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PLANNING STATEMENT

IN RESPECT OF A CLASS Q PRIOR NOTIFICATION PLANNING APPLICATION FOR THE PROPOSED CONVERSION OF AN AGRICULTURAL BUILDING INTO A DWELLING

AT

**CLOUGH HOUSE FARM, WARDLE,
ROCHDALE, OL12 9PL**

Prepared by: Gary Hoerty BSc (Hons) MRICS FAAV
Our Client: Mrs J Bebb
Our Ref: Bebb/1016/3490/GH
Date: April 2024



CONTENTS

1.	INTRODUCTION AND BACKGROUND INFORMATION	Page 3
2.	PLANNING HISTORY	Page 3
3.	PRE-APPLICATION ADVICE	Page 4
4.	THE APPLICATION SITE AND SURROUNDINGS	Page 6
5.	THE PROPOSED DEVELOPMENT	Page 7
6.	ASSESSMENT AGAINST THE CLASS Q CRITERIA	Page 7
7.	SUMMARY AND CONCLUSIONS	Page 12

APPENDICES

APPENDIX 1	PHOTOGRAPHS OF THE APPLICATION BUILDING
APPENDIX 2	FLOOD MAP FOR CLOUGH HOUSE FARM
APPENDIX 3	DECISION NOTICE APPLICATIONS 21/01755/PRA56 and 22/01101/PRA56
APPENDIX 4	PRE-APPLICATION ADVICE PREAPP/00055/23

1. INTRODUCTION AND BACKGROUND INFORMATION

- 1.1 Gary Hoerty Associates has been instructed by Mrs Jacqueline Bebb to submit a prior notification application in respect of an agricultural building at Clough House Farm. This is an application under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development (England) Order 2015 as amended for the conversion of an agricultural building into a dwelling. The application follows the refusal of applications 21/01755/PRA56 and 22/01101/PRA56 which were for the conversion of the same building with slightly different proposed conversion details, the decision notices are attached at Appendix 3.
- 1.2 In this Planning Statement we will describe the application site and its surroundings, and the proposed development and we will then assess the proposal against the Class Q criteria making reference to additional information submitted with the application to overcome the reason for refusal and we will demonstrate why the proposal satisfies all of the criteria and the application should be approved without delay.
- 1.3 It is important to note that the application is not a formal planning application, but an application submitted in accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015 as updated.
- 1.4 In addition to this supporting statement we have submitted the following information to support this application:
- Location plan
 - Existing and proposed site plans
 - Existing and proposed plans and elevations
 - Photographs of the agricultural buildings (Appendix 1)
 - A structural appraisal of the building

2. PLANNING HISTORY

- 2.1 There have been two previous prior notification applications for the Class Q conversion of the building that is the subject of this current application, and we will comment on these below.
- 2.2 Application 21/01755/PRA56 was a prior notification application under Class Q for the conversion of the building to a dwelling which was submitted on 14 December 2021 and determined on 4 February 2022. The decision was the refusal of details for the following reason:
- 1 *Insufficient evidence has been provided to demonstrate that the building to be developed under Class Q can be reasonably converted within the provisions of criterion (i) into a dwellinghouse. The National Planning Practice Guidance sets out that it is not the intention of the permitted*

development right to include the construction of new structural elements for the building and insufficient evidence has been provided to demonstrate that this would be the case. The proposal does not therefore comply with the above requirement and cannot be considered to benefit from permitted development rights under Part 3, Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 2.3 Application 22/01101/PRA56 was a prior notification application under Class Q for the conversion of the building to a dwelling which was submitted on 5 August 2022 and determined on 30 September 2022. The decision was the refusal of details for the following reason:

- 1 *By virtue of the proposed design which would include the insertion of new windows and the application of external render, the building would no longer be read as an agricultural building. This would appear as an anomaly within the setting of the historic farmstead and would adversely affect the setting and significance of the adjacent Grade II listed Clough House Farm and fail to respond positively to the existing character of its surroundings. The less than substantial harm caused to the setting of the designated heritage asset would not be outweighed by public benefits and the development would be contrary to policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.*

- 2.4 Following the refusal of details in respect of application 22/01101/PRA56 we submitted a pre-application request to the Council on 21 June 2023 in respect of which a reply was provided on 19 March 2024. We will comment on the pre-application response below.

3. PRE-APPLICATION ADVICE

- 3.1 Following the refusal of application 22/01101/PRA56 we submitted a pre-application advice request to the Council on the basis of a site visit being required in order to try and establish what changes were required to the proposed scheme so that it would be considered acceptable in the context of the impact upon a nearby listed building. The application was submitted on 21 June 2023 and a site meeting was arranged which took place on 16 October 2023. The site visit was attended by the planning officer who was dealing with the pre-application enquiry, Majid Mir, and his conservation colleague. During the meeting the conservation officer identified a couple of changes that could be made to the proposed conversion scheme which would result in it being considered acceptable. We did not receive the written advice confirming what was required until 19 March 2024, a copy of the advice is attached at Appendix 4.

- 3.2 The advice considered in detail the criteria that needs to be satisfied in order for a proposal to be suitable for approval under Class Q and for the most part confirmed that the proposed development met the criteria with the exception of:

(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

- 3.3 Under this heading the officer brings to our attention advice from GMEU that a Preliminary Ecological Appraisal which focuses on bats and nesting birds is undertaken. In response to this the applicant has commissioned a survey and the report will be with the Council prior to the determination of the application. However, I am aware from previous experience that the type of construction of the building will mean that it is not suitable for use by bats and there are no nesting birds within it.

- 3.4 With regard to the detailed design of the conversion the pre-app response set out changes that should be made in order to result in least amount of harm to the setting of the listed building such that the proposal would be considered acceptable, they were as follows:

- *Ensure that the dimensions of the double door opening at the front elevation is retained. Consider glazing with a minimal glazing pattern. This would help to ensure that the former door opening reads as such, helping to highlight the building's former agricultural uses.*

- *Window and door opening details should be provided and include cross-sectional and elevation details, finish details and any available product specifications. This can be conditioned to be provided prior to installation.*

- *Cladding to the exterior should be locally sourced sandstone, chosen to the match those as seen to other buildings on the farm complex. Photographic/physical details, as well as geographical origins of the proposed cladding will be required to be submitted to the local planning authority for approval prior to instatement. It should be noted that consideration should also be given to the type of method that is used for the cladding to prevent the external dimensions of the building being materially increased.*

- *Roof coverings should be either stone or grey/blue slate (to match those existing at other buildings to the complex with respect to appearance and geographical origin) or green corrugated metal (to match that which exists at the property presently). The details, including any product specifications/details of proposed roof coverings will be required to be submitted to the local planning authority for approval prior to instatement.*

- *Any proposed rainwater goods should be either powder coated aluminium or cast iron. Product specifications and/or photographs of any proposed rainwater*

goods will be required to be submitted to the local planning authority for approval prior to instatement.

• Any paving treatment should be grey gravel, chosen to match that which exists to the exterior of the farm/barn. The dry stone wall to the boundary of the present proposed site should be repaired, as it is presently in poor condition. This feature presents a historic boundary treatment and its repair would help to conserve the significance of the building generally. Photographic and/or product specifications of any proposed hard/soft landscaping treatments will be required to be submitted to the local planning authority for approval prior to the commencement of works.

- 3.5 The latest proposed scheme reflects all of the comments listed above and therefore should now be acceptable to the Council.

4. THE APPLICATION SITE AND SURROUNDINGS

- 4.1 Clough House Farm is located in a rural area to the north west of the settlement of Wardle and to the north east of Rochdale, the agricultural building that is the subject of this application sits to the south of and adjacent to Clough House Lane. The applicant owns Clough House Farm which comprises the agricultural building that is the subject of this application, a farmhouse, an agricultural building, ten stables and 52 acres of farmland. There are five residential properties immediately to the north of the application building which are in separate ownership, one of which is the applicant's dwelling, the nearest of these houses is only five metres from the application building. The farmstead and adjacent dwellings are surrounded by agricultural land and they are situated adjacent to Clough House Lane, which continues past the building to another farmstead. The wider locality is characterised by open farmland with scattered dwellings and farmsteads.
- 4.2 Access to the farm building that is the subject of this application is immediately off Clough House Lane which is accessed off Lower House Lane.
- 4.3 Clough House Farm is owner occupied and has been in the applicant's ownership for several generations with the applicant having been born at Clough House some seventy years ago. The building that is the subject of this application was erected in 1984 in order to house beef cattle, which it did until 1988 when a new building was erected to the north of the farmhouse, it was then used to store agricultural machinery and equipment until 2004 when the applicant's husband passed away in that year and the farm machinery and equipment was moved into the larger building to the north of the farmhouse.
- 4.4 Clough House Farm is an established agricultural unit which has a holding number, 44/623/0437, and is used for making hay and horse, cattle and sheep grazing and the applicant is eligible for and claims basic farm payment on the land.

5. THE PROPOSED DEVELOPMENT

- 5.1 The proposed development is the conversion of a modern agricultural building into a dwelling (Class C3), under the provisions of Class Q (a) and (b) of the Town and Country Planning (General Permitted Development) Order 2015 as updated by The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2018 SI 2018/343 effective 6 April 2018. Photographs of the buildings are attached at Appendix 1.
- 5.2 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) also allows any building operations reasonably necessary to convert agricultural building/s to dwelling/s. It is important to note that internal works would not require planning permission as they would not constitute development by virtue of Section 55 (2) (a) of the Town and Country Planning Act 1990.
- 5.3 This application is for both Class Q(a) and Class Q(b) and proposes building operations to the extent that they are reasonably required for the conversion of the building into a dwelling.
- 5.4 This application proposes the conversion of a modern concrete block built agricultural building. The existing walls of the building, which are structurally sound, will be retained and rendered but the roof covering will be replaced with new cladding. The building that is the subject of this application has a concrete floor and when converted it will have no more curtilage than the external footprint of the building.
- 5.5 There is no current agricultural activity taking place in close proximity to the building which would result in any adverse impacts on the proposed dwelling. Rather the conversion of this building which is in very close proximity to five other dwellings into a dwelling would be far preferable than the agricultural use being resumed.
- 5.6 Changes have been made to the design of the conversion which was proposed in the previous applications in order to overcome any adverse impact of the proposed development on the nearby listed building. The scale of the existing double door in the front elevation has been retained, the exterior elevations will be clad in sandstone slips to match the other buildings in the farm complex, the roof covering will be green box profile sheets to match the existing, rainwater goods will be black powder coated aluminium and any paving will be grey gravel.

6. ASSESSMENT AGAINST THE CLASS Q CRITERIA

- 6.1 We set out below the current Class Q criteria for part (a) and part (b) and assess the proposed development against each criterion in turn to demonstrate that the

proposed development satisfies all of the criteria, and that the application should therefore be approved without delay.

6.2 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;*
- 6.3 The site that is the subject of this application is part of an established agricultural unit, it is currently vacant and not in any active use and it has been vacant since 2004 and prior to it becoming vacant it had been used solely and continuously for agricultural purposes since it was erected in 1984.
 - (b) *in the case of—
 - (i) a larger dwellinghouse, within an established agricultural unit—
 - (aa) the cumulative number of separate larger dwellinghouses developed under Class Q exceeds 3; or
 - (bb) the cumulative floor space of the existing building or buildings changing use to a larger dwellinghouse or dwellinghouses under Class Q exceeds 465 square metres;*
- 6.4 The application proposes the creation of one larger dwelling house which has an external floor area of 103.6m² and it therefore does not exceed 465m² and so this criteria has been met.
 - (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;*
- 6.5 The application does not propose the creation of any smaller dwelling houses.
 - (d) *the development under Class Q (together with any previous development under Class Q) within an established agricultural unit would result in either or both of the following—
 - (i) a larger dwellinghouse or larger dwellinghouses having more than 465 square metres of floor space having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order;*

(ii) the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeding 5;

6.6 The application does not propose a single dwelling house having a floor area that exceeds 465m². The application does not propose the creation of more than five dwellings.

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

(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;

6.7 The application site is owner occupied and has never been subject to an agricultural tenancy.

*(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;*

6.8 The applicant has not undertaken any development falling within Class A(a) or Class B(a) of Part 6 of this Schedule 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;

6.9 The development proposed in this application would not result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point. We note that the structural engineer in his report refers to the ability to face the building in stone, the application does not propose this course of action.

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

- 6.10 The proposed development does not require any building operations other than those allowed above which in this case will include infilling part of the existing openings, creating new window and door openings, recladding the roof, rendering the walls and the provision of services. The improvement of the floor as described in the structural report does not require planning permission as it does not affect the external appearance of the building.

*(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;*

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

(m) the building is a listed building.

- 6.11 The site does not form part of or contain any of the things listed in (k) to (m) above.

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,

- 6.12 With regard to highways and transport the site is located immediately adjacent to Clough House Lane which provides access to a number of farmsteads and the access is more than adequate to provide for one additional dwelling, which will generate very little additional traffic.
- 6.13 The Council's highway engineers responded to application 22/01101/PRA56 raising no objections and requiring no specific planning conditions.
- 6.14 We note that in respect of the request for pre-application advice the officer referred to the highway comments in respect of application 22/01101/PRA56 which concluded *that the proposal would have no detrimental impact on highway capacity or road safety and as such no objections were raised.*
- 6.15 We are firmly of the opinion that the change of use of this modest building into a single dwelling with two bedrooms will not result in a significant increase in traffic

using the lane and that the highways comments in respect of the pre-app are appropriate. In the event that the applicant does not obtain consent for the proposed development they would want to make some use of the building which could involve letting it for agricultural use to a local farmer which would result in an increase in traffic movements on the lane and with larger vehicles. If the building is converted into a dwelling it would be compatible with the adjoining properties and service vehicles have to use the lane to gain access to these properties.

- 6.16 On the basis that the lane already serves a number of other dwellings, the collection of refuse and the delivery of post already occurs and the additional dwelling will not create new vehicle movements associated with these regular activities. If the building were let to a local farmer and he put livestock in the building he would probably attend the site several times a day to feed them and to check on their health and in reality the use of the building as a dwelling would not result in an increase in traffic.

(b) noise impacts of the development,

- 6.17 The farm is situated in a quite rural location with five neighbouring residential properties the conversion of this building into residential use will be beneficial to the nearby dwellings as it will be less noisy and disturbing than agricultural use. The use of the development once implemented will not result in any adverse noise impacts and this has been confirmed by the Council in their response for the request for pre-application advice.

(c) contamination risks on the site,

- 6.18 The site has been used for cattle housing and storing agricultural machinery and equipment and therefore there will be a small risk of contamination which we would expect the Council to deal with by way of a suitable condition as we have experienced with other LPA's and this has been confirmed as the approach that will be taken in the response for the request for pre-application advice.

(d) flooding risks on the site,

- 6.19 We attach at Appendix 2 a copy of the Environment Agency flood map for the site which confirms that the site is within flood zone 1 which is an area with a low probability 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

- 6.20 We do not consider there to be anything about the location of the application site that makes it impractical or undesirable for the buildings to be converted to a use falling within Class C3. The site immediately adjoins a small hamlet comprising

five other dwellings and the change to residential use would in our opinion be far preferable to any agricultural use of the building. The site is situated in relatively close proximity to Wardle where there is a range of services and amenities. The site benefits from nearby services and it is not close to any other uses that are detrimental 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.

- 6.21 With regard to the design and external appearance of the building we have amended the previously submitted plans to take into account the recommendations of the Council's conservation officer as expressed in the response that was provided to the request for pre-application advice and therefore the plans as submitted with this application should overcome the reason for the Council's refusal of application 22/01101/PRA56.

7. SUMMARY AND CONCLUSIONS

- 7.1 We have clearly set out above why the proposed development satisfies all of the requirements of Class Q permitted development, the building is vacant but was last used for agricultural purposes, the building is not let and never has been. The building is structurally sound and does not require any significant rebuilding work to enable its conversion which would go beyond that allowed by Class Q.
- 7.2 The development will result in one large dwelling of which has a floor area of less than 465m².
- 7.3 The works of conversion have been sensitively designed and are necessary to enable the proposed dwelling to have adequate daylight and to function properly. Changes have been made to the previous conversion design in line with the recommendations of the Council's conservation officer which we have been advised overcome the reason why the last application was refused. The proposal therefore constitutes permitted development under Class Q of the GDPO.

Gary Hoerty BSc (Hons) MRICS FAAV
Gary Hoerty Associates
23 April 2024

APPENDIX 1

Photographs of the building to be converted





APPENDIX 2
ENVIRONMENT AGENCY FLOOD MAP

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
390819/416953

Created
25 Apr 2024 12:09

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>



Your reference
<Unspecified>

Location (easting/northing)
390819/416953

Scale
1:2500

Created
25 Apr 2024 12:09

Selected area

Flood zone 3

Flood zone 2

Flood zone 1

Flood defence

— Main river



Water storage area



APPENDIX 3

**DECISION NOTICES FOR APPLICATIONS
21/01755/PRA56 & 22/01101/PRA56**



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

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 21/01755/PRA56

Name and address for correspondence:	Applicant name:
Mr Gary Hoerty Gary Hoerty Associates Suite 9 Grindleton Business Centre The Spinney Grindleton Clitheroe BB7 4DH	Mrs J Bebb

Part I - Particulars of Application

Date of Application: 14 December 2021

Proposal:	Prior approval for change of use from agricultural building to dwellinghouse (Use Class C3) including installation of new windows and doors on front and side elevations
Location:	Clough House Farm, Clough House Lane, Wardle, OL12 9PL,

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 that prior approval is **REQUIRED** for the development referred to in Part I hereof.

Date Decision Issued 4 February 2022

.....
Signed on behalf of the Council



ROCHDALE BOROUGH COUNCIL

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

REFUSAL OF DETAILS

Name and address for correspondence:	Applicant name:
Mr Gary Hoerty Gary Hoerty Associates Suite 9 Grindleton Business Centre The Spinney, Grindleton Clitheroe BB7 4DH	Mrs J Bebb

Part I - Particulars of Application

Date of Application: 14 December 2021

Application No: 21/01755/PRA56

Proposal:	Prior approval for change of use from agricultural building to dwellinghouse (Use Class C3) including installation of new windows and doors on front and side elevations
Location:	Clough House Farm, Clough House Lane, Wardle, OL12 9PL

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 that approval has been **REFUSED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted for the following reason(s).

Reasons:

- 1 Insufficient evidence has been provided to demonstrate that the building to be developed under Class Q can be reasonably converted within the provisions of criterion (i) into a dwellinghouse. The National Planning Practice Guidance sets out that it is not the intention of the permitted development right to include the construction of new structural elements for the building and insufficient evidence has been provided to demonstrate that this would be the case. The proposal does not therefore comply with the above requirement and cannot be considered to benefit from permitted development rights under Part 3, Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Date Decision Issued

4 February 2022



.....
Signed on behalf of the Council

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE.

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

For the avoidance of doubt this decision relates to the following plans:

- Proposed Floor Plan and Elevations. Existing and Proposed Site Plans. Location Plan – Drawing no. Bebb/1016/3032/01



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

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 22/01101/PRA56

Name and address for correspondence:	Applicant name:
Mr Gary Hoerty Gary Hoerty Associates Suite 9 Grindleton Business Centre The Spinney, Grindleton Clitheroe BB7 4DH	Mrs J Bebb

Part I - Particulars of Application

Date of Application: 5 August 2022

Proposal:	Prior approval for change of use from agricultural building to dwellinghouse (Use Class C3) including installation of new windows and doors on front and side elevations
Location:	Clough House Farm, Clough House Lane, Wardle, OL12 9PL

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 that prior approval is **REQUIRED** for the development referred to in Part I hereof.

Date Decision Issued **30 September 2022**

Daniela Ripa
Interim Head of Planning Services



ROCHDALE BOROUGH COUNCIL

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

REFUSAL OF DETAILS

Name and address for correspondence:	Applicant name:
Mr Gary Hoerty Gary Hoerty Associates Suite 9 Grindleton Business Centre The Spinney, Grindleton Clitheroe BB7 4DH	Mrs J Bebb

Part I - Particulars of Application

Date of Application: 5 August 2022

Application No: 22/01101/PRA56

Proposal:	Prior approval for change of use from agricultural building to dwellinghouse (Use Class C3) including installation of new windows and doors on front and side elevations
Location:	Clough House Farm, Clough House Lane, Wardle, OL12 9PL

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 that approval has been **REFUSED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted for the following reason(s).

Reasons:

- 1 By virtue of the proposed design which would include the insertion of new windows and the application of external render, the building would no longer be read as an agricultural building. This would appear as an anomaly within the setting of the historic farmstead and would adversely affect the setting and significance of the adjacent Grade II listed Clough House Farm and fail to respond positively to the existing character of its surroundings. The less than substantial harm caused to the setting of the designated heritage asset would not be outweighed by public benefits and the development would be contrary to policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Date Decision Issued 30 September 2022

Daniela Ripa
Interim Head of Planning Services

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE.
YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

APPENDIX 4

PRE-APPLICATION ADVICE PREAPP/00055/23



ROCHDALE
BOROUGH COUNCIL

ECONOMY DIRECTORATE

PLANNING AND DEVELOPMENT

Melanie Hale
Head of Planning Services

Number One Riverside, Smith Street,
Rochdale, OL16 1XU

Telephone: 0300 303 8873
Email: majid.mir@rochdale.gov.uk
Our Ref: PREAPP/00055/23

Enquiries to: Majid Mir
Direct Line: 01706 924337
Date: 18/03/2024

BY EMAIL ONLY

Dear Gary Hoerty,

Reference No:	PREAPP/00055/23
Proposal:	Conversion of agricultural building to residential under Class Q permitted development rights
Location:	Clough House Farm Clough House Lane Wardle OL12 9PL

I write in reference to your request for pre-application planning advice for the Conversion of an agricultural building to residential (Use Class C3) under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The plans/documents associated with this pre-application advice are:

- Proposed Floor Plan and Elevations. Existing and Proposed Site Plans. Location Plan. Drawing no: Bebb/1016/3209/01.
- Supporting letter dated 21 June 2023.

Site location and description

The application relates to a detached block-built and corrugated steel barn that is located across from a small collection of dwellings that includes the Grade II listed Clough House (includes Clough House Farm).

The site is located in the Green Belt and is accessed via a narrow lane from Wardle.

There is no planning history for the barn and appears to have been constructed without planning permission. It is unclear when the barn was constructed, but historic maps show that the structure had been constructed some time before 2000.

Two previous applications have been made (21/01755/PRA56 and 22/01101/PRA56) for prior approval for the change of use from agricultural building to dwellinghouse (Use Class C3). Both applications were refused.

Review of the Proposal

The application seeks pre-planning advice on the acceptability of the proposal to convert the agricultural building to residential (Use Class C3) under Schedule 2, Part 3,



Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). As such the assessment below has been made as would be made for a prior approval for such an application. It should be noted that external consultees have not been consulted on the proposal as would be the case with a prior approval application. Therefore it may be that issues or concerns are raised by any external consultees that have not been identified within this process. Furthermore, it should be noted that this advice is based on the legislation on the date of this letter.

Part Q of the legislation relates to 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.

When submitting an application for prior approval for the Change of Use of an Agricultural Building to a Dwellinghouse (Use Class C3) under the legislation noted above, the assessment is split in to two sections; Q.1 and Q.2. Q.1 will assess whether the proposed development is permitted by Class Q. Q.2 sets out a number of conditions that will need to be met and will assess whether prior approval is required.

Assessment

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;

“Agricultural Unit,” is not defined in article 2(1) of the GPDO, however paragraph X of Part 3 defines an “established agricultural unit” as “agricultural land occupied as a unit for the purposes of agriculture (and which was in use for that purpose on or before the relevant qualifying date under Classes Q, R and S respectively).

Furthermore, in Part 6, “agricultural unit” is defined in paragraph D.1 as “agricultural land which is occupied as a unit for the purposes of agriculture, including —

- (a) any dwelling or other building on that land occupied for the purpose of farming the land by the person who occupies the unit, or*
- (b) any dwelling on that land occupied by a farmworker*

Officer assessment: No details have been provided. It is however noted that the planning officer for application 22/01101/PRA56 had noted that the application form had confirmed that on 20 March 2013, the site was used solely for an agricultural use as part of an established agricultural



unit.

The planning officer concluded that no evidence had 'been provided to the LPA that the building was used solely for an agricultural use as part of an established agricultural unit in relation to the above requirements. There is also however no evidence before the Council to dispute the applicants claim that the building was not solely in agricultural use on the date specified. In the absence of any evidence to disprove that the building was in agricultural use on the 20th March 2013 it is considered that the application satisfies this requirement of the GPDO.'

Confirmation will be required that the criteria above has been met. It should be noted that if during the formal application process, any evidence comes to light that the building may not solely have been in agricultural use on the date given above, then evidence will be required to satisfy the criteria.

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

Officer assessment: The floor space of the existing building changing use would equal approximately 94.65 square metres.

- (ba) the floor space of any dwellinghouse developed under Class Q having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeds 465 square metres;

Officer assessment: The plans provided suggest that the external elements of the building would not change. To make the building habitable, internal work will be undertaken. The floor space of the proposed development would be approximately 85.6 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;

Officer assessment: The number of dwellings proposed to be developed under class Q would be one.

- (d) the development under Class Q (together with any previous development under Class Q) within an established agricultural unit would result in either or both of the following—
- (i) a larger dwellinghouse or larger dwellinghouses having more than 465 square metres of floor space having a use falling within Class C3



- (dwellinghouses) of the Schedule to the Use Classes Order;
- (ii) the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeding 5;

Officer assessment: No larger dwellinghouses are proposed. There are no previous developments under Class Q.

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

Officer assessment: No information has been provided to clarify whether the site is occupied under an agricultural tenancy. It is noted that the planning officer for application 22/01101/PRA56 concluded that no evidence has been provided to indicate that the site is currently occupied under agricultural tenancy. If the site is occupied under an agricultural tenancy, then express consent from both the landlord and the tenant will be required.

- (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;

Officer assessment: No information has been provided to confirm the above does not apply. It is noted that the planning officer for the application 22/01101/PRA56 concluded that an agricultural tenancy over the site had not been ended less than 1 year before the proposed date to begin development.

- (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;

Officer assessment: No information has been provided to confirm the above. It is however noted that the planning officer for application 22/01101/PRA56 concluded that there was no evidence to demonstrate that development under Classes A(a) or B(b) of Part 6 of this schedule had been carried out on the established agricultural unit.

- (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;

Officer assessment: The plans that have been provided suggest that the external dimensions will remain the same at every point on the 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 dwellinghouse; and
- (ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(i)(i);

Officer assessment: The National Planning Practice Guidance outlines that building works are allowed under the change to residential use. The permitted development right under Class Q assumes that the agricultural building is capable of functioning as a dwelling. However, it recognises that for the building to function as a dwelling some building operations which would affect the external appearance of the building, which would otherwise require planning permission, should be permitted. The right allows for 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.

The NPPG guidance adds that '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' (Paragraph: 105 Reference ID: 13-105-20180615). In effect, it is only when the existing building is already suitable for conversion to residential that the building would be considered to have this permitted development right as it is not the intention of the right to allow rebuilding work beyond what is reasonably necessary for a conversion. Internal works are not generally development. The NPPG adds that for the building to function as a dwelling it may be appropriate to undertake internal structural works, including to allow for a floor, the insertion of a mezzanine or upper floors within the overall residential floor space permitted, or internal walls, which are not prohibited by Class Q.

This requirement is clarified further through the case law *Hibbitt v. SSCLG* [2016] EWHC 2853 (*Hibbitt case*). The judgement found that an agricultural building must be capable of conversion to residential use without operations that would amount to complete or substantial rebuilding of the original building. Whether or not a development goes beyond the scope of conversion is a matter of fact and degree and requires an element of judgement.

No details other than the plans have been provided. With any future prior approval application a planning statement and structural report should be provided. It is however noted that both the documents were provided



with application 22/01101/PRA56. The planning officer concluded that sufficient information had been provided with the application to demonstrate that the building is capable for conversion. It was clear works needed to be undertaken to make the building suitable for habitation, including the erection of a new inner skin wall, new roof covering and windows and doors and the installation of insulation. However, works can be undertaken without any structural works that would fall outside of the development listed within the class.

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

Officer assessment: The 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;

Officer assessment: The site does not form part of a SSSI, safety hazard area or a military explosives storage area.

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

Officer assessment: The site is not, nor does not contain a scheduled monument.

(m) the building is a listed building.

Officer assessment: The building proposed to be developed under Class Q is not a listed building.

Prior approval Matters

Paragraph Q.2 (1) states that '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,
- 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 the Schedule 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,

and the provisions of paragraph W (prior approval) of this Part apply in relation to that



application.

Transport and highways impacts of the development

Paragraphs 108 and 109 of the NPPF require that safe and suitable access to a site can be achieved for all users and that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts of the road network would be severe.

In the previous application the Council's highways department noted that vehicular access along Clough House Lane (an unadopted highway) is well established and serves a number of properties and farms. The highways department also noted that it appears that there is sufficient space to provide off-street parking spaces in accordance with the Council's parking standards. Additionally, the highways department considered that there was adequate turning space for larger service vehicles. In conclusion, taking note of the above, the highways department concluded that the proposal would have no detrimental impact on highway capacity or road safety and as such no objections were raised.

The Greater Manchester Fire Service (GMFS) have not been consulted with this application, however, it should be noted that GMFS will be consulted with any future application.

Noise Impacts of the development

Paragraph 135 of the NPPF states that planning decisions should ensure that developments promote a high standard of amenity for existing and future users. Additionally, the NPPG states that local planning authorities when Plan-making and decision making, need to take account of the acoustic environment and in doing so consider:

- whether or not a significant adverse effect is occurring or likely to occur;
- whether or not an adverse effect is occurring or likely to occur; and
- whether or not a good standard of amenity can be achieved.

No Noise Impact Assessment has been submitted with the application. The site is however in a relatively remote and semi-rural location that comprises of a small collection of dwellings. The immediate area is primarily agricultural in nature and it is therefore considered that the applicant property would not be directly affected by any discernible noise pollution from the surrounding land uses. The neighbouring properties are similar residential dwellings and therefore would be compatible as an adjacent use. Conversely, it is not considered that the proposed use of the application building as a residential dwelling would have any undue impact on surrounding uses by virtue of the use of the properties.

Contamination risks on the site

Paragraph 180 of the National Planning Policy Framework states that the planning system should contribute to and enhance the natural and local environment by remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate. Paragraph 190 states that where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

Paragraph 189 of the NPPF indicates that planning policies and decisions should



ensure that:

- a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);
- b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
- c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.

It is noted that the proposal comprises the renovation and change of use of the existing building for residential purposes. The Council's Public Protection Officer has requested that the existing building and site be inspected prior to the commencement of development and a Preliminary Risk Assessment is undertaken prior to any works being undertaken. This can be done through condition.

Flooding risks on the site

Paragraph 165 of the NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

The site is located with a Flood Zone 1 and is not located within a Critical Drainage Area. However, through consultation with the Council's Drainage Officer it is noted that the site is not served by a mains sewage system and as such, drainage details are required.

The Drainage Officer has provided the following comments in regards to drainage on the site:

"Drainage guidance

No information has been submitted. Therefore, I have provided some guidance below. If submitting a FULL application, details of the sewage system and roof drainage to soakaway would need to be submitted.

Private sewage guidance – for sites remote from public sewer system

If you are a small domestic site with small effluent volumes you do not need a permit from the Environment Agency, but you need to comply with the UK Government's Environment Agency's "General Binding Rules" <https://www.gov.uk/guidance/general-binding-rules-small-sewage-discharge-to-the-ground>.

	<u>OKAY TO DISCHARGE TO STREAM?</u>	<u>OKAY TO DISCHARGE TO SOAKAWAY?</u>	<u>OKAY TO DISCHARGE TO DRAINAGE FIELD?</u>
<u>SEPTIC TANK</u>	<u>No</u>	<u>No</u>	✓
<u>PACKAGED SEWAGE</u>	✓	<u>No</u>	✓



<u>PLANT</u>			
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If you want to drain to a stream, you must have a 'packaged sewage plant', which provides treatment by aeration to the micro-organisms in the sewage - by the use of rotating disc(s) or an intermittent air blower. There are multiple options from different suppliers.

Packaged sewage plant

There are numerous options and the sizes of the units depend on the population to be serviced by the unit. Typically a plant will need an electric supply to rotate a biological disc or for an intermittent air blower, but there are one or two devices that function without power, but have a filter. For more information, contact Suppliers and Installers of septic and packaged sewage plant. You can find them on Yellow pages or online.

Septic/ Sewage plant separation distances

General guidance is that any septic tank or sewage plant shall be 5m away from trees, fence and hedge and at least 7m from a dwelling (for odour purposes) and 4m away from any wall or other building."

In regards to the above, there are no significant concerns regarding drainage of the site but it is clear that drainage and surfacing details must be submitted. This can be done through condition.

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

'Impractical' or 'undesirable' are not defined in the regulations, and the local planning authority should apply a reasonable ordinary dictionary meaning in making any judgment. Impractical reflects that the location and siting would "not be sensible or realistic", and undesirable reflects that it would be "harmful or objectionable".

When considering whether it is appropriate for the change of use to take place in a particular location, a local planning authority should start from the premise that the permitted development right grants planning permission, subject to the prior approval requirements. That an agricultural building is in a location where the local planning authority would not normally grant planning permission for a new dwelling is not a sufficient reason for refusing prior approval.

However, although protected species are not specifically referred to within the GPDO, regulation 9 of the Conservation of Habitats and Species Regulations 2017 (as amended) still applies. This states that the 'appropriate authority and the nature conservation bodies must exercise their functions under the enactments relating to nature conservation so as to secure compliance with the requirements of the Habitats Directive'. Accordingly, competent authorities must consider the Directives in making decisions relating to any of their planning functions. As such, consideration needs to be given to whether there is a reasonable likelihood of protected species being present and affected by the development. It was noted during the site visit, that there did not appear to be any protected species within the building, however this does not necessarily mean that they were not there and would not be affected by any future development.



Greater Manchester Ecology Unit (GMEU) have made an assessment, taking in to consideration GMEUs biological records. GMEU have recommended that a Preliminary Ecological Appraisal that focuses on bats and nesting birds in the first instance (but can be extended to include any other ecological constraint identified by the surveyor during the survey work) should be provided with any future application.

GMEU have advised that the survey should be undertaken by a suitably licensed ecologist and follow best practice methodology. Any additional survey work that is subsequently recommended after the initial survey (such as bat activity/emergence surveys) must also be undertaken and submitted with the application, along with suitable mitigation and compensation measures. Ecological enhancement measures should also be provided as part of any application, and can for example include the provision of artificial bat or bird boxes.

Further to the above it should be noted that the southwestern part of the site is located with the Coal Mining Development High Risk Area and a public right of way runs along the north of the site. It should be noted that the Coal Authority have not been consulted with this application. Further information may be requested by the Coal Authority when any formal application is submitted. Furthermore, no response has been received from the Public Rights of Way Officer at present. It should be noted that the Public Rights of Way Officer may make comments or ask for further information when making a formal application.

The design or external appearance of the building

Paragraphs 131 of the NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 135 goes on to state that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. Additionally, Paragraph 139 states development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

The application site is located adjacent Clough House Farm which is a Grade II listed building other historic barns. The NPPF establishes under paragraph 203 that in determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, the positive contribution that conservation of heritage assets can make to sustainable communities and the desirability of new development making a positive contribution to local character and distinctiveness. Paragraph 206 then sets out that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification. Paragraph 208 then establishes that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use.

As detailed above, the development site itself is not a heritage asset but it is within the setting of a Grade II listed building. It is therefore clear that the design or external appearance of the proposed development could impact on the setting of the listed building and this should be given due consideration in assessment of the application.



The application site consists of a modern single storey agricultural building. The existing building is of no particular architectural or historic interest. Its significance lies principally in demonstrating the evolution of the farmstead over time.

Its utilitarian appearance detracts from the setting of the farmstead in terms of materiality and form. However, it is not uncommon for historic farms to be surrounded by modern agricultural buildings, which are functional in appearance. As such, it is not an overly incongruous feature within the setting of the listed building.

The proposals originally provided through this application appear to be the same as the proposal provided under application 22/01101/PRA56. As such the concerns and reasons for refusal for the proposal would still persist. The proposal would see the building converted into a dwellinghouse and as such used for residential purposes. This would include the insertion of new windows and rendering of the building. The proposed works would result in the building no longer reading as an agricultural building. Instead it would have a quasi-residential appearance, which would no longer be in keeping with its agricultural setting. It would appear as an anomaly within the setting of the historic farmstead and would adversely affect the setting and significance of the designated heritage asset. The level of harm caused to the setting of the listed building would be less than substantial and no benefits have been identified to outweigh this harm.

A meeting was held on site to discuss the design of the proposal. Discussions included the option of cladding the external elevation with locally sourced sandstone, and installation of slates to match the extant buildings. As noted by the Conservation Officer, although the extant building is of no architectural interest, it does represent the development of the farm complex over time, embodying typical 20th century agricultural development.

The Conservation Officer believed that any harm which may be considered by the instatement of new window openings would be offset by ensuring the building comes back into use, as it presents a key insight into the building's past use.

Nevertheless, it is considered that a number of amendments to the design will be required to ensure to limit the amount of harm incurred on the significance of the listed building to the smallest amount possible under paragraph 205 of the NPPF. The following should be considered when making any future application:

- Ensure that the dimensions of the double door opening at the front elevation is retained. Consider glazing with a minimal glazing pattern. This would help to ensure that the former door opening reads as such, helping to highlight the building's former agricultural uses.
- Window and door opening details should be provided and include cross-sectional and elevation details, finish details and any available product specifications. This can be conditioned to be provided prior to installation.
- Cladding to the exterior should be locally sourced sandstone, chosen to match those as seen to other buildings on the farm complex. Photographic/physical details, as well as geographical origins of the proposed cladding will be required to be submitted to the local planning authority for approval prior to instatement. It should be noted that consideration should also be given to the type of method that is used for the cladding to prevent the external dimensions of the building being materially increased.
- Roof coverings should be either stone or grey/blue slate (to match those existing at other buildings to the complex with respect to appearance and



geographical origin) or green corrugated metal (to match that which exists at the property presently). The details, including any product specifications/details of proposed roof coverings will be required to be submitted to the local planning authority for approval prior to instatement.

- Any proposed rainwater goods should be either powder coated aluminium or cast iron. Product specifications and/or photographs of any proposed rainwater goods will be required to be submitted to the local planning authority for approval prior to instatement.
- Any paving treatment should be grey gravel, chosen to match that which exists to the exterior of the farm/barn. The dry stone wall to the boundary of the present proposed site should be repaired, as it is presently in poor condition. This feature presents a historic boundary treatment and its repair would help to conserve the significance of the building generally. Photographic and/or product specifications of any proposed hard/soft landscaping treatments will be required to be submitted to the local planning authority for approval prior to the commencement of works.

The provision of adequate natural light in all habitable rooms of the dwellinghouses

Paragraph 135 of the National Planning Policy Framework requires planning policies and decisions to ensure that new developments create a high standard of amenity for existing and future users.

The proposal would see all the habitable rooms served by at least one set of double, full length windows and in the case of the main living area, this would be provided with windows to three elevations. The hallway and bathroom would also be provided with adequate natural light through the provision of high level windows.

With the fenestration proposed the development would be provided with a sufficient amount of natural light and the application is acceptable in this regard.

Space Standards

Section 3 (9A) of the GPDO states that 'Schedule 2 does not grant permission for, or authorise any development of, any new dwellinghouse—

- (a) where the gross internal floor area is less than 37 square metres in size; or
- (b) that does not comply with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015'.

The Nationally Described Space Standards (NDSS) set out the minimum standards required for dwellings. The NDSS sets requirements for minimum gross internal floor areas dependent on the number of bedrooms, bed spaces and storeys. The proposed dwellinghouse would have two bedrooms and would be set over a single floor. The table below shows the minimum gross internal floor standards plus the minimum amount of built-in storage required for a 2 bedroom dwelling set over 1 storey. The minimum gross internal floor space is dependent on the number of bed spaces the dwelling will have.

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	Built-in storage
2b	3p	61sqm	2.0sqm
	4p	70sqm	



The plans provided suggest the internal gross floor area would be approximately 85.6sqm. This would mean the proposed internal gross floor area would be greater than the minimum 70sqm required for a 2 bedroom, 4 person dwellinghouse set over 1 storey. There also appears to be sufficient space for built-in storage. Finally, the bedrooms appear to meet the minimum sizes required by the NDSS for bedrooms.

Making an Application

Please note that any advice provided above is an informal opinion only and is made without prejudice to any formal determination which may be given in the event of an application being submitted. In particular, it does not constitute a formal decision of the Council with regard to any future planning applications, which will be subject to wider consultation and neighbourhood publicity, including with ward councillors, and provides no guarantee of a future decision.

Should you wish to progress to submitting a formal application for planning permission, you are encouraged to apply using the Planning Portal's online application service at <https://www.planningportal.co.uk/..>

The Council's adopted Core Strategy (Core Strategy) and the Rochdale Borough Unitary Development Plan saved policies can be found at <https://www.rochdale.gov.uk/local-planning-policy/core-strategy-local-plan>. The Council's adopted Guidelines and Standards for Residential Development Supplementary Planning Document (SPD) can be found at <https://www.rochdale.gov.uk/downloads/file/546/guidelines-and-standards-for-residential-developments-spd>. The National Planning Policy Framework (NPPF) can be found at <https://www.gov.uk/government/publications/national-planning-policy-framework--2>. The Nationally Described Space Standards can be found at <https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard>.

Validation Requirements

The requirements for the validation process will be dependent on the type of application that is submitted. Where a full application is submitted, the minimum requirements are set out in the adopted 'Validation of Planning Applications- Local List' document which can be found at <https://www.rochdale.gov.uk/downloads/file/452/local-list>. Where a prior approval application is made under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), the minimum requirements are set out in the legislation and will need to be provided to validate the application. Further information can be found at <https://www.legislation.gov.uk/ukxi/2015/596/contents>. The following supporting information should be provided to allow for an assessment of the proposal:

- Location plan to scale 1:1250 showing the direction of north, with the application site clearly edged in red;
- Existing and proposed site plans to scale 1:200 or 1:500;
- Existing and proposed elevations in full to scale 1:50 or 1:100;
- Existing and proposed floor plans in full to scale 1:50 or 1:100;
- Preliminary Ecological Appraisal including Bat and Bird Survey;
- Structural report
- Supporting Statement



- Phase I Report (Preliminary Risk Assessment);
- Drainage Plan and details.

I hope this is of assistance.

Yours Sincerely

Majid Mir

Majid Mir
Planning Officer

