

Supporting Statement

September 2024

**Change of Use of Agricultural Buildings To Dwelling Houses under Class Q of
the General Permitted Development Order at**

Ravensleach Farm, Birch Vale, High Peak SK22 1DD

- **Applicant**
Jan Butler
- **Planning Authority**
High Peak Borough Council
- **Proposal**
Change of Use of Agricultural Buildings To Dwelling Houses under Class Q
of the General Permitted Development Order
- **Location**
Ravensleach Farm, Birch Vale, High Peak SK22 1DD
- **Agent**
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SJ Design Limited (Chartered Building Surveyors)
The Old Co-Op Building
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Contents

1.00 Background 3

2.00 The Proposal and Assessment Against the Criteria of Part Q 5

3.00 Conclusions 8

1.00 Background

Ravensleach Farm is located within the Green Belt in the village of Birch Vale. Figure 1 shows the location of Ravensleach Farm and identifies Barns 1 to 4, which are the subject of this application.



Figure 1: Extract from drawing '100 - Location Plan'

Relevant planning history includes:

HPK/0003/7251 - Conversion of barn to dwelling, approved 17/07/1998 (Marked 'Barn 1' on Figure 1).

HPK/2005/0617 - Two storey rear extension to Farmhouse, approved 30/09/2005.

This application is submitted in accordance with the Town and Country Planning (General Permitted Development) (England) Order 2024 No. 579 (as amended).

Class Q (a) of the above Order grants permitted development rights for the change of use of agricultural buildings and any land within their curtilage to dwelling houses falling within Class C3 of the Use Classes Order. Class Q (b) allows any building operations reasonably necessary to convert agricultural buildings to dwellings.

Class Q requires that for proposals relating to the change of use of an agricultural building and its curtilage to a dwelling house, a determination should be made as to whether the prior approval of the local planning authority will be required regarding:

- (a) transport and highways impacts of the development,
- (b) noise impacts of the development,
- (c) contamination risks on the site,
- (d) flooding risks on the site,

(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 Schedule 1 to the Use Classes Order,
(f) the design or external appearance of the building, and
(g) the provision of adequate natural light in all habitable rooms of the dwellinghouses,

The following Drawings and Documents are submitted with this application:

100 - Location Plan
101 - Site Plan as Existing
102 - Site Plan as Proposed
200 - Barn 1 Plans and Elevations as Existing
201 - Farmhouse and Barns 2 to 4 Plans as Existing
202 - Farmhouse and Barns 2 to 4 Elevations as Existing
203 - Masterplan at Ground Floor as Existing
204 - Masterplan at First Floor as Existing
205 - Block Plan as Existing
300 - Barn 1 Plans and Elevations as Proposed
301 - Farmhouse and Barns 2 to 4 Plans as Proposed
302 - Farmhouse and Barns 2 to 4 Elevations as Proposed
303 - Masterplan at Ground Floor as Proposed
304 - Masterplan at First Floor as Proposed
305 - Block Plan as Proposed
66255MCLS-01 A0 1-200 SHEET_1 (Topographical Survey)
flood-map-planning-2024-08-29T14_26_52.149Z
Structural Survey

2.00 The Proposal and Assessment Against the Criteria of Part Q

The proposal is to convert Barns 1, 2, 3 and 4 to 5Nr dwelling houses.

The accommodation provided in the 5 dwellings is as follows:

- Barn 1a:
 - ✧ 89m² (3 Bed, 4 Person)
 - Bedroom 1 (11.9m², double)
 - Bedroom 2 (7.8m², single)
 - Bedroom 3 (11.5m², double)
 - 2.5m² built in storage provided
- Barn 1b:
 - ✧ 87m² (3 Bed, 4 Person)
 - Bedroom 1 (11.5m², double)
 - Bedroom 2 (8m², single)
 - Bedroom 3 (10.6m², single)
 - 2.5m² built in storage provided
- Barn 2:
 - ✧ 131.4m² (3 Bed, 6 Person)
 - Bedroom 1 (12m², double)
 - Bedroom 2 (16m², double)
 - Bedroom 3 (16m², double)
 - 2.5m² built in storage provided
- Barn 3:
 - ✧ 124.4m² (4 Bed, 7 Person)
 - Bedroom 1 (13.7m², double)
 - Bedroom 2 (11.8m², double)
 - Bedroom 3 (11.8m², double)
 - Bedroom 4 (9.2m², single)
 - 3m² built in storage provided
- Barn 4:
 - ✧ 150m² (4 Bed, 8 Person)
 - Bedroom 1 (24.5m², double)
 - Bedroom 2 (14m², double)
 - Bedroom 3 (13.7m², double)
 - Bedroom 4 (13.5m², double)
 - 3m² built in storage provided

The above levels of accommodation meet or exceed the minimum requirements set out in the Nationally Described Space Standards.

The site was part of an established agricultural unit on and prior to 24 July 2023.

No work under the permitted development rights for the erection, extension or alteration of a building reasonably necessary for the purposes of agriculture has been carried out on the agricultural unit during the 10 year period prior to this application.

The external dimensions of the resulting buildings will not extend beyond the existing buildings at any point, other than:

- as a result of any permitted extension to the building under this permitted development right; (no extensions proposed under this application) or
- by more than 0.2 metres as a result of any permitted building work or other operations under this permitted development right (Barns 3 and 4 will be stone clad and enlarged by no more than 0.2m in accordance with P Q.1.1 (h) (ii) 'protrusions of up to 0.2 metres to accommodate building operations allowed by paragraph Q.1(j)(i)').

The new buildings have suitable access to a public highway.

No part of the land, site or building is:

- in a conservation area;
- in an area of outstanding natural beauty;
- in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- in the Broads;
- in a National Park;
- in a World Heritage Site;
- in a site of special scientific interest;
- in a safety hazard area;
- in a military explosives storage area;
- a scheduled monument (or the site contains one);
- a listed building (or within the curtilage of a listed building)

The site is currently not occupied under any agricultural tenancy agreements.

No agricultural tenancy agreements have been terminated in the year before development is proposed to begin for the purpose of carrying out the proposed change of use.

The net increase in dwelling houses will be 5.

The total combined floor space (previously and in this proposal) changed to dwelling houses under this proposal on this established agricultural unit is 581.8m².

Each habitable room in each proposed dwelling has adequate natural light in the form of windows, doors and rooflights.

The proposed development does not consist of building operations other than:

- ◆ the installation or replacement of -
 - windows, doors, roofs, or exterior walls, or
 - 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 building operations allowed by paragraph Q.1(j)(I).

The existing access off Hayfield Road will be used and has adequate visibility splays and safe from a Highways aspect. Sufficient on site parking is provided.

The proposed use of dwellings on the site would result in a lesser noise impact than the existing agricultural use.

The site would not be considered as being contaminated land as it has been used solely for agriculture.

The site does not lie within a flood risk zone.

The location and siting of the buildings does not make impractical or undesirable for the proposed change from agricultural use to dwelling houses. The proposed dwellings are accessible via existing arrangements from the Highway. The proposed dwellings cause no adverse amenity to the neighbouring properties, existing farmhouse or each proposed dwelling due to the location and positioning of windows, doors and external amenity/garden space.

The design and external appearance of the buildings to be converted are enhanced by the proposals: the proposed installation of windows and doors are reasonably necessary for the conversion to dwelling houses; the stone cladding proposed to Barns 3 and 4 will greatly enhance their aesthetic appearance; The blue slate roof cover proposed on Barns 1a, 1b, 3 and 4 will greatly enhance their aesthetic appearance.

3.00 Conclusions

In light of the above, we respectfully request that the Local Authority approves this application.