

December 2025

Planning Statement

Glasspool Farm, Part Lane, Riseley, Wokingham RG7 1RU

Prior approval for the change of use of a former agricultural building to create 5 no. dwellinghouses (Use Class C3) under Class Q of The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2024.

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Document Control Sheet

Project Name	Glasspool Farm
Client	Wroxton Group Holdings Limited
Project Reference	5389
Project Manager	MB
Team Members	DRS, DI, DS

Version	File Name	Description	Prepared	Checked	Date
01	5389_01_PS_Class Q Barn A	Planning Statement	DRS	MB	3.12.25

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1 Introduction

- 1.1 Planning & Design Practice is a multidisciplinary practice consisting of chartered town planners, architects and heritage specialists. The practice operates across England and Wales and has an exemplary track record of submitting successful planning applications and in facilitating sustainable development.
- 1.2 This statement identifies the context and need for the proposed development and includes an assessment of how the proposed development accords with relevant national and local planning policies, as well as assessing any other material considerations.
- 1.3 This submission represents a continuation of the previously consented proposal for the same overall development. The earlier approval encompassed the change of use of two agricultural buildings (Barn A and Barn B). To support a phased delivery strategy, the present application pertains solely to Barn A. The design, scope, and technical parameters relating to Barn A remain consistent with the approved scheme, with no amendments proposed as part of this submission.

2 Site Description and Planning History

Site Location

- 2.1 The site is located at Glasspool Farm, Part Lane, Riseley. Glasspool Farm is located approximately 700 metres to the east of Riseley and is outside of the village's defined settlement boundary. The application site hosts four narrow barns, as well as a single residential dwelling and a detached garage. The agricultural building that is the subject of this application is the northwesternmost on the site, Barn A.
- 2.2 Two of the site's agricultural barns (Barn A and Barn B) benefit from an extant Class Q consent for conversion to form 10 no. dwellings (Ref: 242193, approved 22 October 2024). This submission relates solely to Barn A and seeks prior approval for an alternative conversion scheme, within the limitations of Class Q of The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2024.
- 2.3 The barn's primary structure is a timber frame, at approximately five metre centres, and fixed to sockets in the foundations. The walls are timber clad and supported by timber studs off blockworks walls to approximately two metres high. The building features a roof comprised of corrugate sheet cladding. The building is of permanent and substantial construction.
- 2.4 A structural report carried out by Gurney Consulting Engineers in 2024 as part of a previous application (Ref: 242193), found that it was *"feasible to convert the existing barns into dwelling houses without wholesale reconstruction of the primary structural frames."*



Figure 1: The site, edged in red

- 2.5 The site is located entirely within Flood Zone 1 and is therefore not considered to be at risk of flooding.
- 2.6 Glasspool house, a Grade II listed building is adjacent to the site, to the west.
- 2.7 The site has a detailed planning history, including a number of extant consents. The following section provides an overview of the relevant planning history listed on Wokingham Borough Council's online planning site:

Relevant Planning History

Application	Proposal	Decision
251003	Application for submission of details to comply with the following condition of planning consent 242193 dated 22.10.2024. Condition 3 relates to preliminary contamination risk assessment; 5 to asbestos survey and removal plan; 6 to boundary treatment.	Approved – 06/06/25
243242	Application to vary condition 4, 5, and 6 of planning consent 232273 for the change of use of land to residential for the proposed erection of 1 no. detached dwelling and garage following demolition of the existing garage and agricultural outbuilding. (Part retrospective). Condition 4, 5, and 6 refers to landscaping, bat mitigation, and ecological mitigation measures and the variation is to remove the 8-week period submission requirement following granting of planning permission by the local planning authority.	Unavailable
242193	Prior approval submission for proposed conversion of 2 no. agricultural buildings (Buildings A and B) to form 10 no. dwellings with associated works including partial demolition.	Approved – 22/10/24
242180	Prior approval submission for proposed partial demolition and change of use of 1 no. agricultural building (Building C) to a hotel (Use Class C1).	Refused – 17/10/24
241044	APPLICATION FOR WORKS TO PROTECTED TREE(S) TPO 1836/2021, T1 and T2 T1 Oak, to reduce crown by 3m. T2 Ash, fell tree ash dieback.	Split Decision – 21/06/24

232273	Change of use of land to residential for the proposed erection of 1 no. detached dwelling and garage following demolition of the existing garage and agricultural outbuilding. (Part retrospective)	Approved – 17/05/24
230850	Householder application for the proposed raising of the roof with the insertion of 1no. front dormer window and 2no. rear roof lights to create habitable accommodation. Proposed single storey side/rear extension with roof lights and single-storey front extension to create a porch following demolition of existing roof, ground floor utility and bathroom and demolition of chimney on eastern elevation and chimney on northern elevation and changes to fenestration.	Withdrawn – 04/08/23
230260	Prior approval submission for proposed part conversion of 3 no. agricultural barns to form 5 no. dwellings with associated works including partial demolition.	Refused – 23/03/23
223623	Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 8.00m, for which the maximum height would be 4.00m and the height of the eaves 2.40m.	Approved – 23/01/23
214052	Full application for the proposed erection of one 4no. bedroom dwelling with associated driveway, garage and landscaping.	Refused – 07/02/22
213273	Full application for the proposed erection of one 5 no. bedroom detached dwellinghouse and detached garage following demolition of existing farmhouse and associated outbuildings.	Refused – 03/02/22
200371	Prior approval (Class R) submission for the proposed change of use of 1no. agricultural building to an office use building with ancillary parking.	Approved – 15/05/20
200243	Prior approval submission for the conversion of 2 no agricultural buildings to provide 5 no. dwelling houses.	Approved – 26/02/20
193385	Prior approval submission for proposed part conversion of 2 no. barns to form 5 no. dwellings.	Refused – 28/01/20

193386	Prior approval submission for proposed part conversion of barn to flexible use.	Refused – 28/01/20
181989	Application for prior approval for the proposed change of use of an existing agricultural building and the land within its curtilage to 5 no. dwelling houses.	Approved – 07/09/18
180706	Outline application for the proposed erection of 3 no. new dwellings (all matters reserved).	Refused – 01/05/18
160121	Outline application for the erection of 4no dwellings (all matters reserved).	Refused – 26/04/16
152333	Application for prior approval for proposed change of use of three agricultural buildings to dwellinghouses (Use Class C3).	Approved – 14/10/15
062166	Proposed change of use of agricultural land to use for storage / distribution of wood chips. Retrospective.	Approved – 14/03/06

3 The Proposed Development

- 3.1 It is proposed to convert Barn A to form 5 no. single-storey dwellings. New cladding will be fitted to match the existing cladding. New double-glazed windows and doors are also to be fitted and will provide access from both the building's north and south elevations.
- 3.2 Five dwellings are to be created, each with a gross internal area of 95m². These will each feature three double bedrooms, one of which will have access to an en-suite bathroom. A family bathroom, and open plan kitchen-living-dining space will complete the layout.



Figure 2: Proposed plans and elevations

4 Assessment Against Class Q Criteria

4.1 The application is submitted in accordance with The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2024, which establishes the principle of the change of use of an agricultural building to a dwelling as well as dealing with the operational development matters.

4.2 In accordance with Class Q (a) planning permission is deemed to exist for the change of use of a building and any land within its curtilage from use as an agricultural building to a use within C3 as a dwellinghouse and (c) those building operations are reasonably necessary to convert the building other than in the following circumstances;

4.3 *(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,*

This is not applicable.

4.4 *(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,*

The agricultural holding to which Glasspool Farm relates formerly extended to approximately 182 hectares. A previous application from 2015 (REF: 152333) showed that the site was accepted as being part of an established agricultural unit, and the barns on site are redundant poultry houses which had been reused as cattle sheds and storage. Barn A has remained redundant, occasionally used for the storage of straw and machinery. It has not been used for non-agricultural purposes since.

4.5 *(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,*

This is not the case. The internal floor space of each new dwelling is 95m².

4.6 *(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,*

This is not the case. 5 dwellinghouses are proposed as part of this application, with a cumulative floorspace of 475m².

4.7 *(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 agreement.

4.8 *(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,

This is not the case.

4.9 *(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,*

This is not the case.

4.10 *(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 external dimensions will not extend beyond the existing built envelope, as shown on the proposed plans.

4.11 *(i) the development under Class Q(b) would result in an extension that—*

- (i) has more than one storey,*
- (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,*

No extension is proposed as part of this application.

4.12 *(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,**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),*

This following extract is taken from the Planning Practice Guidance Paragraph 105 Reference ID: 13-105-20180615. Although this has not been updated since the GPDO was revised in May 2024, the interpretation of the legislation is still considered to be accurate and relevant.

“The right allows either the change of use (a), or the change of use together with reasonably necessary building operations (b). Building works are allowed under the right permitting agricultural buildings to change to residential use: Class Q of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. However, the right assumes that the agricultural building is capable of functioning as a dwelling. The right permits building operations which are reasonably necessary to convert the building, which may include those which would affect the external appearance of the building and would otherwise require planning permission. This includes 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. 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.”

Q.1(j) permits the installation or replacement of windows, doors, roofs, or exterior walls, or water, drainage, electricity, gas or other services, to the extent reasonably necessary for the building to function as a dwellinghouse and partial demolition to the extent reasonably necessary to carry out building operations.

“Internal works are not generally development. 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.”

For a discussion of the difference between conversions and rebuilding, see for instance the case of *Hibbitt and another v Secretary of State for Communities and Local Government* (1) and *Rushcliffe Borough Council* (2) [2016] EWHC 2853 (Admin).

The application is accompanied by detailed elevation plans setting out the associated building operations which are considered to be reasonably necessary for the building to function as a dwelling house, in accordance with Class Q limitations. The proposed development consists of the following building operations:

- Installation of new windows and doors
- New external cladding to create rear elevations

The conversion of the building to form five dwellings will require internal works. The updated guidance referred to above explicitly clarifies that internal works are not prohibited by Class Q.

As set out above, the existing structural elements of the agricultural building will remain intact, with the external cladding and roofing material being replaced on a like-for-like basis and treated where necessary. The replacement of external walls is explicitly mentioned in the legislation as works that are considered to be permitted. The application does not propose any rebuilding as part of the application. There are many examples of appeal decisions post the *Hibbitt & Anor v Secretary of State* which discuss the amount of works undertaken but the following paragraph taken from appeal decision Ref. APP/N1025/W/21/3277013 is helpful in understanding where the 'line' between fresh build and conversion lies;

"5. From the evidence before me, and my observations on site, I find that the building, including its framework, are structurally sound. Whilst the appellant's structural report suggests that some strengthening may be needed, this relates to the wall and roof cladding, and not the structural integrity of the building itself. Therefore, and mindful of Paragraph 105 of the Planning Practice Guidance (the PPG), I find that the building would be capable of functioning as three dwellings. Paragraph 5. appeal decision Ref. APP/N1025/W/21/3277013 (Appendix A)"

When having regard to the extent of building operations that are proposed it is considered that the works associated with the change of use would amount to conversion and not rebuild, as examined by High

Court decision (case *Hibbitt & Anor v Secretary of State for Communities & Local Government & Ors* (2016)) and are therefore considered to be reasonably necessary for the building to function as a dwellinghouse, in accordance with the aims of Class Q.

4.13 *(k) the site is on article 2(3) land,*

The site is not on article 2(3) land.

4.14 *(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,*

The site does not form part of a site of special scientific interest, a safety hazard area, or military explosives storage area.

4.15 *(m) the site is, or contains, a scheduled monument,*

There is not a scheduled monument on site.

4.16 *(n) the building is a listed building,*

The building is not listed.

4.17 *(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*

Each proposed dwelling does comply with nationally described space standards.

4.18 *(p) the building does not have suitable existing access to a public highway.*

The building does benefit from a safe and suitable access from the public highway. Currently access to the site is via an area of hardstanding.

- 4.19** In addition to the above, Paragraph Q.2. of the GDPO requires the local planning authority to assess the proposal on the basis of its impacts in terms of transport and highways, noise, contamination, flooding, whether the location or siting of the building make it otherwise impractical or undesirable for the change of use and the design, the external appearance of the building and whether there is adequate natural light in all habitable rooms.

Transport and Highways

- 4.20** Paragraph 116 of the NPPF states 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 on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.”*
- 4.21** The highways consultee response to the site’s extant scheme (Ref: 242193), raised no objection to the proposed development, and indicated that *“the level of traffic would not have an adverse impact on the wider highway network.”*
- 4.22** The site will use an existing access from Part Lane and has good visibility when entering and exiting the site.
- 4.23** No significant highways issues are therefore raised.

Noise Impacts

- 4.24** The proposed dwellings are sufficiently distant from any noise generating areas, and no significant noise issues are raised.

Contamination Risks

- 4.25** The site is adjacent to the Kerba, Riseley Filled Ground former landfill site, and within the gas consultation zone. As part of a previous application on site to comply with the condition of planning consent 242193 (REF: 251003), a Gas Monitoring Summary by Eastwood Consulting Engineers found that *“there is no*

significant risk of ground gas migration into the proposed property. [...] As such no ground gas precautions are considered to be required”.

- 4.26 The barns on site also contain several form of asbestos. An Asbestos Demolition and Refurbishment Survey was carried out in January 2025 as part of by DL Surveying, which was found to be sufficient to comply with the conditions of planning consent 242193 (REF: 251003).
- 4.27 As such, no outstanding contamination risks are identified. The proposed development therefore conforms to the criteria of Class Q.

Flood Risk

- 4.28 The site is located within Flood Zone 1, meaning that it is not considered to be at risk of flooding, and there are no significant or unacceptable risks to residential development. The site benefits from large areas of existing hardstanding. The proposed development will also not increase the risk of surface water flooding.

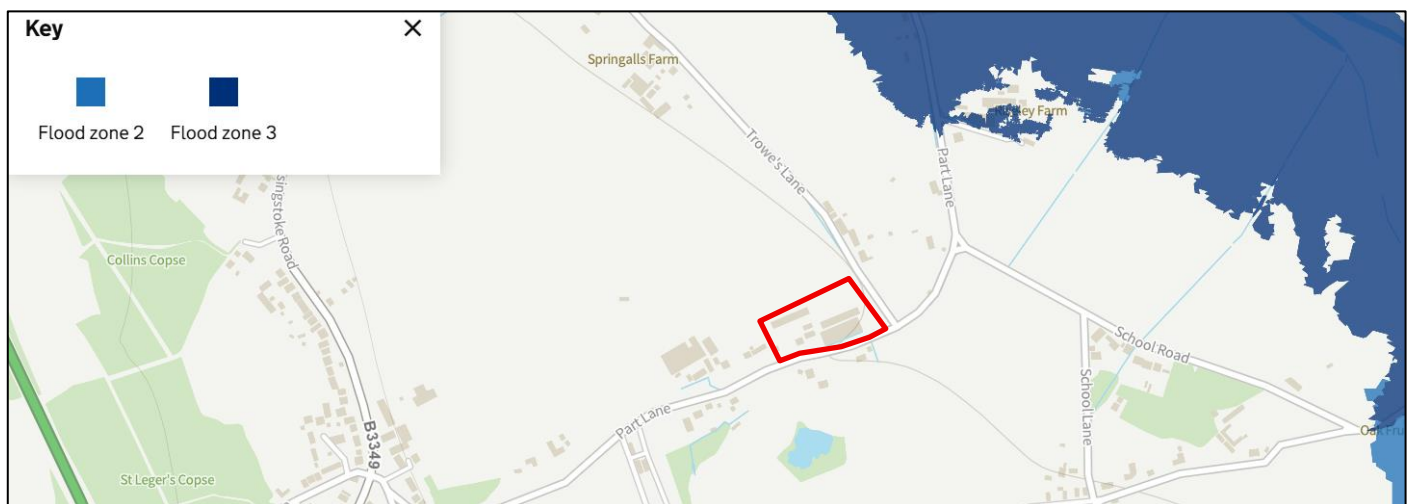


Figure 3: Flood map showing the site (edged in red) in Flood Zone 1

Whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a dwellinghouse

- 4.29 The application site is located within the open countryside, and because most agricultural buildings will not be located in or adjacent to settlement boundaries, it will be difficult for them to meet normal locational sustainability tests.
- 4.30 Paragraph 108 of the National Planning Practice Guidance (ID: 13-108-20150305), states that *“the permitted development right does not apply a test in relation to sustainability of location. This is deliberate as the right recognises that many agricultural buildings will not be in village settlements and may not be able to rely on public transport for their daily needs. Instead, the local planning authority can consider whether the location and siting of the building would make it impractical or undesirable to change the use to residential.”*
- 4.31 While *“impractical”* or *“undesirable”* are not defined in the regulations, Paragraph 109 of the National Planning Practice Guidance (ID: 13-109-20150305) confirms that *“...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.

There may, however, be circumstances where the impact cannot be mitigated. Therefore, when looking at location, local planning authorities may, for example, consider that because an agricultural building on the top of a hill with no road access, power source or other services its conversion is impractical. Additionally the location of the building whose use would change may be undesirable if it is adjacent to other uses such as intensive poultry farming buildings, silage storage or buildings with dangerous machines or chemicals.

When a local authority considers location and siting in this context it will not therefore be appropriate to apply tests from the National Planning Policy Framework except to the extent these are relevant to the subject matter of the prior approval.”

- 4.32 The application site lies within a rural location. It is not in a position where the local planning authority would normally grant permission for a new dwelling. Paragraph 108 of the NPPG makes it clear that location is not a sufficient reason to refuse prior approval. The site has a safe access to the public highway. The building is remote from any uses incompatible with residential development. There are no hazardous or noisy activities operating on site.
- 4.33 The conversion of the agricultural building to five dwellinghouses (Class C3), in regard to the above, is therefore not impractical or undesirable.

Design and External Appearance

- 4.34 The design and external appearance of the building has been kept to the minimum to retain the character of the building, making use of the existing structure for conversion and maintains existing openings. The General Permitted Development Order is explicit in listing the external alterations that are permitted under Class Q (b) provided they are reasonably necessary for the conversion of the building into a dwelling. The proposed external works have been designed in accordance with this criteria, to retain the original fabric, whilst inserting new windows to the exterior walls to allow the building to be used for residential use.
- 4.35 For the reasons outlined above, the location or siting of the building does not make it impractical or undesirable for it to change from agricultural use to a use falling within Class C3 (dwellinghouses) of the Use Classes Order.

The provision of adequate natural light in all habitable rooms

- 4.36 As part of the application a number of new windows and doors are proposed with each habitable room benefitting from at least one glazed opening. As such it is considered that there would be an adequate amount of natural light provided for each habitable room within the dwelling house not to adversely impact on the amenity of future occupants.

5 Conclusions

- 5.1 Prior approval is sought for the change of use and conversion of an agricultural building to form 5 no. dwellinghouses (Use Class C3) at Glasspool Farm, Part Lane, Riseley.
- 5.2 The application is submitted in accordance with The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2024. The conversion to residential use does not therefore require planning permission, subject to a number of criteria and conditions.
- 5.3 The building is structurally sound and capable of accommodating the necessary alterations in order to facilitate its conversion to form 5 no. dwellinghouses.
- 5.4 The proposed conversion would not unacceptably impact upon the safety or efficiency of the highway network. It would not give rise to any unacceptable noise impacts and would not increase flood risk and is not at risk of contamination. Residential use is not therefore impractical or undesirable in this location.
- 5.5 The external alterations to the building have been carefully designed to respect the agricultural character of the existing building, and its rural location. The installation of new windows and doors are reasonably necessary in order for the building to function as a dwelling.
- 5.6 The proposed development therefore constitutes permitted development under Class Q of the General Permitted Development Order.



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