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Ref; 26/1339/301 – Planning Statement

Planning Statement

Conversion of existing agricultural building into a dwelling to land to the south of 344 Bradley Fold Road, Radcliffe, Bolton, BL2 6RL



Image 01: Front elevation to existing building

- prepared on behalf of -

- Mr S. Booth -

Section 1- Introduction

This statement has been produced to accompany a prior approval application for the conversion of an existing agricultural building into a single dwelling.

In addition to this statement the following information is submitted in support of this application:

- 26/1339/100 - Location plan
- 26/1339/101 - Existing site plan
- 26/1339/102 - Existing floor layout plans
- 26/1339/104 – Existing elevations
- 26/1339/201 - Proposed site plan
- 26/1339/202 - Proposed ground floor plan
- 26/1339/203 – Proposed mezzanine plan
- 26/1339/204 – Proposed elevations
- 236/1339/301 – Planning Statement

Section 2- Existing Use

The subject agricultural building is located in a semi-rural location and fronts onto Bradley Fold Road. The applicant's dwelling house is located directly to the north (344 Bradley Fold Road).

The building is constructed with a timber frame, block infill panels to the lower part of the external walls, and corrugated cladding to the upper walls and roof, and a solid concrete floor slab. A small mezzanine area is included.

There is an existing access to the building from Bradley Fold Road with a drop kerb and gated entrance.

The building was granted approval in 2005 for use as an agricultural building (ref; 44693).

Under a previous application for Prior Approval (ref; 72396) evidence was submitted to confirm the use of the building for agricultural use and this was accepted as lawful by the LPA.

Section 3- Proposed Use and Amount of Development

The proposal is for prior approval for the change of use of the agricultural building to a single dwelling with building operations reasonably required to convert the building.

There is an existing Prior Approval (ref; 72396) consent that is extant but the applicant is seeking a new Prior Approval consent to include for a rear extension, to allow the addition of a stone facing and a replacement roof cladding system, and for alterations to the external doors and windows.

Neither the stone facing nor the roof cladding would protrude from the external dimensions of the existing building by more than 0.2metres.

The existing timber frame, block structure and floor slabs will be retained. It is proposed to add a stone external skin to the lower parts of the walls, and a black cladding to the upper walls and roof and this would be in keeping with the materials to the dwelling to the north.

A rear extension is proposed to provide additional bedroom space.

The converted dwelling will have a central hallway with access to an open plan kitchen/dining and living area, a bathroom, three bedrooms (one with en-suite bathroom).

Traditional stone wall facing materials are proposed and black cladding to the upper parts of the walls and roofs. These materials are in keeping with the applicant's dwelling that is adjacent (344 Bradley Fold Road).

A small curtilage is indicated which would not be more than the area of the building itself. The dwelling will have a small terrace and garden area providing an adequate area of external amenity space.

There is an existing access from Bradley Fold Road with gated entrance and dropped kerb access on to the public highway. This access is to be retained and utilised as per the existing arrangement.

A parking area is shown to the front of the dwelling that will allow parking for two cars (three bedroom dwelling).

Section 4- Assessment against the Class Q criteria

The application is for prior notification for the Change of Use of an Agricultural Building to C3 Dwellinghouse under Schedule 2 Part 3 Class Q (*agricultural buildings to dwellinghouses*) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Assessment – Class Q

Permitted development

Q. Development consisting of—

(a) a change of use of—

(i) a building that is part of an established agricultural unit and any land within that building's curtilage, or

(ii) a former agricultural building that was (but is no longer) part of an established agricultural unit and any land within that building's curtilage, to a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order,

(b) development referred to in sub-paragraph (a) together with the extension of the building referred to in sub-paragraph (a), or

(c) development referred to in sub-paragraph (a) together with building operations reasonably necessary to convert the building referred to in sub-paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule or to extend that building.

[Response](#)

The application relates to a former agricultural building that was (but is no longer) part of an established agricultural unit, together with the extension of that building. Under Prior Approval consent ref; 72396 the former agricultural use of the building was accepted.

Development not permitted

Q1. 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,

[Response](#)

Not applicable

(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,

Response

Since ceasing to be part of an established agricultural unit the building/site has not been used for any non-agricultural purpose and has remained vacant.

(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,

Response

The gross internal floor space of the dwelling house is 107 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,

Response

The application is for a single dwelling only, and no other development under Class Q has taken place. The cumulative floor space of the dwellinghouse proposed will not exceed 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,

Response

The building/site is not occupied by 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,

Response

The building/site was not subject to an agricultural tenancy 1 year before the submission of this application.

(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,

Response

No previous development under Class A(a) or Class B(b) of Part 6 of this Schedule has been undertaken.

(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),

Response

An extension is proposed that will comply with paragraph Q.1(i); and no protrusions over 0.2metres would be required to accommodate building operations.

- (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,

Response

The proposed extension is single storey, is sited to the rear of the building, the extension does not exceed the eaves height of the existing building, the extension would not be higher than the highest part of the roof of the existing building, and would not exceed a height of 4 metres above the ground. The extension would not extend beyond a wall that forms a side or principal elevation of the existing building. The area of the proposed extension is covered by a hardstanding that is present between the subject building and an outbuilding at the rear, and the hard surface was in existence on or before the 24th July 2023.

- (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),

Response

No other building operations are required over than those allowable under paragraphs (j)(i) & (j)(ii).

(k)the site is on article 2(3) land,

Response

The site is not on article 2(2) 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,

Response

The site does not form part of a site of special scientific interest, a safety hazard area, or a military explosives storage area.

(m)the site is, or contains, a scheduled monument,

Response

The site is not, and does not contain a scheduled monument.

(n)the building is a listed building,

Response

The building is not 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

Response

The proposed accommodation is in compliance with the requirements of the NDSS including the amount of gross internal floor space required, and bedroom sizes.

(p)the building does not have suitable existing access to a public highway.

Response

To the Prior Approval application submitted previously it was assessed that the existing access to the public highway was satisfactory.

Conditions

Q2.—(1) Where the development proposed is development under Class Q(a) together with development under Class Q(c), development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

(a)transport and highways impacts of the development,

(b)noise impacts of the development,

(c)contamination risks on the site,

(d)flooded risks on the site,

(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 Schedule 1 to the Use Classes Order, (f) the design or external appearance of the building, and (g) the provision of adequate natural light in all habitable rooms of the dwellinghouses, and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

(a) transport and highways impacts of the development

Under Prior Approval consent ref;72396 it was assessed that there would be no adverse impact on transport and highways use as there is existing dropped kerb access to the site with good visibility, and that there would not be a significant increase in traffic to and from the site above the use of the agricultural unit. The previously approved access details are repeated to this application.

(b) noise impacts of the development

There would be no significant noise impact from the proposed development with use as a single dwellinghouse.

(c) contamination risks on the site

Under Prior Approval consent ref;72396 the Environmental Health Section recommended the following informative:

The applicant is advised that they have a duty to adhere to the regulations of Part 2A of the Environmental Protection Act 1990, the Town and Country Planning Act 1990 and the current Building Control Regulations with regards to contaminated land. If any unforeseen contamination is encountered during the development, the Local Planning Authority (LPA) should be informed immediately. Any investigation / remedial / protective works carried out in relation to this application should be carried out to agreed timescales and approved by the LPA in writing. The responsibility to ensure the safe development of land affected by contamination rests primarily with the developer.

It is requested that a similar informative be included in the determination of this latest application.

(d) flooding risks on the site

The site is located in flood zone 1 with a low probability of flooding.

(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 Schedule 1 to the Use Classes Order
As assessed under Prior Approval consent ref;72396, by virtue of the siting and location of the building there are no issues such as the storage or movement of agricultural plant or middens that would make it impractical or undesirable for the building to change from an agricultural use to a use falling within Class C3.

(f) the design or external appearance of the building

It is considered that the design and external appearance of the building would be appropriate as it retains the appearance of a rural/agricultural building with stone facings to the walls, and cladding to the upper walls and roof. New window and door openings are provided to make the building functional for a residential use, and to provide natural light.

(g) the provision of adequate natural light in all habitable rooms of the dwellinghouses

Window openings are included to all habitable rooms and adequate natural light is provided.

(2) Where the development proposed is development under Class Q(a) only, development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the items referred to in sub-paragraphs (1)(a) to (e) and (g), and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

Response

An application for Prior Approval is submitted.

(3) Where the development proposed includes development under Class Q(b), the developer must also apply, as part of the application under sub-paragraph (1) or (2) (as the case may be), for a determination as to whether the prior approval of the authority will be required as to the impact of the proposed extension on the amenity of any adjoining premises.

Response

This proposal includes for the addition of a rear extension as allowable under Class Q(b). It is assessed that the proposed extension would not have any significant impact on the amenity of any adjoining premises. The closest property is 344 Bradley Fold Road (the applicant's dwelling) and there is in excess of a 30metre separation distance, and substantial landscape screening at the boundary between the properties.

(4) Development under Class Q is permitted subject to the condition that development under Class Q(a), and under Class Q(b) or (c), if any, must be completed within a period of 3 years starting with the prior approval date.

Response

This condition is understood and accepted by the applicant

Issued 16th March 2023