

Our ref: PR3408/SC
Date: 17 November 2021

Mrs Wendy Lane
Assistant Director Planning
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
DA12 1AU

Dear Mrs. Lane,

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

**Prior notification application under Class Q of a proposed change of use of an existing barn from agriculture to residential (Class C3) and building operations necessary to convert the building.
Warren Farm Swillers Lane Shorne Kent DA12 3ED**

On behalf of our client Mr. K Gozzett, I enclose an application for prior approval under Class Q of the above Order for a change of use of an existing barn from agriculture to single residential dwelling (Class C3).

The application is submitted under Class Q (a) & (b) and also seeks a determination under Class Q2 (1) if the prior approval of the Council will be required for the change of use from agriculture to a single dwelling and also the design and external appearance of the building.

The application comprises the following:

Covering Letter and Supporting Statement

Application Form

Structural Assessment Report (TSC Designs Ltd)

Groundsure Siteguard Report (Dated 17/11/2021)

Drawing Numbers: 3408.01 Site Location Plan
3408.02 Existing Floor Plan
3408.03 Existing Elevations
3408.04 Proposed Block Plan
3408.05 Proposed Floor Plan
3408.06 Proposed Elevations

Site description and the proposed development

Warren Farm is located on the north side of Swillers Lane approximately 165m east of Tanyard Hill. The total land holding at Warren Farm extends to approximately 6.3ha. It is bounded to the south by Swillers Lane which although a highway, serves no other properties beyond Warren Farm. To the west is residential development along Swillers Lane and in Hollands Close and Barndale Close. To the northwest of Warren Farm is the village primary school.

There is an existing dwelling, a previous conversion secured under the Class Q process, located approximately 25m to the NW of the application building.

Whilst not relevant for the purposes of this application, the site and the wider open land of the holding have been identified as a Local Wildlife Site and is shown as such on the Core Strategy Policies Map 2014, the site is also located within the designated Green Belt.

With reference to the criteria set out in Class Q the proposal complies as follows

Q.1

Against criteria Q.1 (a) to (m) the following information is relevant

(a) The building forms part of an agricultural unit and is used for storage and storage of agricultural machinery.

(b) (i) As a larger dwelling

aa) The cumulative number of larger dwellings does not exceed three.

(One other dwelling converted under Class Q exists (Application references 20150470 and 20150925))

bb) The cumulative floorspace of the larger dwellings would not exceed 465 sqm.

The proposed dwelling has a footprint of 105m² GIA

The existing dwelling has a floorspace of

GF - GIA -150.6m² FF - GIA - 99.7m² or (69.09m² with 1.5m headroom)

TOTAL Floorspace – 250.3m² or (219.69m² with 1.5m headroom)

2 Units: Total floorspace **355.3m² GIA (250.3 + 105m²)**

(ba) The floorspace of any of the dwellings either the existing or the proposed one would not exceed 465m².

(c) N/A: The proposed residential unit is a larger dwelling. There are no smaller units on the site.

(d) (i) The existing and proposed larger dwelling would not have a floorspace of more than 465m²

(ii) The total number of separate dwellinghouses would be two, thus not exceeding five separate dwellinghouses.

(e) The site is not occupied under an agricultural tenancy.

(f) No agricultural tenancy has been terminated in the last year.

(g) There has been no development under Class A(a) or Class B(a) of Part 6 of the General Permitted Development Order 2015 as amended since March 2013 and in fact none in the ten years prior to the date of the application.

Under application 20140706, Prior Approval was given for a larger replacement barn on the site of the barn subject to this application. It has clearly not been implemented.

(h) The development would not result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point.

(i) The building operations proposed do not include anything 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) No partial demolition is proposed.

(j) The site is not located on article 2(3) land.

- (k) The site is not within nor 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 not, nor contains a scheduled monument.

(m) The building is not a listed building.

Set out below is the relevant information relating to Class Q.2 (1) (a) to (g)

(a) Transport and Highways Impacts

The building would be accessed from Swillers Lane via an existing hard surfaced access that also serves the existing dwelling. The junction of the access with Swillers Lane has good visibility in both directions and is considered safe and suitable to serve the development.

Trip generation arising from the development would equate to approximately 6-8 trips per day which would result in no adverse impact on the local road network or its capacity, either alone or in combination.

The site is well related to the centre of Shorne (approximately 350m walking distance) which has range of community and other facilities. (Church, Village Hall, Shop, School, Public House)

Having regard to its rural location the site is considered to be sustainable and appropriate and it is not impracticable or undesirable for the proposed change of use from agricultural to residential use. The development will have an entirely acceptable and minimal impact on highways and transport.

(b) Noise impacts

The barn is located approximately 25m to the southeast of the existing house on the site. The proposed residential use of the building will not result in the generation of any noise that would result in any unacceptable harm to the occupiers of the existing dwelling or other sensitive receptors. The site itself is not a significant noise generator.

(c) Contamination Risks

The attached Groundsure Siteguard report confirms that there are unlikely to be any contamination risks. The site itself is not contaminated. It is of course open to the Council to consider the imposition of a suitable condition if that would meet the relevant tests.

(d) Flooding risks

The site is located within Flood Zone 1.

It is not located in an area with critical drainage problems.

The development will not result in an increase in impermeable areas and as a result there will be no increase in surface water run-off. Potential flooding risks are therefore considered to be very low.

(e) Location and siting

The change of use is in accordance with the Government's aim of promoting development of this type.

The potential relationship of the dwelling to the existing agricultural uses on the holding will not result in an adverse impact. There will be no adverse visual impact on or loss of amenity to the existing dwelling.

The site's location is such that there will be no unacceptable external noise impact on the occupiers of the dwelling. It is not affected by any heritage or statutory landscape designations. The existing building (and proposed dwelling) does not directly affect any designated heritage asset or its setting. It is the case that it is not impractical or undesirable for the building to change to a Class C3 residential use.

(f) Design and external appearance

Paragraph 105 of the NPPG as updated in 2018 states as follows;

'The right permits building operations which are reasonably necessary to convert the building, which may include those which would affect the external appearance of the building and would otherwise require planning permission. This includes 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. It is not the intention of the permitted development right to allow rebuilding work which would go beyond what is reasonably necessary for the conversion of the building to residential use. Therefore it is only where the existing building is already suitable for conversion to residential use that the building would be considered to have the permitted development right.'

The applicant has commissioned a Structural Assessment of the building that accompanies this application. This confirms that the building is suitable for a conversion to residential use. The application proposes the installation of exterior walls and replacement of existing walls as required incorporating appropriate fenestration. The drawings clearly show the walls set within the existing steel framework of the building and thus not exceeding the existing dimensions of the existing building. The walls will be faced with black horizontal weatherboarding. The fenestration will comprise powder coated aluminium windows and doors. The roof will comprise green corrugated sheet roofing inset with conservation rooflights fitted flush with the roof.

The proposed works do not go beyond what is reasonably necessary for the conversion of the building to residential use.

(g) Provision of adequate light to all habitable rooms

All habitable rooms will be provided with windows to provide adequate light and ventilation. This is supplemented by the four proposed rooflights on the rear roof slope and two rooflights on the front (north) roof slope. Drawing nos. 3408.05 and 3408.06 clearly show this provision.

The extent of the identified residential curtilage indicated on drawing 3408.04 meets the requirements of Class X of the Order in that it is no larger than the ground area occupied by the building and is immediately adjacent to the existing building to be converted.

For the purposes of Class W of the Order and for the avoidance of doubt it is confirmed that:

- (a) This letter provides a written description of the development.
- (b) The accompanying plans show the site location and the proposed development.
- (ba) There is a net increase of one dwelling.
- (bb) (i) There are no smaller dwellinghouses proposed.
- (ii) One larger dwellinghouse is proposed.
- (iii) There is one previous larger dwellinghouse completed under Class Q on the site.

(bc) The submitted plans show the elevations and floor plans as proposed together with the position and dimensions of windows, doors and walls.

(c) The developer's contact address is

Mr K Gozzett, Ifield Court, Church Road, Cobham, Kent, DA13 9AS.

Given that the proposal meets the criteria set out in Classes Q and W of the Order, we would request that the Council should advise the applicant that prior approval is not required and that the proposed details of the conversion are acceptable without undue delay.

The applicant will also be making the appropriate Thames, Medway and Swale Estuaries SAMMS mitigation payment of £253.83 separately as the site is located within 6km of The Thames Estuary and Marshes Ramsar site and Special Protection Area (SPA).

I look forward to receiving confirmation that the application has been registered and details of the allocated case officer shortly.

Yours sincerely,



STEVE CLARKE
Associate Planner