



CHARTERED SURVEYORS & PLANNING CONSULTANTS

**APPLICATION FOR PRIOR DETERMINATION
NOTIFICATION OF A PROPOSED CHANGE OF USE OF 3
AGRICULTURAL BUILDINGS TO 3 DWELLINGS**

**GLASSPOOL FARM, PART LANE, RISELEY, READING, BERKSHIRE,
RG7 1RU**



Prepared for:

E.V Hall (Farms) Ltd.

Dollerys Farm
West End Green
Stratfield Saye
Reading
RG7 2DP

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Date
July 2015



1. INTRODUCTION

- 1.1 We act on behalf of E.V. Hall Farm Ltd in respect of the prior determination request made to Wokingham Borough Council in relation to the potential change of use of 3 agricultural buildings at Glasspool Farm, Part Lane, Riseley, Reading, Berkshire.
- 1.2 Planning permission is not deemed necessary for the proposed development on the basis that the proposal conforms with the provisions set out in The Town and Country Planning (General Permitted Development) (England) Order 2015.

2. DISCLAIMER

- 2.1 This report is for the sole use of the named client. While it may be shown to other professionals acting for them, the contents are not to be disclosed to nor made use of by any third party without our express prior written consent. Without such consent we can accept no responsibility to any third party.

Signed *Henry Doble*

Henry Doble BSc (Hons)

on behalf of Acorus Rural Property Services Limited

Dated *July 2015*

3. PLANNING POLICY BACKGROUND

- 3.1 In the 2013 Budget Statement the Government announced its intention to consult on allowing further flexibilities between use classes to support the change of use. Building on the changes introduced in May 2013, a consultation was undertaken on 'Greater flexibilities for change of use' and this included options for amending the Town and Country Planning (General Permitted Development) Order 1995 (as amended) to grant permitted development rights for various situations including rights to assist change of use and the associated physical works from existing buildings used for agricultural purposes to residential use (C3). This has now been consolidated within the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 3.2 The proposals were put forward to further enhance the Government's key objective of supporting economic growth. The proposals strongly support key Government priorities for making better use of existing buildings, supporting the high street and rural communities and providing new housing.
- 3.3 March 2012 saw the publication of the Government's National Planning Policy Framework (NPPF). This document replaces all Planning Policy Statements. The document states that there is a presumption in favour of sustainable development.
- 3.4 Given the Permitted Development Rights which have come into affect on the 6th April 2014, the Government clearly believe that the change of use of agricultural buildings to dwellings is in line with the NPPF and therefore the development it allows is sustainable. The changes allowed under the permitted development will make a strong contribution towards the provision of new homes, reducing some of the pressure for new green field development and allowing under-utilised buildings to be brought back into productive use.
- 3.5 Planning permission is not deemed necessary on the basis that the proposal conforms to the provisions set out in the Town and Country Planning (General Permitted Development) (England) Order 2015. Class Q allows for 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 (dwelling houses) of the Schedule to the Use Classes Order; and

(b) building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule.

- 3.6 The new permitted development provisions do not differentiate between the age, type or condition of any buildings which might be suitable for conversion.

4. THE SITE AND BUILDING

- 4.1 The proposal relates to the change of use of existing agricultural buildings and the land within their curtilage into 3 dwelling houses.
- 4.2 The agricultural unit has been owned by the applicants for a number of years and is land which has been occupied for the purposes of agriculture on or before the 20th March 2013.
- 4.3 The holding to which Glasspool Farm relates extends to approximately 182 hectares (450 acres) and is all under arable production.
- 4.4 It is confirmed that the following criteria are also satisfied:
- the building is not on article 2(3) land;
 - the site was used for agricultural purposes on and immediately before 20th March 2013 or when it was last in use;
 - the site is not occupied under an agricultural tenancy, nor has one been terminated within the last 12 months.
 - the site does not form part of a safety hazard area or military explosives storage area;
 - the building is not a listed building or scheduled monument;
 - no development utilising other agricultural PD rights has been undertaken on the unit since 20th March 2013.

- 4.5 The buildings in question are redundant poultry houses which have been modified and last used for cattle sheds and storage. They are now mainly redundant occasionally used for straw and machinery storage.

The floor space of the buildings to be developed totals 448.8m²

5. PRIOR DETERMINATION – CLASS Q(a)

- 5.1 In accordance with the Order, we request a determination as to whether the prior approval of the LPA is required for the Class Q(a) development in this instance in regard to:

- **Transport** and highways impacts of the development
- **Noise** impacts of the development
- **Contamination** risks on the site
- **Flood risks** on the site
- 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 (dwelling houses) of the Schedule to the Use Classes Order

5.2 Transport

There is an existing access to the buildings. Access is onto a made and adopted country lane, Part Lane. The access point is good with excellent visibility in both directions. There will be no impact on highway safety.

Considering an average of 4 trips per day per dwelling, it could be deemed that the highways impact of the proposal would be minimal.

Any movements associated with the development would replace agricultural movements.

5.3 Noise

The proposed residential conversion would compliment and be beneficial in terms of the nature of the overall use of the site.

There are dwellings nearby and so the proposal would replace any noise associated with the agricultural use.

5.4 Contamination

There has been no previous use of the site to the applicant's knowledge, which would lead to any contamination concerns or issues. Specifically there has never been any landfill or waste disposal on or around the site, no vehicle maintenance or storage of fuels/chemicals, nor burning of fires on site to the applicants knowledge. Given historically the use of the site has been agricultural rather than industrial, the pollution and contamination risk is deemed to be low.

The subject buildings have been used as agricultural storage and animal housing, therefore there is no reason why contamination should be an issue.

5.5 Flood Risk

The site is not within an identified flood risk zone and there is no history of flooding issues on the site.

There will be new drainage facilities installed which will provide adequate foul and drainage and surface water drainage. Any newly created drainage for surface water will ensure that any discharge will not increase the chance of flooding elsewhere.

5.6 Location and Siting

The location and siting of the buildings do not make them undesirable or impractical to change the use.

There is a curtilage area associated with the buildings which are appropriate to create amenity space for the dwellings created. The existing access will be utilised to service the new dwellings.

The improvement to the external appearance of the building will be of benefit in terms of visual impact.

The dwellings proposed are reasonable for the location and will not over develop the site.

6. PRIOR DETERMINATION – CLASS Q(b)

- 6.1 In addition to the above, we also request a determination as to whether the prior approval of the LPA is required in relation to the design or external appearance of the buildings.
- 6.2 To assist with the determination we enclose the following information:
- a site location plan which identifies the subject building and the deemed curtilage area;
 - An overview of how the buildings can be converted.
- 6.3 The proposed designs would not extend the external dimensions of the buildings in any direction.

7. CONCLUSION

- 7.1 It is deemed that the proposal for the change of use of the building at Glasspool Farm should be considered permitted development, under the legislation brought into force in April 2015 under Class Q (a and b) of the General Permitted Development Order.
- 7.2 The proposed change of use will not lead to any detrimental adverse effects on traffic, flood risk, noise or contamination and the siting and location of the building are deemed to be acceptable for the proposed use.
- 7.3 The building lends itself to a residential scheme that can easily be incorporated into the existing fabric with upgrade/renewal where necessary within the allowances under the GPDO.