

PLANNING STATEMENT

April 2026

A REQUEST AS TO WHETHER PRIOR APPROVAL IS REQUIRED, AND IF IT IS, IF IT IS GIVEN, IN RESPECT OF THE CHANGE OF USE OF A BUILDING FROM AGRICULTURE TO A USE FALLING WITHIN CLASS C3 (DWELLING HOUSES) UNDER CLASS Q OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015



Tom Nook Farm, Turton Road, Tottington, Bury, BL8 3QG

Prepared by MacMarshalls Rural Chartered Surveyors & Planning Consultants, on behalf of AC & RJ Mackenzie

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1. INSTRUCTIONS & BACKGROUND INFORMATION

- 1.1. MacMarshalls are instructed on behalf of AC & RJ Mackenzie, herein referred to as the Applicant, to submit a request for prior approval for the change of use of a building and curtilage from a use as an agricultural building to a use falling within class C3 (dwelling Houses), under Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 1.2. No pre application advice has been sought
- 1.3. Attached submissions include:
- 1.4. Proposed and existing plans
- 1.5. Structural survey

2. THE BUILDING

- 2.1. The proposal is for the change of use of an agricultural building at Tom Nook Farm which comprises an enclosed storage agricultural barn which is constructed of a steel portal frame. The building is a substantial construction with concrete panel walls and separating walls, the steel frame holds roof purlins and a profiled box sheet roof. The walls are clad with yorkshire boarding.
- 2.2. Class Q 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.
- 2.3. The existing building is, in structural terms, already “capable of functioning as a dwelling”. A structural survey is therefore included with this statement. This shows that the building as it stands is capable of conversion. The works proposed cannot be considered to be the construction of a new building.
- 2.4. The structural survey undertaken by Chris Markland concludes that :
- 2.5. *The inspection has revealed that the existing structure to the agricultural building can be classified as good. There are no signs of any significant structural defects, and the existing structure continues to perform satisfactorily.*
- 2.6. *In summary we conclude that this existing agricultural building is structurally suitable for the proposed conversion to domestic use. We note the proposed introduction of a new internal structural party wall, and additional internal buttressing walls will further enhance the lateral stability of the super structure.*
- 2.7. Wherever possible existing apertures have been used to form the new windows and doors. Although it is not a requirement of such an application that the internal arrangements are shown, these have been included to facilitate consideration of the application.
- 2.8. Care has been taken to ensure that no more land than is strictly permissible is included within the red line. The curtilage will certainly therefore be no larger than the area occupied by the agricultural building.
- 2.9. The proposed design provides for two modest sized 3 bedroomed properties with a modern multi purpose kitchen/dining/living area. The property is on one level and there is an acknowledged shortage of single storey properties and 3 bedroom houses in the area. The building will be changed to form two semi detached bungalow style dwellinghouses as shown on the existing and proposed plans. No demolition is proposed.

3. CONFORMITY WITH THE GPDO

3.1 The table below highlights how the proposed development conforms with the criteria of the GPDO.

Criteria	Conformity
(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	The building is still in agricultural use and was on the key date. A holding plan can be submitted if required.
(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,	N/A
(c) The floor space of any dwellinghouse developed under Class Q having a use falling within Class C3	None of the 3 dwellinghouses have a floor space above 150 sqm.

(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,	The cumulative number of dwellings would be three and the total floor space is 300sqm. No previous class Q conversions have occurred.
(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.
(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	No buildings have been erected on the unit in the last ten years.

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),	The elevation plans demonstrate that the proposed development would not result in any alterations extending beyond the external dimensions of the existing building at any given point other than the cladding to the bottom part of the walls, which do not protrude more than 0.2m..
(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,	No extension is proposed.

(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),	The plans show the installation of windows and doors, with only partial alterations to exterior walls. No demolition is proposed. The roof cladding will be replaced. The building already has the benefit of mains electricity and water. A separate electricity and water supply is proposed for the dwellings. A septic tank/treatment plant will be installed adjoining the site. Surface water will follow the route of the existing building, into an existing field drain that leads into the brook on the applicants land. The building is therefore capable of class Q conversion under part Q.1 (i).

(k) the site is on article 2(3) land	The site is not 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,	The site is not located within any of these areas.
(m) the site is, or contains, a scheduled monument,	The agricultural building and its curtilage do not contain a scheduled monument.
(n) the building is a listed building.	The agricultural building and its curtilage do not contain 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 2015 as read with the notes dated 19th May 2016 which apply to it, or	The proposal complies with the space standards.
(p) the building does not have suitable existing access to a public highway.	The same access (Off Fell Mill Lane) will be used as previously proposed and which raised no objection at that time.

4. HIGHWAYS, NOISE, CONTAMINATION, FLOODING, LOCATION, SITING & DESIGN

4.1. Transport and highways impacts of the development

- 4.1.1. The application will facilitate a change of use of an agricultural barn into three, modest dwellings. The proposed use would not generate significant levels of traffic movements to and from the site. The same access (Off Turton Road) will be used as previously proposed and which raised no objection previously.

4.2. Noise impacts of the development

- 4.2.1. Residential use is essentially a quiet use. The other barn on site is used for arable storage with its associated low level activity over the year. The proposed use would not generate detrimental noise impacts.

4.3. Contamination risks on the site

- 4.3.1. There are no contaminants in the building and due to the conversion, intrusive works will be minimal. Accordingly there are no risks. Again, this was not considered an issue previously.

4.4. Flooding risks on the site

- 4.4.1. The flood risks on the site planning map obtained from the EA confirms the site is within flood zone 1, within an area at low risk of flooding. Due to the size of the proposal, a FRA is not required. The EA mapping data also confirms that there is no risk of surface water flooding, or from rivers and seas.
- 4.4.2. Accordingly, the site is at very low risk of flooding from all identified sources.

4.5. Does the location or siting of the building make 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

- 4.5.1. National Planning Practice Guidance states that permitted development rights do not apply a test in relation to sustainability of location, and no issues were raised previously by the LPA or the Inspectorate that would indicate that the location or siting of the building would make it impractical or undesirable to be change use to a dwelling.

4.6. The design and external appearance of the building, and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

- 4.6.1. The building will retain its simple agricultural form and materials, with openings and modern materials used to complement and enhance the building and bring it into

residential use. The new openings and materials, coupled with the outdoor domestic space will result in a visually pleasing form of development that would not have an adverse impact on the character of the area.

5. CONCLUSION

- 5.1. It has been demonstrated that the building satisfies the requirements of Class Q (a) and (b) of Schedule 2 Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).
- 5.2. All reasons for refusal given in the last class Q have been addressed.
- 5.3. Accordingly, the application satisfies legislative criteria relevant to determine this application and it therefore should be determined that prior approval is given.

Signed:



13.04.2026

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NB: This report has been prepared on behalf of the applicants. All the details on the farming system and site activities have been supplied by the Applicant or from the Council's planning website.