of any risk from contaminants at the site. There has never been any landfill or waste disposal on or around the site and given the historic use of the site for agricultural purposes, the risk is deemed to be low.

### (d) Flood Risk

The site is not located within a flood zone and therefore does not pose any flooding issues.



**Figure 11** – Gov.uk flood map for planning.

### (e) Location and Siting

The location and siting of the building does not make it undesirable or impractical to change the use. Conversion to a residential dwelling constitutes the only certain way that this structure can be employed or enjoyed for future use. The barn is neither intrusive as regards visibility from the locality nor would it have any negative impact on the amenity of the locality.



**Figure 12** – View of Home Farm Barn from the access track.

### (f) Design or External Appearance of the Building

The design and external appearance of the building will be very much in keeping with the original use of the building as an agricultural barn and in keeping with its rural location. The design is deliberately in keeping with its surroundings, maintaining the appearance of an agricultural building so far as possible. The design does not increase the size of the building and it is sympathetic to its location.

## 6.0 CONCLUSION

- 6.1 This proposal seeks prior approval for the change of use and necessary building works to convert an agricultural building to residential use. This building is no longer suitable for use for current or ongoing agricultural purposes; therefore, residential use represents the only viable alternative if the buildings is to have a future.
- 6.2 The building is structurally sound with limited changes required for its conversion to residential.
- 6.3 The site is not within a flood zone and it is not known to be contaminated. The site has safe road access. The design of the proposal is in keeping with its character and current appearance.
- 6.4 The proposed works are within those allowed by the regulations.
- 6.5 Having assessed the proposal against the criteria set out above we consider that the proposal is compliant with Class Q of the GPDO and believe that there are no issues with meeting the prior approval requirements, as a result we invite you to approve the application.