

14 September 2023

Supporting Planning Statement

Change of Use of Existing Agricultural Barn to Dwelling house under Class Q of GPDO at Red Wells Farm Barn, Fordoe Lane, Rochdale.

1.0 Introduction

This statement sets out the design considerations for the proposed change of use of an existing agricultural barn to a dwelling house at Red Wells Farm Barn, Rochdale.

The statement has been prepared to address the requirements of the The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013. It should not be used for any other purpose.

The design has been prepared by Storah Architecture and is to be read in conjunction with drawings; 22-051-001, 22-051-010, 22-051-310 and 22-051-311.

The statement considers the proposals in relation to the National Planning Policy Framework (NPPF) and local plan policies.

2.0 Site Context and Assessment

The agricultural building and site to which this application relates is located within Rochdale, North of Wolstenholme. The site is located approximately 0.19 miles along Fordoe Lane (an unadopted road) and is 0.38 miles from the connection to the adopted highway at Over Town Lane. Fordoe Lane is currently maintained by the present owners of the site to which this application relates.

The site is located in an exposed position below Knowl Hill summit on the South East facing hillside. There is little foliage in the immediate context of the site. Neighbouring farms are located within the immediate context.

The existing building is a single storey agricultural barn. As a result of this application, the use class will change to use class C3. The site is not a site of special scientific interest, a safety hazard area or a military explosives storage area. The property is not listed or a scheduled monument and is not within a conservation area. The site is located within Flood Zone 1 and has a low probability of flooding, as defined by the Environment Agency on their 'Flood Map for Planning'.

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England. No: 9547619

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A Phase 1 Contaminated Land Report has been provided elsewhere to assess contamination risks on site. The conclusion of that report is that there is no reason to suggest that any materials harmful to the proposed use have been mined, stored or used on the property.

3.0 Permitted Development

3.1 Requirements of the Brief

The proposed development involves the change of use of an existing agricultural barn to a dwelling at Red Wells Farm Barn, Rochdale. The proposal for the change of use of the agricultural building will entail building operations to the extent reasonably necessary for the building to function as a dwelling house. This will include the replacement of windows, doors or roofs. The installation of water, gas, electricity and drainage services.

3.2 Evidence of Agricultural Use

The site has been used solely for an agricultural use as part of an established agricultural unit on 20th March 2013. This is supported by the following four items of evidence, provided in Appendix A of this document.

3.3 Prior Development

No prior permitted development works have been carried out under Class A or Class B, Part 6 of Schedule 2, within the land forming part of the established agricultural unit since 20th March 2013.

4.0 Design

4.1 The Scale of the Development

The scale of the development is considered 'minor works' and utilises the footprint and volume of the existing building. The existing building has an internal floorspace of 166.6 square meters. The proposed floorspace is as existing.

4.2 Layout

The layout of the proposal has been designed within the parameters of the existing building and the footprint and volume of the existing building are unchanged as a result of this application. The proposal entails building operations to the extent necessary for the building to function as a dwelling house and the layout and internal alterations have been designed to make full use of the existing building's layout and openings.

4.3 Flood Risk

The existing dwelling is positioned within flood zone 1, as defined by the Environment Agency's 'Flood Map for Planning'. This flood zone is associated with the lowest risk to flooding.

5.0 Appearance

The existing barn is constructed in traditional stone masonry with metal profile sheeting roof. It is propose to re-roof the building with natural stone slates in keeping with the surrounding local vernacular. The re- roofing works will not result in an increase in height

exceeding the current external envelope. The proposed property has been allocated garden space and an area of hardstanding within the site boundary.

6.0 The Context and Impact of the Proposals

We believe that in the careful consideration of the proposal, we have successfully utilised the available materials and layout of the existing building, reducing the requirement for demolition and importing of materials. We propose that the change of use will be constructed to satisfy the current Building Regulations Standards covering Energy Conservation and CO2 emissions.

6.1 Waste Management Strategy

The existing arrangement for removal of waste currently in place for the neighbouring dwellings would be used for the proposed dwelling, with refuse collected at the property. Adapted, smaller sized Isuzu refuse vehicles are used by the Council's refuse collector.

6.2 Transport and Highways Impact

Access to the development is primarily via vehicular transport as the site is located in a rural area. No public access is proposed through the site, and the maintenance of the unadopted road will be continued by the owners/occupiers. There is sufficient land available to provide two parking spaces for the dwelling. The increase in traffic in connection with the additional proposed dwellings is not considered significant enough to have adverse impact on transport and highways.

6.3 Noise Impact

As the proposed development is in a rural area, the increase in noise to neighbouring farmhouses and dwellings is not considered significant enough to have an adverse impact.

6.4 Provision of Services

There is an existing gas and electrical supply to the barn which will serve the proposed dwelling. The existing water supply is from a private spring and would supply the additional proposed dwelling.

A new water treatment plant would be installed as part of the proposed works, to provide drainage to the dwelling. Connection to mains sewer is considered impractical due to the distance to the nearest mains connection point from a rural area. Further details of the proposed septic tank and soak-away positions can be found on drawing 19-047-300 (site plan). The system would be maintained through regular inspection.

7.0 Proposed Use

As a result of this application, the use class of the existing building will change to Use Class C3. There is existing precedent within the area, due to the other neighbouring, private, residential properties which also fall within the C3 Use Class under the Town and Country Planning Order. Therefore, this use is considered appropriate.

8.0 Structural Appraisal

Storah Architecture have undertaken a measured survey of the barn to which this application relates. The barn is of traditional stone construction with steel purlins to the roof, supporting a profiled insulated metal sheet roofing material. It is considered that the

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barn is capable of adaptation to form a dwelling, without alterations requiring the enlargement of the external envelope of the existing building. It is proposed to retain the existing window and door openings as far as possible. Any new openings required will not protrude beyond the external envelope of the building. There are no structural concerns which would prohibit the proposed conversion being undertaken.

9.0 Supporting Documents

The applicant has presented the documentation below to demonstrate the extent of the Agricultural Holding, a recent receipt for the animal feed and land summary. These are included below the Conclusion.

9.0 Conclusion

In conclusion, the proposed alterations as a result of this development are considered minor and are in keeping with the composition and external dimensions of the existing building.

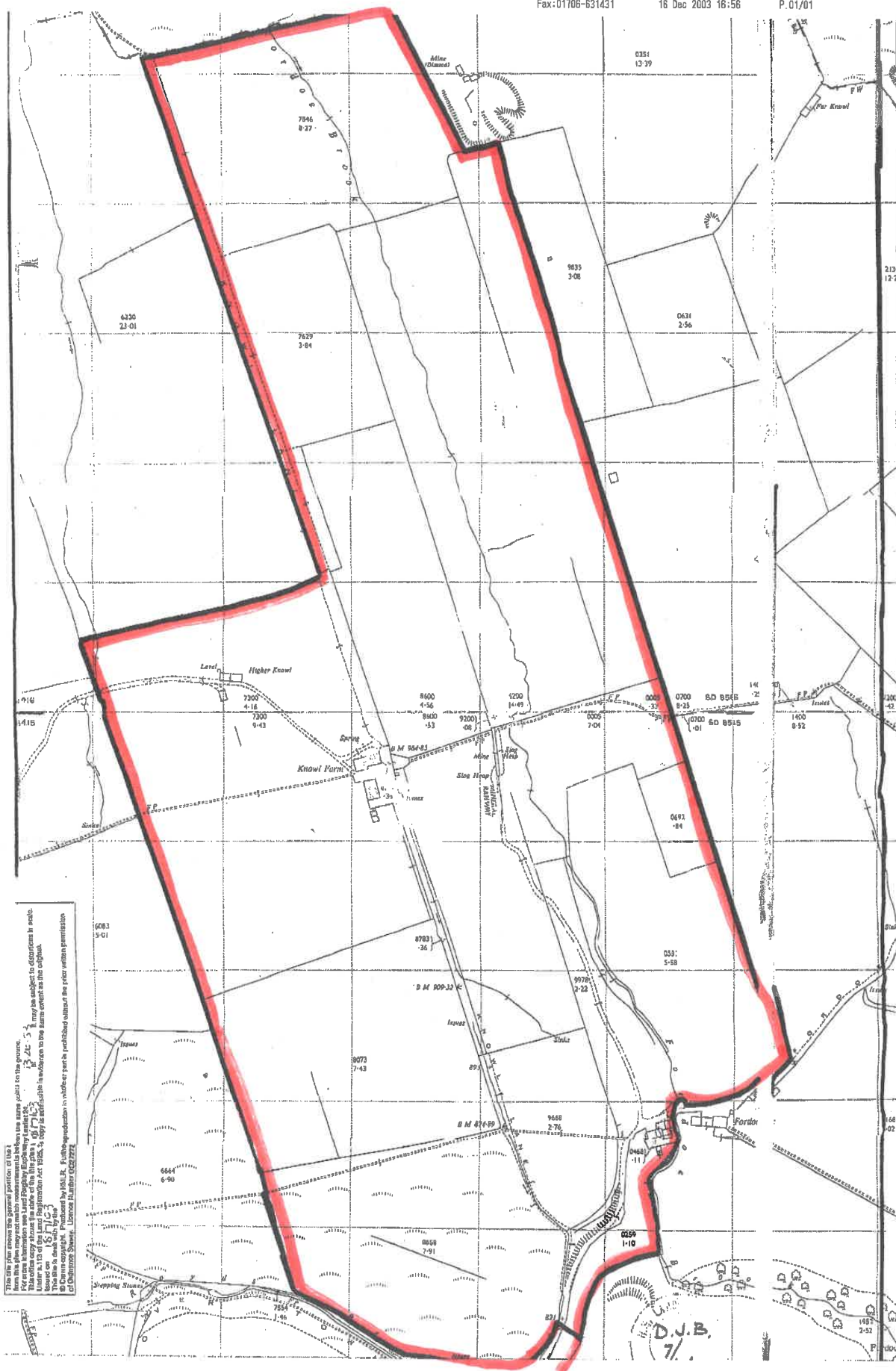
The proposed works are considered permitted development under Class Q of Part 3, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015.

Prepared by

Mathew Benson

Architect RIBA

Fax:01706-631431 16 Dec 2003 16:56 P.01/01



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28/03/2022, 14:25

Parcels for organisation

GOV.UK

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Land summary Andrew Crossley

This is how the land parcels for this business are distributed. Click on the Parcel ID to view it or tell us about any changes.

Choose a date you want to see the information and map for:

Date:

Summary

Number of parcels 10
Total area (ha) 33.09
Permanent Grassland (ha) 32.60

Land parcels

Parcel ID	Total area (ha)	Eligible covers	BPS eligible area (ha)
SD8415 7293	5.52	Permanent Grassland	5.25 1
SD8415 7973	3.02	Permanent Grassland	3.02 2
SD8415 8658	3.18	Permanent Grassland	3.18 3
SD8415 8946	0.62	Permanent Grassland	0.50 4
SD8415 9586	7.67	Permanent Grassland	7.56 5
SD8416 7438	4.63	Permanent Grassland	4.63 6
SD8416 8109	2.20	Permanent Grassland	2.20 7
SD8416 8828	3.87	Permanent Grassland	3.87 8
SD8416 9407	1.97	Permanent Grassland	1.97 9
SD8515 0160	0.43	Permanent Grassland	0.43 10

Is this information up to date?

If you have already asked us to make changes to information about your land, they might not show here yet.

Land data

Use [Defra Data Services \(https://environment.data.gov.uk/rpa\)](https://environment.data.gov.uk/rpa) to download or link to the data in the Rural Payments service. This will give your land parcel boundaries, land cover (this is not land use), and hedges to use in your farm and mapping software.

PrevNext

Mo Tu We Th Fr Sa Su

1 2 3 4 5 6

7 8 9 10 11 12 13

14 15 16 17 18 19 20

21 22 23 24 25 26 27

28 29 30 31

jk/viewand/land/5351069

Number of parcels	10
Total area (ha)	33.09
Permanent Grassland (ha)	32.60

Land parcels

An  icon denotes there are changes pending for the parcel.

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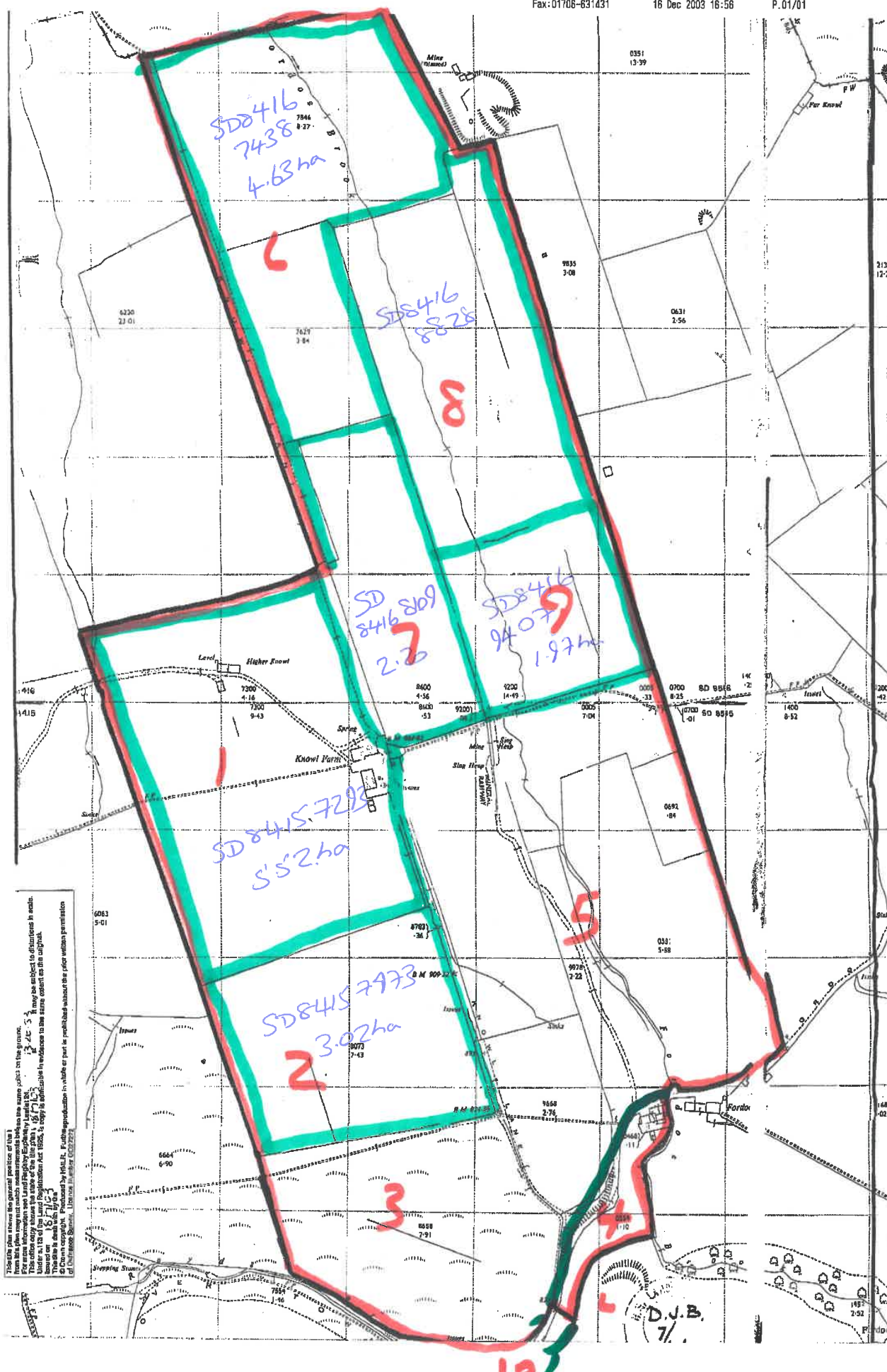
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Cash Sales Invoice

Invoice No. [REDACTED]
 Date of Sale [REDACTED]
 Buyer's Name [REDACTED]
 Buyer's Address [REDACTED]

Item	Qty	Unit Price	Total Price	Tax	Total
1. [REDACTED]	100	1.00	100.00	10.00	110.00
2. [REDACTED]	50	2.00	100.00	10.00	110.00
TOTAL			200.00	20.00	220.00

Net Total: 200.00
 Tax: 20.00
Total Due: 220.00

Payment Method: [REDACTED]
 Payment Date: [REDACTED]

STORAH ARCHITECTURE LTD
 100, [REDACTED]
 [REDACTED]

Cash Sales Invoice

Invoice No. [REDACTED]
 Date of Sale [REDACTED]
 Buyer's Name [REDACTED]
 Buyer's Address [REDACTED]

Item	Qty	Unit Price	Total Price	Tax	Total
1. [REDACTED]	100	1.00	100.00	10.00	110.00
2. [REDACTED]	50	2.00	100.00	10.00	110.00
TOTAL			200.00	20.00	220.00

Net Total: 200.00
 Tax: 20.00
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Cash Sales Invoice

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1. [REDACTED]	100	1.00	100.00	10.00	110.00
2. [REDACTED]	50	2.00	100.00	10.00	110.00
TOTAL			200.00	20.00	220.00

Net Total: 200.00
 Tax: 20.00
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Payment Method: [REDACTED]
 Payment Date: [REDACTED]

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