



Ashdown Planning Consultants

Architectural Design and Planning

**PLANNING SUPPORT STATEMENT FOR
RESIDENTIAL DEVELOPMENT COMPRISING CONVERSION OF
AGRICULTURAL BARN INTO 3 DWELLINGS**

Springfield Farm, Lewes Road, Scaynes Hill, RH17 7NG

**APPLICATION UNDER PRIOR APPROVAL TO COMPLY WITH
CLASS Q PERMITTED DEVELOPMENT CRITERIA**

**1A Beechview Parade, Walshes Road, Crowborough, TN6 3LA
Tel: 01892 459463 Mobile: 07933 177505**

W: www.ashdownplanningconsultants.co.uk E: info@ashdownplanningconsultants.co.uk

PLANNING SUPPORT STATEMENT

To be read in conjunction with a prior approval application for

RESIDENTIAL DEVELOPMENT COMPRISING CONVERSION OF AGRICULTURAL BARN INTO 3 DWELLINGS





INTRODUCTION

This Planning Support Statement supports an application conversion under Class Q of an existing agricultural barn, no longer required for storage, into 3 dwellings. This is a re-submission of a previously refused application under DM/24/2936, following an appeal decision ref: APP/D3830/W/25/3364775.

The Council refused prior approval on the basis that the development failed to comply with the provisions of paragraph Q1(a) of the GPDO, in that insufficient evidence had been provided to demonstrate that the building had been used for the purposes of agriculture and that it formed part of an EAU on 24 July 2023. The Inspector disagreed with this and found that the appeal site is part of an EAU and therefore complied with Q1(a).

However the Inspector found that the proposal did not accord with paragraphs Q1(h) and (i) in respect of some of the proposed porches being extensions of a wall and to the front of the building therefore the appeal had to be dismissed on these 2 criteria.

As all the other criteria have been satisfied, we are re-submitting the proposal with the design amended to remove ALL of the porches as previously proposed and therefore allow approval under Class Q. We include the relevant criteria below for ease of reference.

Development not permitted, Q.1. 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,
- (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,
- (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,
- (e) the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained,
- (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,

(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),

(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,

(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),
- (k) the site is on article 2(3) land,
- (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,
- (n) the building is a listed building,
- (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 2015⁶⁴ as read with the notes dated 19th May 2016 which apply to it, or
- (p) the building does not have suitable existing access to a public highway.

The planning support statement previously submitted prior to refusal still applies and where necessary is repeated below or amended for this re-submission.

This statement should be read in conjunction with the following plans and documents:

Dwg No: 243234 – 01 A	Site Location Plan
Dwg No: 243234 - 02	Existing Block Plan
Dwg No: 243234 – 03 A	Proposed Block Plan
Dwg No: 243234 - 04	Existing GF Plan
Dwg No: 243234 - 05	Existing FF Plan

Dwg No: 243234 - 06	Existing Elevations
Dwg No: 243234 - 07	Existing Elevations
Dwg No: 243234 – 08 A	Proposed GF Plan
Dwg No: 243234 – 09 A	Proposed FF Plan
Dwg No: 243234 - 10 A	Proposed Elevations
Dwg No: 243234 - 11 A	Proposed Elevations

THE SITE

The site lies to the south west of the A272, Lewes Road, between North Chailey and Scaynes Hill. This is a main link road which runs through to the nearest main centre of Haywards Heath with full public transport services available. Immediately adjacent is the garden centre with store and other shopping facilities which provides most grocery requirements alongside the garden equipment. This location is entirely sustainable in respect of access to services and facilities such as shops, schools, leisure and main line stations.

The site itself currently consists of buildings in connection with storage, with associated hardstanding, agricultural buildings to the south and west and residential properties. Redeveloping this site for residential use will have a positive effect on the locality. The barn to be converted is set back from the highway, accessed by a one way double access system. There is no increase in potential traffic hazards from this completely safe access arrangement.

PROPOSAL

The submitted design has been formulated following a significant period of analysis combining the character of the surrounding area and the buildings, the requirements of the client and planning considerations including those requiring attention to required amenity space for future occupiers.

The scheme proposes 3 x 3 bed dwellings with dedicated garden areas and 2 parking spaces per unit. Hardstanding areas will be replaced by grassed surfacing and additional hedgerow planting, increasing biodiversity in this location. Bat and bird boxes are also proposed.

Dedicated parking spaces are being provided, along with bin store areas and secure cycle storage.

There is ample space for manoeuvring of refuse collection and emergency service vehicles.

Indicative planting and landscaping has been shown on drawing number 243234 03A, final landscaping and planting plans can be agreed if required.

SCALE & DESIGN

The barn is structurally capable of being converted with no extension or modification except changes in fenestration externally along with landscaping. Most of this is to the rear of the proposed building which is not visible from the highway.

The design has been especially formulated to create attractive sustainable dwellings with minimal external changes.

PRIOR APPROVAL ASSESSMENT

In putting forward this proposal we have had due regard to the criteria needed to be met in order to be considered to benefit from permitted development rights under the provisions

of Class Q. We consider these have been met as stated above, and supported at Appeal.

Also the following planning matters are also satisfied by the proposal:

There will be no transport or highway impact arising from the proposed development.

There will be no noise impact on amenities of other local residents.

There are no contamination risks on this site.

There is no flood risk on this site.

The location of the building is practical in its siting in order to change from agricultural use to Class C3 dwelling houses.

The design of the building and its appearance will remain and no major works are required in order to carry out this conversion externally.

The resulting dwellings will benefit from natural light in all habitable rooms.

The resulting dwellings will total 3 units all under 135 sq m.

There will be Biodiversity Gain from creating the garden areas and provision of bat and bird boxes.

The barn to be converted is no longer required for agricultural storage.

ACCESS

There are two existing vehicular accesses to the north east of the site onto Lewes Road itself. Whilst construction is being carried out it is proposed to direct works traffic along the most southerly access and provide vehicle parking on existing hardstanding to the north and east of the site on land in the ownership of the applicant. Vehicles are able to turn and exit onto Lewes Road in forward gear.

Following completion of works this will also provide more than adequate parking and turning for refuse collection vehicles and emergency services.

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CONCLUSION

This proposal for 3 units of residential accommodation by converting an un needed agricultural barn, fits all the criteria for consent under Prior Notification within Class Q as set out above, including Q1 (h) and (i) as identified by the Inspector in his reason for dismissal, by removing the proposed porches.

We trust that this scheme will receive now positive consideration from your council.