



Supporting Statement

Notification for Prior Approval for a Proposed Change of Use of Agricultural Building to a Dwellinghouse (Class C3), and for Associated Operational Development - Pollards Farm, Ditchling Common, RH15 0SE

The Proposal

This application seeks to convert the disused agricultural Barn at Pollards Farm, Ditchling Common, into a dwellinghouse. The area surrounding the barn will become the residential curtilage of the new dwelling.

The Site and its Context

The dwelling house that was previously associated with the agricultural business of Pollards Farm is located to the north of the barn. They are connected by a gravel path and separated by a ditch, pond and dense vegetation.

The barn was used for hay and equipment as part of the wider agricultural unit. When the agricultural activities ceased, the barn no longer had a use.

Assessment Against Class Q Criteria

Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 details that the change of use of, and necessary associated building operations to, an agricultural building and any land within its curtilage to a dwellinghouse is Permitted Development. However, there are a number of conditions under which development is not permitted. None of these apply to this proposal as set out below:

- A. The barn has been used solely for agricultural purposes as part of the agricultural unit of Pollards Farm.
- B. The floor space of the building changing use is approximately 135m² (i.e. less than the 450m² stated limitation)
- C. The total number of dwellinghouses developed under Class Q on the agricultural holding unit will be one. (i.e. less than the stated limitation of three)
- D. The site is not occupied under an agricultural tenancy
- E. No agricultural tenancy has been terminated in the last year with the purpose of carrying out development under Class Q



- F. No development has taken place on the site under Class A(a) or Class B (b) of Part 6 of Schedule 2 of the Order since 20 March 2013
- G. The development will not result in the external dimensions of the building extending beyond the existing external dimensions
- H. The total floor space of the dwelling created under Class Q is approximately 164m² (i.e. less than the 450m² stated limitation)
- I. The development will not involve building operations other than 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. It will only involve partial demolition to the extent reasonable necessary to carry out those building operations.
- J. The site is not on article 2 (3) land
- K. The site is not a site of special scientific interest, a safety hazard area, nor a military explosives storage area.
- L. The site is not, and does not contain, a scheduled monument.
- M. The building is not a listed building.

Class Q Conditions

Development under Class Q is permitted subject to the submission of an application to determine whether the prior approval of the LPA is required with regards to a set of conditions. Each of these is addressed below:

(a) Transport and highways impacts of the development

The proposed dwelling will utilise the existing site access. Visibility at the site access is good. The access has previously been in use for both domestic and agricultural vehicle traffic. The conversion of the agricultural unit to a dwelling will take much of the strain of the access road due to fewer movements.

(b) Noise impacts of the development

The proposed residential use would not give rise to any unreasonable noise and disturbance to the surrounding area.

(c) Contamination risks on the site



The barn was used for the storage of hay and non-mechanical agricultural equipment. Therefore, the site has not been contaminated and there is no requirement to mitigate any contamination.

(d) Flooding risks on the site

A stream runs through the site but it is not within an area at risk of flooding or with critical drainage problems.

(e) 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 (dwellinghouses) of the Schedule to the Use Classes Order

There are no reasons to conclude that the location or siting of the buildings make it otherwise impractical or undesirable for the building to change from agricultural to residential use. The building is located close to the site entrance, meaning ease of access, but is set far enough back within the site to not appear prominent from the road. Existing vegetation conceals the barn from the street scene.

(f) The design or external appearance of the building.

The conversion of the agricultural building to a dwelling has been sensitively designed to suit the setting and the local area, and indicate the former use of the building. The open sides of the existing barn are to be enclosed and windows and doors will be inserted to allow the proposed residential use. Existing and proposed elevations are provided to show the location of these openings.

Conclusion

Therefore, the information provided proves that the development fulfils all the criteria to qualify as Permitted Development under Class Q and is acceptable in regards to transport and highway impacts, noise impacts, contamination risks, flood risks, location and siting of the building and the design and appearance of the building.