

Planning Statement

Site Location: **Northfleet Barn
Northfleet Green Road, Istead Rise
Gravesend, Kent**

Proposal: **Prior Approval Application for the change of use of an agricultural building into 2 x 3 Bedroom Dwellings, under Schedule 2 Part 3 Class Q of the General Permitted Development Order 2015 (as amended).**

Introduction:

This statement has been prepared to support the application to convert an existing agricultural building into 2no. 3 bedroom dwellings to ascertain whether prior approval is required for the said conversion and change of use.

Site Context

The site is located on Northfleet Green Road, to the East of the property known as Abbotsview. The site consists of a single 'L' shaped building to the West of the overall plot and open rough ground to the East of the plot. The red line for the purposes of the application is limited to 460sqm including the building and associated parking, and garden areas. The remainder of the plot is outside the red line boundary but still in the same ownership of the applicant.

To the South of the plot is open farm land, and to the North is further open pasture.

The site has an existing vehicle entrance from the road via a farm gate to the north-west corner of the plot.

Existing Building

The existing building consists of 2 different parts, joined to form an 'L' shaped building. The main part of the building running north to south is of a timber framed barn, 23.77m long x 7.78m wide (measured externally), with a pitched roof over approximately 2/3rd of the building with a height of 7.35m. The Eastern part of the building is a brick-built building 7.5m x 6.6m with a maximum height of 5.1m, this part of the structure has a shallow pitched roof over it which also extends over the final 1/3rd of the timber framed barn.

This brick part of the structure is thought to have originally been an Oast House with a much more traditional Oast style roof, but this has long since been removed and replaced with the shallow pitched roof.

The timber barn and both the pitched roof and shallow pitched roof are finished with a traditional fibre cement profiled sheet material, typical of agricultural buildings.



Aerial view

Class Q Restrictions

The proposal is to convert the existing building to dwelling houses, and following the restrictions set out within the Part Q restrictions it is considered that all of the criteria has been met as detailed below.

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 (dwelling houses) of the Schedule to the Use Classes Order; and or*
- (b) development referred to in paragraph (a) together with building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwelling houses) of that Schedule.*

The development is proposed is permitted under Q(b), as the conversion is of an agricultural building to residential building (Class C3) is proposed together with building operations reasonably necessary to convert the building to a dwelling house. No significant structural works are proposed, there is some limited repairs to some of the timber frame to stabilise joints in the frame and replace a few missing minor elements. The building will be reclad to the timber barn part with new insulated cladding to all walls and the roof will similarly have the cladding replaced to match the walls, all cladding materials will have a similar agricultural style profiled sheet as the existing, all insulation will be contained within the walls and roof of the original building. The works will include the installation of new windows, doors and roof lights into the building to facilitate the conversion works. The original shape and style of the roofs will remain and the building will not increase in size from the original external envelope.

Paragraph X defines the curtilage of a building as follows:

“curtilage” means, for the purposes of Class Q, R or S only— (a) the piece of land, whether enclosed or unenclosed, immediately beside or around the agricultural building, closely associated with and serving the purposes of the agricultural building, or (b) an area of land immediately beside or around the agricultural building no larger than the land area occupied by the agricultural building, whichever is the lesser;

The existing building measures 231sqm externally in plan area, as such the amount of ground around the building is to be included within this application has been limited to 231sqm making a total site area of 462sqm. While the overall site owned by the applicant is larger, the remainder of the site is excluded from the red line boundary and will be laid out to paddock with meadow style grass.

Historic Use

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*
 - (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*

The historic use of the building has been for agricultural storage associated with the wider farm, the applicant has recently purchased this parcel of land from the former farmer and user of the building. The building still contains some vintage agricultural equipment including a timber threshing machine and tractor, and old ploughs, and seed machines. There is agricultural paraphernalia included display baskets and stands from a former farm shop elsewhere on the farm. All of this equipment was present at the time of the site survey work and was due to be removed by the former owner.

Therefore, the barn has been in recent use as storage for agricultural equipment, as such the barn complies with the requirements of Class Q

Size of Units

b) in the case of— (i) a larger dwelling house, within an established agricultural unit— (aa) the cumulative number of separate larger dwelling houses developed under Class Q exceeds 3; or (bb) the cumulative floor space of the existing building or buildings changing use to a larger dwelling house or dwelling houses under Class Q exceeds 465 square metres;

The proposed dwellings are larger than 100msq and therefore would be classified as larger dwellings, however the floor area of the properties is 133.3sqm for Unit 1 and 182.5sqm for Unit 2 (the first floor areas have been included in these figures), so come under the maximum allowable floor area. No dwelling houses have been developed previously under Class Q on the site.

Agricultural Tenancy

(f) 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;

No agricultural tenancy has been terminated within 12 months prior to this application, the barn had been in the sole ownership of the farm for many years and used in connection with the farm use.

Previous Building Works on the building

(g) 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 development work has been carried out on the building since before 2013.

Extent of Development in relationship to the Existing Building

(h) the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point;

The proposed replacement cladding and insulation materials have been positioned such that the existing external lines of the building have been retained, all insulation will be located within the lines of the timber frame cladding, the existing brick part of the building, will have insulation applied internally. All windows and doors will either be set on the same lines as the existing units, or will be set within deeper reveals to ensure window cills do not project [past the original external lines of the building, for the brick part of the building this will involve the introduction of cant brick cills below the windows to allow for traditional window cill detail and drip detail.

Alterations of Structural Work to the Existing Building

(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 dwelling house; and

(ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(i)(i);

The building is structurally sound, there are some repairs required to the timber frame but this is limited to some minor missing timber studs, and joint repairs in the timber frame. The brick part of the building has no visible cracks or issues.

The work required to the building to insert doors and windows consisting of building operations as specified by the Class Q requirements, and will include the provision of services to the dwellings to allow it to function as a dwelling house.

Other Land and Site Considerations

(j) the site is on article 2(3) land; 28.

The application site is not 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;

The site is not a SSSI, a safety hazard or a military explosives storage area.

(l) the site is, or contains, a scheduled monument;

The site does not contain a scheduled ancient monument.

(m) the building is a listed building.

The building is not listed.

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—

(a) transport and highways impacts of the development

The site already has a vehicle access point on the north west corner of the site which has been used for the purposed of access to the building historically and for the remainder of the farm fields. (Access to the fields are also served by the track further along Northfleet Green Road.)

The provision of 2 dwellings on this site will not adversely affect the traffic movements onto of off of Northfleet Green Road and would be no more imposing that that of the farm traffic previous and historic use.

There is parking being provided on site for 2 car per dwelling.

If cycle storage is required this could be provided and managed by a condition of any decision.

(b) noise impacts of the development,

The occupation of the proposed dwelling would not cause harmful noise disturbance to surrounding occupiers.

There is a single house to the west of the site which was previously in the same ownership as the barn and the boundary between the buildings has been agreed with the original land owner and also a restriction for any first floor windows facing West,

There are no other immediate neighbours to the site which could be disturbed by the development of 2 dwellings on the site. A residential use is not by tradition a noise use, and given the distance to any neighbours it is considered that the development would not have an impact.

(c) contamination risks on the site

The building has been used for storage of agricultural machinery and associated paraphernalia, which would not typically generate contamination of the site, the remainder of the plot (outside of the red line boundary) has generally been used for access to the farm fields, limited parking of agricultural equipment and machinery. As such it is considered that there is a low risk of contamination of the application site.

If required a phase 1 desk top study can be undertaken, and required as a condition of any decision.

The cladding materials, may contain asbestos, but the removal of this will be carried out under controlled conditions as required by the HSE, but testing of the cladding material is yet to be carried out.

(d) flooding risks on the site

The site is not within any flood zones as identified by the government flood zone maps. As such there is no risk 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 (dwelling houses) of the Schedule to the Use Classes Order

The site has an existing vehicular access to the highway and the proposed development would not require any alterations to this access. Regarding services, mains water supply and electricity are available. A domestic sewerage treatment is proposed, with surface water dispersing to soakaways. As detailed above, there are no noise generating uses, or uses which would cause other nuisance in the immediate vicinity of the application building and therefore future occupants would not suffer undue disturbance or harm to amenity. The location of the site does not therefore make it impractical or undesirable for the buildings to change to residential use.

(f) the design or external appearance of the building, and the provisions of paragraph W (prior approval) of this Part apply in relation to that application

The proposed external alterations to the buildings are minor in nature, and typical of conversion of agricultural buildings, being the replacement of external cladding to allow insulation to be installed, new doors and windows. And roof lights. The alterations overall represent a scheme of external works which are reasonably necessary to facilitate the conversion of the building to a dwelling. The proposed appearance would not have a harmful impact, and the building would be clearly legible as a former agricultural building.

(g) the provision of adequate natural light in all habitable rooms of the dwelling houses

All of the proposed habitable rooms would benefit from a good standard of natural light; as indicated by the accompanying floor plans and elevations.

Conclusion

It is considered that the proposed change of use of this agricultural building to 2 new dwelling houses, would meet all of the requirements of permitted development under Class Q with regards to national and local planning policy.

August 2021

Photos



Eastern Elevation view



Southern Elevation view



Existing entrance



Western Elevation view



Approach to existing site entrance



View from road opposite adjacent property



Western boundary



View to eastern end of the overall plot



View from site entrance



Interior of timber barn



Interior of timber barn



Interior of timber barn junction of pitched and shallow pitched roof



Interior of timber barn – main doors



Interior of timber barn – looking towards brick part



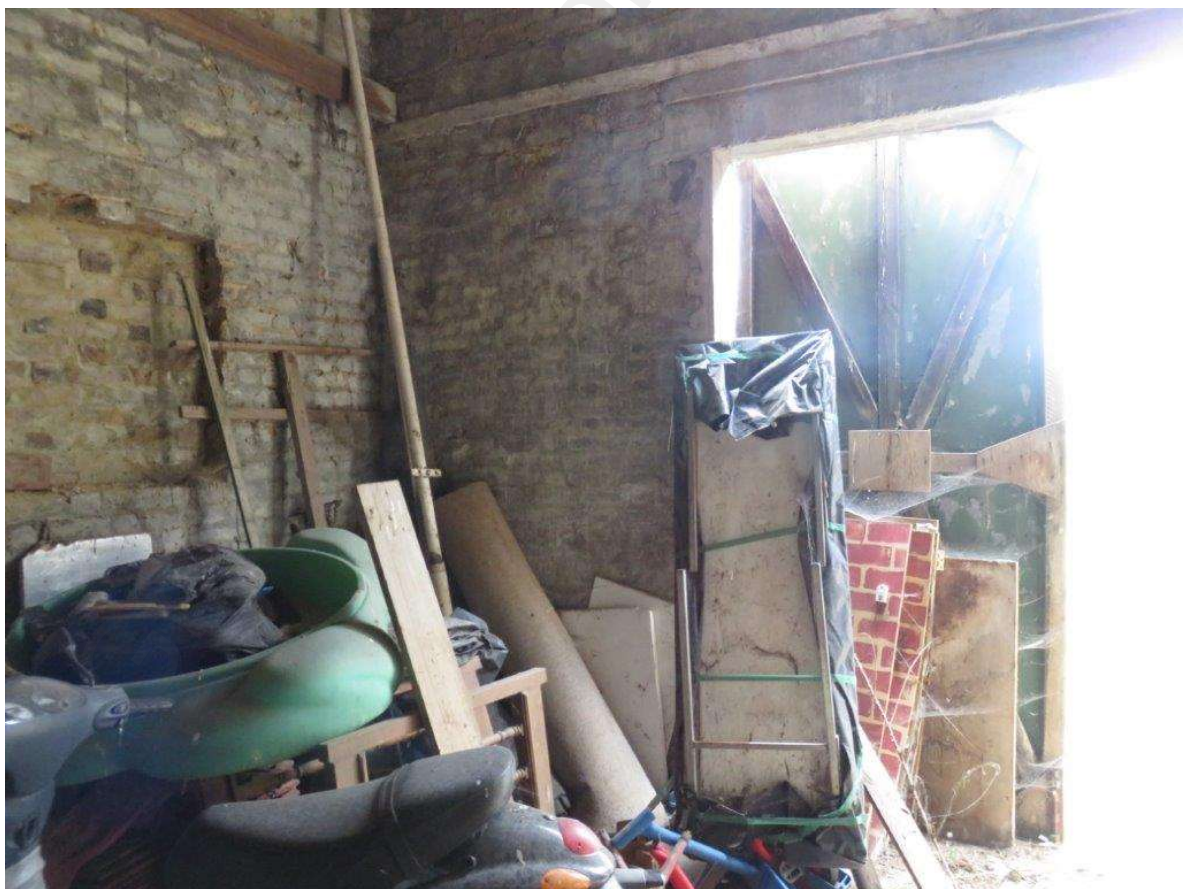
Interior of timber barn



Interior of timber barn



Interior of brick building



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