



CAROLINE TAMWORTH PLANNING

Planning and Design

**APPLICATION FOR PRIOR APPROVAL FOR PROPOSED CHANGE OF USE OF
AGRICULTURAL BUILDING TO 1 NO. DWELLING**

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015 (AS AMENDED) – SCHEDULE 2, PART 3, CLASS Q**

BARN AT LONGLEY HEY FARM, HALIFAX ROAD, LITTLEBOROUGH, OL15 0LB

PLANNING STATEMENT

Prepared by Caroline Tamworth Planning

On Behalf Of

M & K Slicker

CT1228

1.0 The Site

1.1 The application relates to a former agricultural building to the north west of the dwelling at Longley Hey Farm. The building is of concrete block construction with timber cladding to the front elevation and a corrugated steel roof and sliding doors. The building has been used in connection with the agricultural activities at Longley Hey Farm for many years but is no longer required.

1.2 There is an existing access point to the site from a private access road leading from Halifax Road which serves the existing dwelling at Longley Hey Farm. There is a defined curtilage comprising an area of hardstanding to the south and a grassed area to the east between the barn and the boundary. The northern and western elevations of the barn abut the boundary to the open land associated with Longley Hey Farm.



Front elevation of the barn (image courtesy of Gritstone Ecology)



Rear elevation of the barn (image courtesy of Gritstone Ecology)

2.0 Planning History

2.1 There is one application listed on the Council's website in relation to the agricultural building. This was an application for a certificate of lawfulness for the proposed conversion of the building to ancillary residential accommodation for use in association with the dwelling of Longley Hey Farm (23/01257/CPL). The application was refused in March 2024 as it was the Council's view that the building has an established agricultural use.

2.2 Planning permission for the replacement of the dwelling at Longley Hey Farm was granted by the Council in June 2024 (23/01280/FUL).

3.0 The Proposal

3.1 The application seeks prior approval for the conversion of the agricultural building to 1 No. dwelling along with external alterations, landscaping and car parking.

3.2 The proposed works include the addition of door and window openings, some internal walls, external cladding in stone and timber and a new roof. Full details are provided on the submitted plans prepared by Creative Architecture Ltd.

4.0 Justification

4.1 Paragraph Q1 of Part 3, Class Q sets out the exceptions to permitted development rights for the conversion of an agricultural building to a dwelling.

4.2 Development is not permitted by Class Q if-

(a) in the case of a site that is part of an established agricultural unit, the site was not part of the established agricultural unit

(i) on 24th July 2023, or

(ii) where the site became part of the established agricultural unit after 24th July 2023, for a period of at least 10 years before the date development under Class Q begins

4.3 The building is part of the established agricultural unit of Longley Hey Farm.

(c) the floor space of any dwellinghouse developed under Class Q having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeds 150 square metres

4.4 The floor space of the proposed dwelling falls well below the 150m² threshold.

(d) the development under Class Q, together with any previous development under Class Q, within the original limits of an established agricultural unit (see paragraph Q.3(2) of this Part) would result in—

(i) the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 10, or

(ii) the cumulative floor space of dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 1,000 square metres.

4.5 No previous development falling under Class Q has taken place on the site.

(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,

4.6 The building is not occupied under 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 during the period which is 10 years before the date development under Class Q begins

4.7 There is no record of agricultural permitted development rights being used on the unit since 2014.

(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 other than—

(i) extension of the building allowed by paragraph Q.1(i);

(ii) protrusions of up to 0.2 metres to accommodate building operations allowed by paragraph Q.1(j)(i),

4.8 The proposed development will take place within the confines of the external dimensions of the existing building.

(i) the development under Class Q(c) 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(j)(i),

4.9 The intended building operations fall within the permitted categories outlined above.

(k-p) the site is on article 2(3) land, the site is, or forms part of a site of special scientific interest, a safety hazard area or a military explosives storage area, the site is, or contains, a scheduled monument, the building is a listed building, the existing building, excluding any proposed extension under Class Q(b) but including any proposed building operations under Class Q(c), would not be capable of complying with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015 as read with the notes dated 19th May 2016 which apply to it or the building does not have suitable existing access to a public highway

4.10 None of the above apply to the application building.

Other Considerations

4.11 The proposed dwelling will not lead to excessive levels of traffic accessing the site or have an adverse impact on the highway. The existing vehicular access is able to accommodate the associated levels of traffic expected for a development of this size.

4.12 The proposed dwelling would be sufficiently separated from the existing dwelling, and its replacement to be built under 23/01280/FUL, to ensure that future and existing occupants will enjoy good levels of amenity. The curtilage immediately around the building will be used for private garden space. The site does not raise concerns with regard to contamination risk and is not within an area highlighted as being at risk of flooding.

4.13 The agricultural building is ideal for residential conversion and will provide comfortable living accommodation in an attractive rural setting. The design is of a high quality and the proposed external alterations are in keeping with the agricultural appearance of the existing building. All habitable rooms of the dwelling will be served by ample natural light from the windows proposed.

4.14 A bat survey and a Phase II study in relation to contaminated land and landfill gas risk have been carried out and are provided with the application.

4.15 For the reasons stated above, the proposed development is considered to meet with criteria set out within Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order (As Amended).

November 2024