

Gravesend Borough Council



Planning Statement

Priesthood, Priestwood Road,
Meopham, Gravesend, Kent DA13 0DA

Introduction

1. Barron Edwards Sterling has been instructed to submit an application to assist officers at Gravesham ascertain whether the prior approval of the Local Planning Authority ("LPA") is required in respect of the conversion of an agricultural building to a dwellinghouse (Use Class C3), under Schedule 2, Part 3, Class Q of the General Permitted Development Order (GPDO) 2015 (as amended).

Site and Surroundings

2. The site is situated to the rear of Priesthood Bungalow, Priestwood Road, Meopham. It shares an access with the main dwelling, however, it does not form a part of its residential curtilage. It accommodates a piggery unit and an abandoned barn which are situated to the south of the site. The site is bounded by hedges and trees on all four sides beyond which lie neighbouring residential properties' garden areas. It lies within the Green Belt.

Development Proposal

3. It is proposed that the agricultural barn to the south to be converted to a single dwelling. Externally, the converted building would have timber clad walls and powder coated framed glazing and glazed doors. An external curtilage is proposed which is no larger than the footprint of the existing building. Space for parking is available immediately to the side of the building.

Class Q Restrictions

4. The proposed conversion of the agricultural building to dwellinghouse complies entirely with the restrictions set out in Class Q and Paragraph X, as demonstrated 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 (dwellinghouses) 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 (dwellinghouses) of that Schedule.

5. The development is proposed is permitted under Q(b), as the conversion of an agricultural building to a residential dwelling (Use Class C3) is proposed together with building operations reasonably necessary to convert the building to a dwellinghouse. No significant structural works are proposed, with only minor external works proposed in the form of the installation of timber cladding, windows, and doors, alongside internal conversion works. A Structural Report has been submitted which confirms that the existing structure is stable and suitable for conversion with only minor works required. The existing external walls and roof would be retained, with insulation installed internally.
6. 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;

7. The curtilage proposed is no larger than the area occupied by the agricultural building.

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



Google Satellite view from 2007 which shows the barn

8. The barn's condition shows that it has been abandoned and is not used for a long period of time. When the barn was last in use it was used solely for an agricultural use as part of an established agricultural unit. There has been no other use of the barn since this time. Therefore, the barn complies with Q.1(a) and benefits from the rights set out in Class Q.
9. The dwelling proposed is less than 100 sqm floorspace and therefore constitutes a 'smaller dwellinghouse' for the purposes of Class Q. The floorspace of the existing building is 78.9 square metres.

c) in the case of—

(i) a smaller dwellinghouse, within an established agricultural unit—

(aa) the cumulative number of separate smaller dwellinghouses developed under Class Q exceeds 5; or

(bb) the floor space of any one separate smaller dwellinghouse having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeds 100 square metres;

10. No dwellinghouses has been proposed under Class Q previously.

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

11. The site is not occupied under an 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;***

12. No agricultural tenancy has been terminated within 12 months up to the date of the application.

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;***

13. No works under Class A(a) or Class B(a) of Part 6 have been carried out since 20th March 2013.

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;

14. The proposed development relates to the conversion of the existing building and no extension to the envelope of the buildings is proposed. The windows, and doors proposed would sit no further forward than the existing envelope.

(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

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

15. As detailed above, the existing building is structurally sound and capable of conversion as detailed in the submitted Structural Report. The only external development proposed is the installation of timber cladding, windows and doors. Mains water and electricity connections are available.

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

16. 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;

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

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

18. The site does not contain a scheduled ancient monument.

(m) the building is a listed building.

19. The 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—

(a) transport and highways impacts of the development,

20. The transport and highways impacts of the proposed development have been considered under this proposal. The site has an appropriate access, and parking space is provided immediately to the west of the building. Cycle storage can be provided within the site and could be secured by planning condition if required.

(b) noise impacts of the development,

21. The occupation of the proposed dwelling would not cause harmful noise disturbance to surrounding occupiers. There are no noise generating uses in the immediate vicinity of the building, therefore future occupiers would not be subject to harmful noise disturbance.

(c) contamination risks on the site,

22. There are no contamination risks on the site, and this could be secured by planning condition if required.

d) flooding risks on the site,

23. The site is classified as Flood Zone 1 and is therefore not at 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 (dwellinghouses) of the Schedule to the Use Classes Order, and

24. The site would have a separate vehicular access to the highway. Regarding services, mains water supply and electricity are available. 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

25. The proposed external alterations to the buildings are minor in nature; comprising the installation of cladding, glazing and doors. 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 in the landscape.

g) the provision of adequate natural light in all habitable rooms of the dwellinghouses

26. All the proposed habitable rooms would benefit from a good standard of natural light; this is demonstrated by the proposed floor plans and elevations.

Conclusion

27. The statement above confirms that the development complies with the current Class Q restrictions and considerations. It is therefore respectfully requested that the Prior Approval of the LPA be issued to allow the development to proceed.