

PRIOR APPROVAL NOTIFICATION STATEMENT

SUPPORTING STATEMENT IN RELATION TO THE CONVERSION OF AN AGRICULTURAL BUILDING TO A DWELLING UNDER CLASS Q OF THE GENERAL PERMITTED DEVELOPMENT ORDER

Revised scheme relating to the
Barn at Highwood Farm, Mellor Road,
New Mills, SK22 4QG



Highwood Farm Barn, West Elevation.

Document produced by M.S.Cranmer,
Park Crescent, Little Hayfield, High Peak, SK22 2NP.

Contents

1. Introduction	3
2. Site and Planning History	4
3. Proposed development	5
4. Transport and Highways impacts	7
Noise impacts	7
Contamination impacts	7
Flooding impacts	8
Location and Siting of the building	8
Design and External appearance of the Building	8
5. Conclusion	-10

I. INTRODUCTION

- I.1 This statement accompanies an application submitted under the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 3, Class Q allows the change of agricultural buildings to a dwelling houses.
- I.2 Class Q (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
(b) 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.
- I.3 Condition Q2 (1) requires that, for proposals seeking the change of use of an agricultural building to a dwelling (together with associated external alterations), the developer must submit a application to the Local Planning Authority to determine whether Prior Approval will be required in relation to the following six considerations;

- Transport and highways impacts of the development
- Noise impacts of the development
- Contamination risks on site
- Flooding risks on the site
- Whether the location or siting of the building makes it either impractical or undesirable for the building to change from agricultural use to dwellings
- The design or external appearance of the building.

- I.4 This application is accompanied by the following documents

- Existing plans and elevations;
- Proposed plans and elevations;
- Application form;
- Structural survey;
- Daytime Bat survey.

2 SITE AND PLANNING HISTORY

- 2.1 Existing agricultural barn associated with Highwood Farm, Mellor Road, New Mills which is of a traditional character and appearance, constructed from a natural stone with a cat-slide slate tiled roof.
- 2.2 The site benefits from access directly from Mellor Road, which runs in a north-south direction immediately to the west of the site. To the south of the barn are open agricultural fields, whilst to the north, beyond a belt of mature trees, stand a small number of buildings, some of which are residential.
- 2.3 The building and associated land have been in agricultural use for a considerable period, and form part of an established agricultural holding.
- 2.4 Highwood Farm is an Historic Environment Record (HER). For the purposes of the Local Development Plan the site lies outside of the built-up area boundary in the open countryside and in the North Derbyshire Green Belt.
- 2.5 The barn has a sizeable length of 28m, which is split into two distinct parts. The eastern part of the barn comprises the original barn whilst the western part was the subject of alterations following the granting of planning consent in 2003. There is an existing hard standing area that will be used for parking. The barn has a field to the South of the site.



Highwood Farm Barn, North Elevation.



Highwood Farm Barn, South West Elevation.

3 PROPOSED DEVELOPMENT

Class Q (b) of the GPDO allows “building works reasonably necessary to convert the building to residential use”

- 3.1 What qualifies as reasonable is defined in Paragraph 105 of the National Planning Policy Framework 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.
- 3.2 It is proposed to convert the existing agricultural building on the applicant site to create a single dwelling, together with associated building alterations.
No extensions to the building are proposed.
- 3.3 The floorspace of the proposed dwelling at 350m², falls below the limit of 465m² permitted under Class Q. The associated Block Plans MC.6A and MC.7A demonstrate the floor area and the proposed use of each room (which unfortunately was omitted from the refused application DET/2022/0014)
- 3.4 There have been no previous dwellings at the agricultural holding known as Highwood Farm developed under Class Q permitted development rights.
- 3.5 The site is not occupied under an Agricultural Tenancy, and is not affected by any of the constraints identified in criteria (j) to (m) of Paragraph Q.1.
- 3.6 The proposal involves the removal of derelict attached lean-to buildings to the South East corner of the building to expose the original barn and create a paved, walled yard which could allow for a Cycle store and Greenhouse..



Highwood Farm Barn,
Lean-to buildings
South East Elevation.

- 3.7 All windows will be replaced with timber frames and double glazed units, dimension will remain as existing.
All doors will be timber hard wood frames and four with double glaze units,

Conservation roof lights will provide additional light to the first floor and entrance hall/lobby.

It is proposed to retain the current roof covering.
Elevations and roof covering will be insulated internally to meet the requirements of the building regulations.

A fully insulated concrete base will be installed on the Ground Floor.

A new First Floor utilising existing materials so far as is practicable

Parking for No.4/5 cars.

- 3.7 The application is supported by a structural survey carried out by John Jordan 22nd April 2022.

Ground floor:

All new double glazed timber windows to the same dimensions as the existing.
Four existing doors to be timber framed and double glazed.
New entrance doorway to be double solid timber doors 2.5m x 2m
New double solid timber door in existing opening 2.5m x 1.7m
Ground Floor Plan I-100, MC.6A
South Elevation I-100, MC.8A
North Elevation I-100, MC.9A
West Elevation I-100, MC.10A

First Floor:

All new double glazed timber windows to the same dimensions as the existing.
New double staircase from Entrance Hall/Lobby to new first floor serving bedrooms 1.2.4. and associated bathrooms.
New single staircase from Lounge to Bedroom 3 and associated bathroom.

Two new timber framed double glazed windows in bedroom 1 on the South elevation. MC.8A.

One new window in the landing on the South elevation. MC.8A

Conservation roof lights to provide natural light for residential use.
The additional windows have been included to allow adequate natural light to first floor areas.

First Floor Plan I-100, MC.7A
South Elevation I-100, MC.8A
North Elevation I-100, MC.9A
West Elevation I-100, MC.10A

4 TRANSPORT AND HIGHWAYS

The proposed site utilises the existing site access directly from Mellor Road, which has a 40mph speed restriction and runs in a north-south direction immediately to the west of the site.

The existing stone walls are 0.9m high either side of the entrance/exit, and when exiting the drive, visibility over the wall is achieved on the left approximately 103 meters South to the Pack Horse Inn corner,



and to the right approximately 103 meters North to the next bend towards Mellor. Associated Sight plan MC.12A.



4.1 NOISE IMPACTS

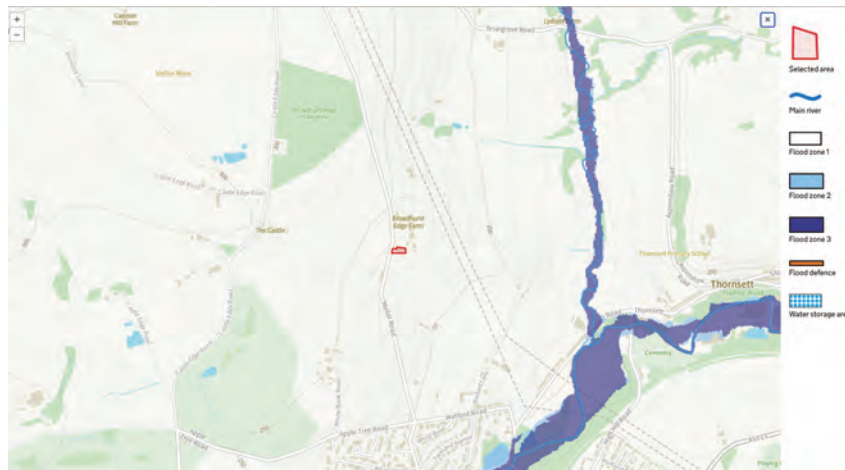
The subject site lies within a tranquil, rural setting. The proposed dwelling therefore will be remote from any noise-generating uses incompatible with residential use. As such, the introduction of a single additional dwelling in this location will not impact negatively.

4.2 CONTAMINATION IMPACTS

The land and buildings have been in agricultural use as agricultural storage and as an animal shelter since construction. It is unlikely therefore that the site had been subject to contamination which would impact on the proposed residential use.

4.3 FLOOD IMPACTS

Flood impacts of the development. The gov.uk Flood Map for Planning identifies the site to be in Flood Zone 1, where the annual probability of river flooding is less than one in one thousand. Therefore flood risk is not a constraint in development in this case.



4.4 LOCATION AND SITING OF THE BUILDING

The nearest train station is New Mills 1.5 miles away.

The nearest bus route is 1 mile away.

The building is sited in a relatively rural area but has an existing access to the highway network. It is sufficiently distant from the nearby dwellings not to negatively impact the amenity of those occupying the nearby dwellings. Change of use to a dwelling would not negatively impact on any nearby uses.

4.5 DESIGN AND EXTERNAL APPEARANCE OF THE BUILDING

The form and general agricultural origins of the existing building will be retained in the proposal. Elevations will remain largely as extant. The roof is blue slate and will remain as existing with a moderate number of conservation roof lights. Three small windows will be created in the front part of the South Elevation. One new double timber door in the front part of the South Elevation.

A small domestic curtilage surrounding the building will be modestly landscaped so as not to be unduly prominent within the landscape.

As a result, the design will enhance the character and appearance of the surroundings in accordance with paragraph 79 of the National Planning Policy Framework.

EXTERNAL LANDSCAPE

Hard standing to be resurfaced with tarmac or similar
Removal of the small add-on buildings to the South East of the barn will open up and reveal the structure of the original barn.
Retention of the existing footprint of the lean-to buildings by creating a paved yard with a natural stone wall boundary.
All external boundary walls in natural stone.
Sewage treatment system in the adjacent field. Block Plan MC.11A.
Externally the orientation/position of the property remains unaffected by the proposed alterations.
The works concerned will be visible from Mellor Road.

EXTERNAL ELEMENTS

The proposals are to utilise existing materials so far as is practicable.
Where new materials are introduced, they will be in keeping with the existing.
The new timber doors will be recessed 200mm and made from natural hardwood.
Windows, timber frames recessed 150mm and double glazed, Shape and size to relate to the age and style of the property.
Colour to be a neutral tone, which picks up the warmth of the stone.

INTERNAL ELEMENTS

Ground floor:

New solid floor, fully insulated.
The proposals are to provide a new internal reception area with new entrance and hard wood, timber, double doors.
All other existing window and door openings will be utilised on the ground floor.

First Floor:

New first floor
No.2 new windows in Bedroom 1, East end of the South elevation MC.8A.
No.1 new window on landing, of the South elevation, MC.8A.
these will replicate similar, original barn openings.

ACCESS STATEMENT

The nearest train station is New Mills 1.5 miles.
The nearest bus route is 1 mile.
Existing access is directly onto Mellor Road, which has a 40mph speed restriction.
The existing stone walls are 0.9m high either side of the entrance / exit, and when exiting the drive, visibility over the wall is achieved on the left approximately 103 meters South and to the right approximately 103 meters North.
The entire site frontage is clear and will be maintained thereafter, clear of any obstruction exceeding 1m in height and 0.6m in the case of vegetation.

5 CONCLUSION

The building and associated land have been in agricultural use for a considerable time and form part of an agricultural holding. The barn has been in use solely for agricultural purpose for many years up to and including 20th March 2013.

The barn is structurally sound and capable of accommodating the alterations required to facilitate residential conversion.

(we will provide HPBC with the Holding number if require,)

The proposed conversion to a dwelling would not:

- Unacceptably impact upon the safe or efficient use of the highway network
- Give rise to any unacceptable noise impact
- Is in Flood Zone I and would not be subject to flood risk
- Pose any risk from contamination
- The building is sited in a relatively rural area and has an existing access to the highway network
- The design maintains and enhances the character of the immediate rural surrounds.

The external alterations to the building in this scheme have been sensitively designed to respect and expose the traditional agricultural character of the existing building and its rural surroundings.

