



P Wilson & Company
Chartered Surveyors

Rochdale Borough Council
Planning Department
Number One Riverside
Smith Street
Rochdale
OL16 1XU

Our Ref: C4228-2/LH
7 March 2025

Dear Sir/Madam

**TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT ETC)
(ENGLAND) (AMENDMENT) ORDER 2024 SCHEDULE 2, PART 3 – APPLICATION FOR
CLASS Q FROM AGRICULTURAL TO RESIDENTIAL DWELLING
GREENGATE HILL FARM, ASHWORTH ROAD, ROCHDALE OL11 5UN.**

We have been instructed by our clients Mr & Mrs C Campbell, to submit this application for the conversion of an agricultural barn to a residential dwelling.

Accordingly, please find attached the following documents:

- Application form
- Site plan
- Location plan
- Elevations

Introduction

This planning application has been prepared and submitted on behalf of Mr & Mrs C Campbell, the Applicants are the freehold owner of the barn subject to this Planning Application at Greengate Hill Farm, Ashworth Road, Rochdale OL11 5UN.

Greengate Hill Farm comprises several residential dwellings. The barn subject to this Planning Application is currently vacant and unconverted.

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Proposal

The proposal is to convert an agricultural barn to a three-bedroom residential dwelling with associated access and parking. The agricultural barn is of timber construction, the footprint of the building will not be changed, and the use of the building will be in keeping with other dwelling houses on site.

The application will be assessed against the criteria set out within Class A, Schedule 2, Part 3 of the Town & Country Planning (General Permitted Development) (England) Order 2024. We have set out the criteria below and how the agricultural building satisfies the criteria.

Criteria	Compliance
Development consisting of- (a) a change of use of- (i) a building that is part of an established agricultural unit and any land within that buildings curtilage, or (ii) a former agricultural building that was (but it no longer) part of an established agricultural unit and any land within its curtilage, To a use falling within Class C3 (dwellinghouses) of schedule 1 to the Use Classes Order, (b) development referred to in sub-paragraph (a) together with the extension of the building referred to in sub-paragraph (a), or (c) development referred to in sub-paragraph (a) together with building operations reasonably necessary to convert the building referred to in sub-paragraph (a) to a use falling within Class C3 (dwellinghouses) of that schedule or to extend that building.	The proposed conversion is an agricultural building which is surrounded by other conversions to dwelling houses and therefore no longer part of an established agricultural unit.
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,	
(b)in the case of a site that was (but is no longer) part of an established agricultural unit— (i)the site was part of an established agricultural unit on 24th July 2023, (ii)where the site ceased to be part of an established agricultural unit after 24th July 2023, the site has not been part of the established agricultural unit for a period of at least 10 years before the date development under Class Q begins, or (iii)since ceasing to be part of an established agricultural unit, the site has been used for any non-agricultural purpose,	N/A
(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,	The proposed development does not exceed 150 square metres
(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	The proposal is for one dwelling

exceeding 1,000 square metres,	
(e)the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained,	The site is not occupied under an agricultural tenancy and is privately owned by the applicant.
(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,	
(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,	No change of use on the established agricultural unit has been carried out within the last 10 years.
(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),	The dimensions of the building will remain the same with no extensions.
(i)the development under Class Q(b) would result in an extension that— (i)has more than one storey,	There are to be no extensions.

(ii)is sited anywhere other than to the rear of the existing building, (iii)extends beyond the rear wall of the existing building by more than 4 metres, (iv)has eaves the height of which exceed the height of the eaves of the existing building, (v)is higher than whichever is the lower of— (aa)the highest part of the roof of the existing building, or (bb)a height of 4 metres above the ground, (vi)extends beyond a wall that forms a side or principal elevation of the existing building, or (vii)would be sited on land that, before the development under Class Q(b), is not covered by a hard surface that was provided on the land by virtue of any development, and— (aa)the hard surface was not provided on the land on or before 24th July 2023, or (bb)where the hard surface was provided on the land after 24th July 2023, the hard surface has not been situated on the land for a period of at least 10 years before the date development under Class Q(b) begins,	The proposal will not extend beyond the rear wall. The eaves height will not exceed the height of the existing building. The eaves height does not exceed the height of the existing building. No extensions to the building. The land that the building is cited on is hardstanding. N/A
(j)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,	Does not consist of any building operations other than those listed. No other building operations other than those that are reasonably necessary for the building to function as a dwelling house will be carried out.

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),	
(k)the site is on article 2(3) land,	The site is not within a National Park, The Broads, an AONB. Conservation area or WHS.
(l)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, (m)the site is, or contains, a scheduled monument,	The site does not form part of any of these.
(n)the building is a listed building,	The building does not have a listed status.
(o)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	All proposals would comply with the Nationally described space standards.
(p)the building does not have suitable existing access to a public highway.	The building will be accessed via an existing long standing access road that already serves other existing residential properties.

The proposed conversion of the existing agricultural barn will bring a sympathetic economic use to an agricultural barn which is now unsuitable for modern agricultural practices.

The proposed conversion occupies the same footprint as the existing agricultural barn. Furthermore, the conversion is contained within the same physical structure as the original building. Neither the elevations nor the roof height or pitch will be altered by the conversion.

The conversion will bring new life to an agricultural building no longer suitable for modern agricultural use and uneconomical for commercial re-use.

The conversion of the barns will bring about a significant visual improvement of the area.

The proposed conversion satisfies all criteria under Schedule 2, Part 3 of The Town & Country Planning (General permitted development etc) (England) (Amendment) Order 2024 – application for class Q from agricultural to residential dwelling.

If the LPA have any enquiries, then please do not hesitate to contact us.

Yours faithfully

A handwritten signature in black ink, reading 'Leah Halik', is positioned below the 'Yours faithfully' text.

LEAH HALIK

For P Wilson & Company

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