

LOCATION OR SITING, DESIGN OR EXTERNAL APPEARANCE, PROVISION OF NATURAL LIGHT

CLASS Q.2 (1)

Stokes Farm Barn Shed #4
Binfield Road,
Binfield,
RG40 5PR

Q.2. (1)

This statement has been prepared to accompany a planning application in relation to development proposals on Stokes Farm Barn Shed #4, Binfield Road, Binfield, Wokingham. (herein after referred to as ‘the site’). The site falls within the administrative boundary of Wokingham Borough Council.

The site is located to the Southeast of Binfield Road, the North West of Wokingham Town centre and to the of East of Popeswood which are predominantly residential areas. To the North, the application site fronts onto open pasture, woodland and another redundant Poultry Shed not used for storage. To the South, the site is adjacent to Keephatch Meadows, a SANG/Thames SPA mitigated Greenspace over 100 m away, sitting between the site and A 329. To the East, the barn opens out onto open countryside and woodland, and to the West opens out towards the access road and more pasture

The site has previously been subject to multiple prior approval planning applications within the parameters of Class Q, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. Class Q allows for development consisting of 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.

The site comprises of Barn # 4 which is currently vacant but operated under agricultural use in the past. The development proposals seek prior approval permission to redevelop the site to provide 5no. 2 and 3-bedroom houses. Access to the site will be achieved via the existing access road from Binfield Road. Car and cycle parking will be provided in accordance with applicable policy standards.

This statement will demonstrate that:

- The proposal would not be 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.
- In light of the scope of what can be considered under this prior approval application the design or appearance of the building will be acceptable.
- All habitable rooms are provided with natural light.

Baseline Conditions

This Section sets the context for the application proposals, providing information on the application site and surrounding area.

Site Location

The site is located on land north west of Binfield Road, approximately 430 metres to the South West of the recently completed housing development Keephatch Gardens. The site is bound by agricultural land with Keephatch Meadows, A SANG/SAMM, Thames Basin Heaths ‘Greenspace’, implemented as part of the Keephatch Gardens Residential Development adjacent to the site. Figure 1.



Figure 1 – The site

The site has not been associated with any such uses such as chicken egg production for more than two years due to the downsizing of the poultry business. To the North of the site sits agricultural buildings Shed's #5&6. Previously used for housing chickens, however egg production has been scaled down significantly due for economic reasons, the agricultural buildings are now being used for storage. Land surrounding sheds #5&6 is fenced and used for pasture.

The surrounding area outside the residential curtilage will be maintained as meadow. The land has not been classified by way of the Post 1988 Agricultural Land Classification (Magic.defra.gov.uk) and is considered to be very poor by Natural England and DEFRA Magic Maps. Fig 2

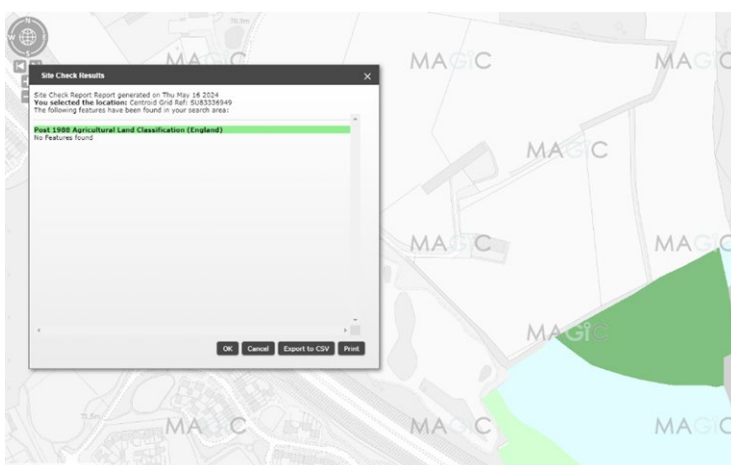


Figure 2 - ©Magic.defra.gov.uk show that the land has little value as unclassified agricultural land.

The existing building consists of a metal clad roof, with timber and corrugated walls and openings. **Appendix A**

The existing agricultural unit comprises a substantial steel frame and concrete structure, clad with corrugated metal and a corrugated metal roof. Having been assessed by Roger Oliver Consulting Engineers Ltd. it has been determined that the building is of permanent and substantial construction and that the existing structure can support full residential conversion without the need for any extensive reconstruction.

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

Planning History

There are a number of previous development schemes associated with the site under a Class Q Change of use application that are relevant to the new application, a summary of which is provided below.

212706 – REFUSED

The officer's report stated the following with regards to the location and siting of the development:

'It is not detailed in the submission how the surrounding agricultural land would be used. Currently the surrounding land to the east provides outdoor space for poultry. The submission details another agricultural building to the north but its use is not described.

Notwithstanding this, there is space on site to allow the lawful use of the agricultural land to continue without there being an impractical relationship to the proposed dwelling.'

213795 – REFUSED

The officer's report stated the following with regards to the location and siting of the development:

It is not detailed in the submission how the surrounding agricultural land would be used. Currently the surrounding land to the east provides outdoor space for poultry. The submission details another agricultural building to the north but its use is not described.

Notwithstanding this, there is space on site to allow the lawful use of the agricultural land to continue without there being an impractical relationship to the proposed dwelling.

220051 - REFUSED

The officer's report stated the following with regards to the location and siting of the development:

It is not detailed in the submission how the surrounding agricultural land would be used. Currently the surrounding land to the east provides outdoor space for poultry.

The submission details another agricultural building to the north but its use is not described. It is described that the silo would be retained immediate next to the building and this does raise a practicality of how the silo would operate immediate next to a residential house and garden.

Had prior approval been available, further information on this would have been sought.

221948 – REFUSED

The officer's report stated the following with regards to the location and siting of the development:

It is not detailed in the submission how the surrounding agricultural land would be used. Currently the surrounding land to the east provides outdoor space for poultry.

The submission details another agricultural building to the north but its use is not described.

It is described that the silo would be retained immediate next to the building and this does raise a practicality of how the silo would operate immediate next to a residential house and garden.

Had prior approval been available, further information on this would have been sought.

231260

The officer's report stated the following with regards to the location and siting of the development:

'The residential curtilage and building would be surrounded by the agricultural use of the farm and occupants would have to travel through the farm and past the agricultural part of the barn to enter the property. The property would share the same access to this section of the farm. The living environment and amenity of the future occupiers would be heavily influenced by the day-to-day operation of the farm.'

The PGG guidance specifically states that dwellings adjacent to intensive poultry farming could be undesirable. Given the recent history of the building for poultry farming and that the overall holding still has a sizable poultry farming element, it is not desirable or practical to change part of a chicken shed into a residential dwelling.

Whilst some residential dwellings in the countryside are close to, or exposed to, agricultural activities and livestock, the difference here is that the dwelling would sit in the middle of working poultry and cereal farm, connected to a building that would still have an agricultural use and was designed as a chicken shed.'

241270 – REFUSED

The officer's report stated the following with regards to the location and siting of the development:

It is not detailed in the submission how the surrounding agricultural land would be used. Previously the surrounding land to the east provides outdoor space for poultry. A previous prior approval application showed half of the barn remaining in agricultural use.

This is not proposed now, and this makes the building more practical for residential use.

Proposed Location and Siting.

The surrounding agricultural land lies adjacent to Keephatch Meadows, is proposed to be left redundant. The land to the east and south was used for outdoor space for the poultry, with the egg production now having ceased from this shed the need for this space is no longer has a purpose due to its 'very poor' quality as defined by DEFRA (Fig 2), however the change of use of the building should not sterilise the use of the surrounding land.

Notwithstanding this, there is space on site to allow the lawful use of the agricultural land to continue without there being an impractical relationship to the proposed dwelling.

The Silo has been removed.

The agricultural use of the building to the north is used for storage. The land surrounding this building is fenced to allow the use of the agricultural land. The building is over 80 meters away from the site. There is space on site to allow the lawful use of the agricultural land to continue without there being an impractical relationship to the proposed dwelling.

The design or external appearance of the building

Planning History

There are a number of previous development schemes associated with the site under a Class Q Change of use application that are relevant to the new application, a summary of which is provided below.

212706 – REFUSED

The officer's report stated the following with regards to the design or external appearance of the building

The building would have timber cladding with a zinc roof and floor to ceiling glazing. Whilst this would be more urbanising than the existing barn there is no objection in light of the scope of what can be considered under this prior approval application.

213795 – REFUSED

The officer's report stated the following with regards to the design or external appearance of the building:

The building would have timber cladding with a zinc roof and floor to ceiling glazing. Whilst this would be more urbanising than the existing barn there is no objection in light of the scope of what can be considered under this prior approval application.

220051 - REFUSED

The officer's report stated the following with regards to the design or external appearance of the building:

The building would have timber cladding with a zinc roof and floor to ceiling glazing. Whilst this would be more urbanising than the existing barn there is no objection in light of the scope of what can be considered under this prior approval application.

221948 – REFUSED

The officer's report stated the following with regards to the design or external appearance of the building:

The building would have timber cladding with a zinc roof and floor to ceiling glazing. Whilst this would be more urbanising than the existing barn, as a stand-alone design rationale, this is considered appropriate for a barn conversion.

231260 - REFUSED

The officer's report stated the following with regards to the design or external appearance of the building:

'NPPF para 8 puts achieving Well-designed places at the heart of achieving sustainable development and the proposed building of two halves would fail to achieve this.'

This incongruous impact would also extend beyond to the surrounding curtilage of the dwelling as there would be an uneasy relationship between the modern dwelling and domestic garden surrounding the remaining section of the working barn.'

241270 – REFUSED

The officer's report stated the following with regards to the design or external appearance of the building:

Whilst the proposal would be more urbanising than the existing barn there is no objection in light of the scope of what can be considered under this prior approval application.

Proposed Design or External Appearance.

Through the use of softer materials such as naturally weathered timber the building is designed to blend into the landscape. The external cladding of naturally weathered English chestnut/cedar will visually soften the roughness of the agricultural building whilst not increasing the buildings size at any point. The cladding material will weather down naturally to a soft silver-grey colour that will settle the building harmoniously into its landscape and tree bounded site.

Highly insulated fabric of the house, triple glazed windows and ground source heat pump will result in the property being a net contributor of energy to the grid.

The property will be converted to BS8233 standards for glazing and ventilation to mitigate noise.

The building would have timber cladding with the a zinc roof and glazing. Whilst this would be more urbanising than the existing barn there should be no objection in light of the scope of what can be considered under this prior approval application. **(Appendix B)**

The provision of adequate natural light in all habitable rooms of the dwellinghouses

In all previous Planning Applications detailed above the officer's report stated the following with regards to the provision of adequate natural light in all habitable rooms of the dwellinghouses:

'The floor plans detailed that all habitable rooms would be served by windows, providing adequate natural light.'

The provision of adequate natural light in all habitable rooms of the dwellinghouses.

All habitable rooms are provided with adequate natural lighting. (**Appendix C**)

Summary and Conclusions

- The proposal would not be 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.
- In light of the scope of what can be considered under this prior approval application the design or appearance of the building will be acceptable.
- All habitable rooms are provided with natural light and conform with National and Wokingham room size standards.

APPENDIX A

APPENDIX A



West Elevation



North Elevation



South East Elevation



APPENDIX B

APPENDIX B



Vertical cladding



Standing seam zinc roof



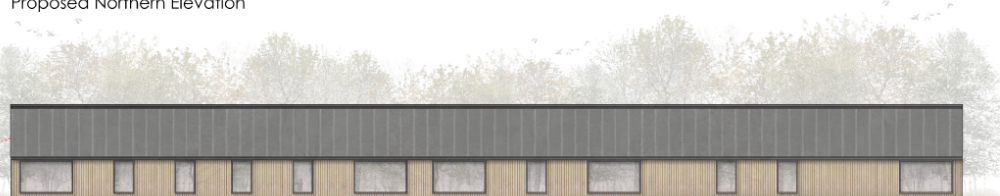
Proposed Western Elevation



Proposed Eastern Elevation



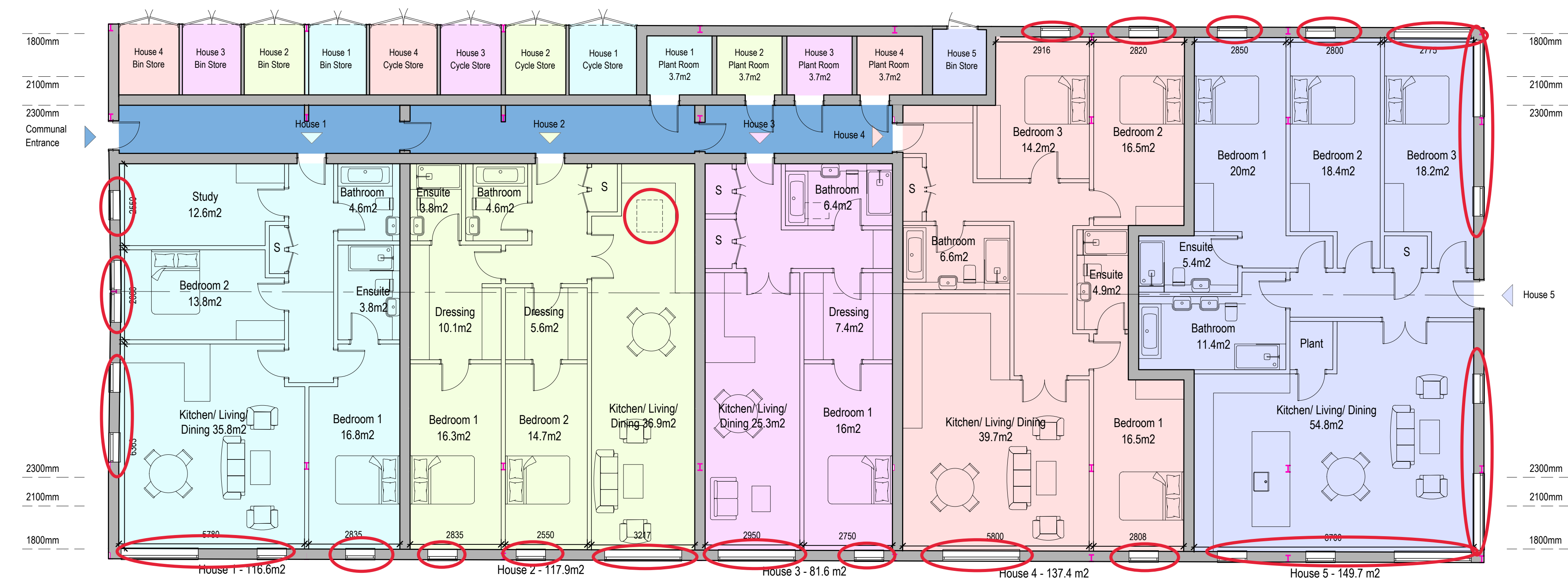
Proposed Northern Elevation



Proposed Southern Elevation

APPENDIX C

APPENDIX C

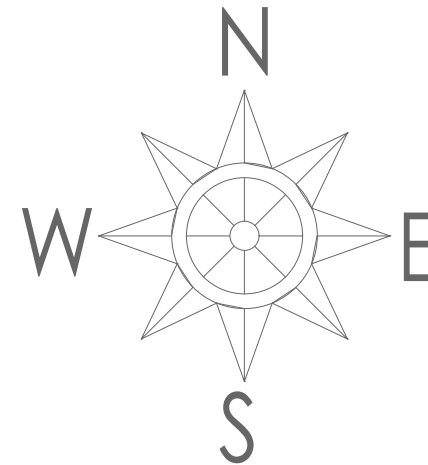


Ground Floor Plan

Denotes window in a habitable room

Notes:

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TITLE: Proposed Floor Plans			
SCALE AT A1: 1:100	DATE: 11/23	DRAWN: JN	CHECKED: CP
PROJECT: FSFW6	DRAWING NO: PL_200	REVISION: C	