

PLANNING STATEMENT

Class Q Application

Change of Use of Agricultural Buildings to Single Dwelling

Barn and Machinery Store at Holcombe Hey Fold Farm, Hawkshaw Lane BL8 4LD

The proposed development is described as “Change of use of barn and machinery store to single dwelling with new roof to machinery store”. One dwelling is proposed. There has been no previous development under Class Q within the established agricultural unit.

The application relates to two attached buildings, a traditional stone barn and a blockwork storage building at the head of Hawkshaw Lane within a small group of dwellings and agricultural buildings. Holcombe Hey Fold Farmhouse is a stone house with associated agricultural buildings. These include the stone barn and storage building, which are the subject of the application, as well as other less substantial buildings.

The holding is an established agricultural unit and evidence is provided in the form of a letter and a map from the Rural Payments Agency. The size of the holding has been reduced in recent years and the map shows the current boundary. The farmer, David Lucas, has recently died and bequeathed the house, land and buildings to his partner who is now the applicant.

The two buildings have a combined gross floor area of 160 square metres. The application is therefore submitted under the transitional arrangements for the old version of “Part Q” agricultural permitted development. The buildings will not be extended although the roof of the storage building needs to be replaced to convert the building which is “reasonably necessary to convert the building for use as a dwellinghouse” as the application form specifies. The work could be restricted to replacement of the existing roof sheets.

The stone barn is a typical, traditional structure with front and rear cart doors and a flagged roof. The attached storage building is more modern and built in blockwork with a sheeted roof. Both buildings are in sound structural condition and readily capable of conversion although the barn roof needs refurbishment and the roof of the storage building needs to be replaced as specified above.

The submitted plans show how the conversion might be achieved, with a first floor created within the barn. The alterations to the barn include new window openings which are appropriate to the character of the building and its rural setting. All the rooms have natural light and their size and dimensions comply with national space standards. Revised plans confirm the use and dimensions of the rooms and the dimensions of the windows and doors. A building would be demolished so that the windows in the storage building can benefit from their southerly aspect.

There is an existing overgrown, concrete access road from the lane to the west of the buildings. The alternative, as indicated, is to remove an outbuilding, giving direct access to the lane.

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