

# ATLAS

PLANNING GROUP

## PLANNING STATEMENT

OAK MEADOW

BISHOPS WOOD ROAD

MISLINGFORD

PO17 5AT

AUGUST 2024

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## CONTEXT

### SITE DESCRIPTION

The application site, which measures approximately 334 square metres, is located on the south west side of Bishops Wood Road within the hamlet of Mislingford. The area contains a mixture of residential and agricultural sites, where there is a loose grain of development with dwellings set in generous plots of land.

There is no relevant planning history for the application building, however, Class Q prior approval was granted in January 2016 for an agricultural building that lies within the limits of the agricultural unit (application reference: 15/02745/PNCOU).

The application building was constructed in 2013 and comprises a metal framed single storey structure with metal sheet panelling forming the elevational façade. The building is rectangular in shape with a footprint of 167 square metres and is undoubtedly structurally capable of conversion. This Statement relates to the Class Q conversion of the agricultural building to 2 x C3 dwellinghouses. The agricultural building is currently vacant but was previously used to house pigs and cattle.



Figure 1 - Aerial view of application site

## THE PROPOSAL

It is proposed that the agricultural building is converted to two C3 dwellinghouses under Schedule 2, Part 3, Class Q (b) of the General Permitted Development Order 2015 (as amended). The application seeks to determine if prior approval from the Council is required in respects to potential impacts of the proposed development on:

- Transport and highways;
- Noise;
- Contamination;
- Flooding;
- The practicality and desirability of the change of use;
- Design and external appearance;
- The provision of adequate natural light to habitable rooms;

Amendments to Class Q of Part 3 came into force on the 21st May 2024 and now permits 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."***

In this case, (a) (ii) and (c) apply as the application relates to a former agricultural building that was (but is no longer) part of an established agricultural unit and building operations reasonably necessary to convert the building are proposed.

Class Q.1 of the GPDO outlines circumstances where development is not permitted:

Development Not Permitted by Class Q.1 if:	Analysis
<p><b>(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—</b></p> <p><b>(i) on 24th July 2023, or</b></p> <p><b>(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></p>	<p>N/A</p>
<p><b>(b) In the case of a site that was (but is no longer) part of an established agricultural unit—</b></p> <p><b>(i) the site was part of an established agricultural unit on 24th July 2023,</b></p> <p><b>(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</b></p> <p><b>(iii) since ceasing to be part of an established agricultural unit, the site has been used for any non-agricultural purpose,</b></p>	<p>The site ceased to be part of the established agricultural unit before 24<sup>th</sup> July 2023 and has not been used for any non-agricultural purpose since.</p>
<p><b>(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,</b></p>	<p>The proposed dwellings will not exceed 150 square metres. The dwellings will have a cumulative floor space of 70 square metres each.</p>

<p><b>(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—</b></p> <p><b>(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</b></p> <p><b>(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,</b></p>	<p>Only one development under Class Q has taken place on the agricultural unit. Prior approval was granted in 2016 for the change of use of the 44.6 square metre agricultural building (application reference: 15/02745/PNCOU).</p> <p>Two dwellings are proposed as part of this application.</p> <p>Therefore, the cumulative number of dwellinghouses does not exceed 10 or 1000 square metres.</p>
<p><b>(e) the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained</b></p>	<p>No agricultural tenancies exist on the site.</p>
<p><b>(f) less than 1 year before the date development begins—</b></p> <p><b>(i) an agricultural tenancy over the site has been terminated, and</b></p> <p><b>(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,</b></p>	<p>No agricultural tenancy over the site has been terminated prior to submission of the proposal.</p>
<p><b>(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,</b></p>	<p>No such development has taken place on the agricultural unit within ten years.</p>

<p><b>(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—</b></p> <ul style="list-style-type: none"> <li><b>(i) extension of the building allowed by paragraph Q.1(i);</b></li> <li><b>(ii) protrusions of up to 0.2 metres to accommodate building operations allowed by paragraph Q.1(j)(i),</b></li> </ul>	<p>The external dimensions of the building have not been altered to extend beyond the external dimensions of the building as part of this proposal.</p>
<p><b>(i) the development under Class Q(b) would result in an extension that—</b></p> <ul style="list-style-type: none"> <li><b>(i) has more than one storey,</b></li> <li><b>(ii) is sited anywhere other than to the rear of the existing building,</b></li> <li><b>(iii) extends beyond the rear wall of the existing building by more than 4 metres,</b></li> <li><b>(iv) has eaves the height of which exceed the height of the eaves of the existing building,</b></li> <li><b>(v) is higher than whichever is the lower of—</b> <ul style="list-style-type: none"> <li><b>(aa) the highest part of the roof of the existing building, or</b></li> <li><b>(bb) a height of 4 metres above the ground,</b></li> </ul> </li> <li><b>(vi) extends beyond a wall that forms a side or principal elevation of the existing building, or</b></li> <li><b>(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—</b></li> </ul>	<p>N/A - No extensions to the existing building form part of this proposal.</p>

<p><b>(aa) the hard surface was not provided on the land on or before 24th July 2023, or</b></p> <p><b>(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,</b></p>	
<p><b>(j) the development under Class Q(c) would consist of building operations other than—</b></p> <p><b>(i) the installation or replacement of—</b></p> <p><b>(aa) windows, doors, roofs, or exterior walls, or</b></p> <p><b>(bb) water, drainage, electricity, gas or other services, to the extent reasonably necessary for the building to function as a dwellinghouse, and</b></p> <p><b>(iii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(j)(i),</b></p>	<p>Though the application does not include a supporting structural note, a visual inspection indicates that the existing principal structural elements are in satisfactory condition to allow the conversion to residential use. Only building operations listed at (j)(i) are proposed.</p> <p>No demolition is proposed.</p>
<p><b>(j) The site is on article 2(3) land</b></p>	<p>The site is not on article 2(3) land.</p>
<p><b>(l) The site is, or forms part of –</b></p> <p><b>(i) A site of special scientific interest;</b></p> <p><b>(ii) A safety hazard area;</b></p> <p><b>(iii) A military explosives storage area</b></p>	<p>The site is not and does not form part of any of the identified designations.</p>
<p><b>(m) The site is, or contains, a scheduled monument</b></p>	<p>The site is not and does not contain a scheduled monument.</p>

<p><b>(n) The building is a listed building</b></p>	<p>The building which is proposed for conversion is not listed.</p>
<p><b>(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,</b></p> <p><b>or</b></p>	<p>The two-bedroom dwellings comply with the nationally described space standard.</p>
<p><b>(p) The building does not have suitable existing access to a public highway.</b></p>	<p>The farm is served by an established access off Bishops Wood Road. Adequate visibility splays can be achieved and the proposal will result in a betterment in terms of highway safety with a reduction in large vehicle movements associated with the previous agricultural use of the unit.</p>

As the development passes all the above criteria it is considered that development is permitted, subject to the Council considering that prior approval is not required for the matters outlined below.

## PLANNING CONSIDERATIONS

### TRANSPORT AND HIGHWAYS

An existing vehicular access off Bishops Wood Road will be used in association with the proposed development to allow vehicles to enter and exit the site (shown in the figures below). Bishops Wood Road is a C-road with a 60mph speed limit. In accordance with the Manual for Streets, a satisfactory level of visibility in both directions is provided, and the conversion of the agricultural building to two residential dwellings can be considered as an improvement to the access when compared with vehicle movements associated with the previous agricultural activities.

Due to the former use of the building, it can be expected that large vehicles (tractors, lorries and vans) would have visited the site daily and the traffic associated with the agricultural use is likely to involve larger vehicles using the road than vehicles associated with a proposed residential use. With the conversion to a residential use and the access no longer being used in conjunction with the operations of the former agricultural building, such traffic will have less of a harmful impact on highway safety. It must be noted, paragraph 115 of the NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be **severe**.



Figure 2 - Existing access looking north west (red dot)



Figure 3 - Existing access looking south east (red dot)

The dwellings will each have two dedicated car parking spaces. Adequate turning areas are also provided so vehicles can enter and egress the site in a forward gear. Further, the Local Highway Authority expressed no concerns in relation to the change of use of the adjacent agricultural building and its impact on highway safety (application reference: 15/02745/PNCOU). Though such dwellings would share the access off Bishops Wood Road, vehicle trips are expected to be low due to the current and proposed number of residents on site, and ultimately, the proposal will not result in a severe impact on the local road network.

As such, it is considered that there is sufficient access to serve the proposed dwellings, of which vehicles can enter and egress in a forward gear, and the reduction in large vehicle movements associated with the proposed residential use, compared with the former use of the building should be considered a highway betterment.

## NOISE IMPACTS

The proposed change of use is unlikely to have any adverse noise implications. The dwellings would not be situated in an area where industrial or commercial noise pollution would occur, and it is therefore considered that noise disturbance would be minimal.

The site is located more than 150 metres from Watson's Dairy and benefits from dense boundary hedging and trees. Although development is relatively sparse in the area, there are other dwellings along Bishops Wood Road, so the addition of two dwellinghouses in this location can be considered acceptable from a residential amenity standpoint. Whilst the dwellings may be exposed to surrounding noise during farming season, the nature of residential uses indicates there will be minimal noise from properties in the vicinity. For the same reason, the proposed dwellings are not anticipated to generate any noise nuisance either.

## CONTAMINATION

The land has never been used for a use which would indicate that contamination would be likely. Therefore, it is considered that prior approval is not required with regards to this aspect of the development.

## FLOODING

The application site is located in Flood Zone 1, the area of classification which has the lowest level of associated flood risk. It can be considered that the addition of two new dwellings on an existing built footprint will not materially impact the risk of flooding in the area.

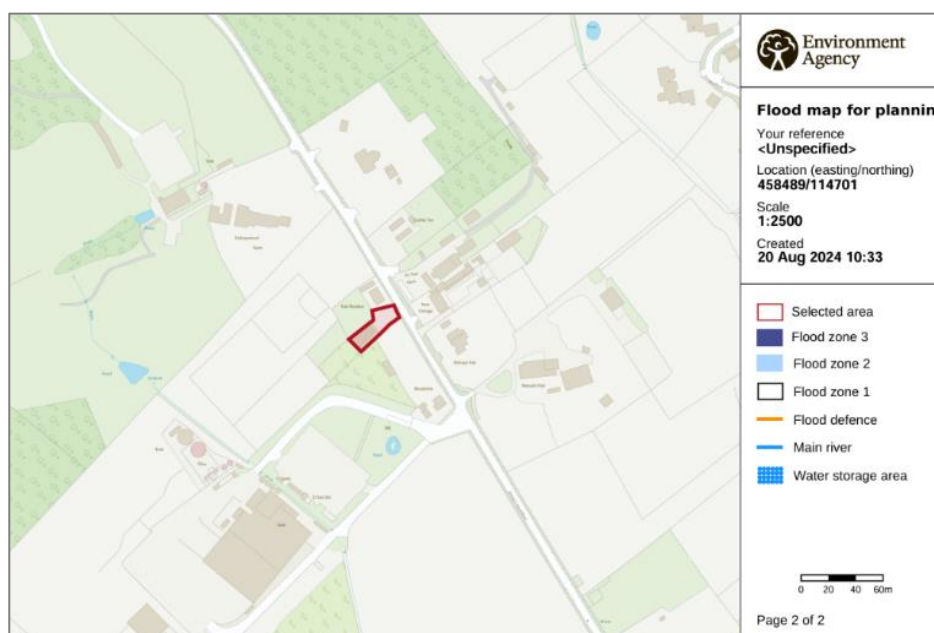


Figure 4 - Application site located in Flood Zone 1

### PRACTICALITY

There are no obvious barriers to the proposed change of use of the agricultural building. The existing building is sited in a position where vehicular access is already provided by an existing access off Bishops Wood Road. The Local Highway Authority previously considered this access acceptable for serving a residential use and was routinely used for the previous agricultural activities.

Whilst the agricultural building is not located within the settlement boundary, the building is near other residential dwellings in the rural area surrounding the villages of Swanmore, Shirrell Heath, Wickham and is located approximately 8 miles south east from the centre of Eastleigh where there are a range of services and facilities. It can therefore be considered that the proposal would not be any less practical than the numerous dwellings already located in the region.

Indeed, a one-bedroom residential dwelling is situated within the limits of the agricultural unit, but due to the positioning of the proposed dwellings, where large areas of glazing lie on the north west and south east elevations and are not directed towards the existing property, it is considered there will be negligible chance of adverse overlooking or in-looking occurring.

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### DESIREABILITY

The proposed change of use is also considered desirable. The application barn is arguably the type of building which the Government intended Class Q of the GPDO to be used for. The proposal will introduce two new dwellings to the area, providing more choice for house buyers and helping to achieve housing targets in the Winchester District, particularly in the context where there is a clear direction of travel of national policy towards increasing housing supply.

In the short term, the conversion of the building will provide employment benefits for the construction industry, which is a clear economic benefit of the scheme. Another longer-term economic benefit of the proposed change of use is the boost to the local economy which will come from new residents utilising local services.

The development will support the local economy, as existing rural business will benefit from the increased custom and the occupiers will equally contribute to local services to help support and sustain rural communities over the longer term.

## DESIGN & EXTERNAL APPEARANCE

The 2 x two-bedroom dwellings have been designed to complement the agricultural form of the existing building. The design of the dwellings will appear appropriate within the rural setting and the surrounding landscape.

It is proposed that the conversion will improve the existing finish with the dark green profiled metal sheet panelling to be re-paired, painted and new fitted where necessary. The proposed elevations include the insertion of necessary doors and windows to serve the habitable spaces.

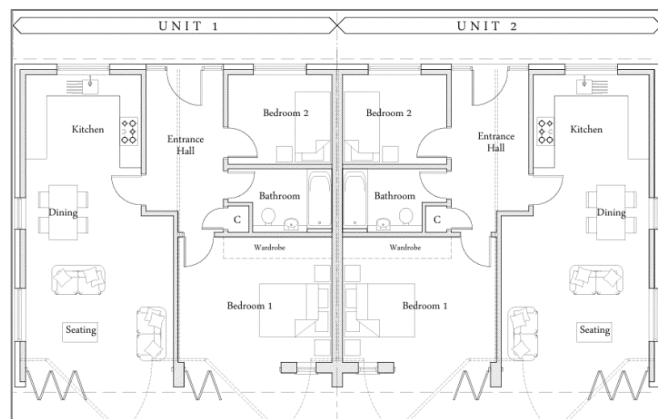


Figure 5 - Proposed floor plans

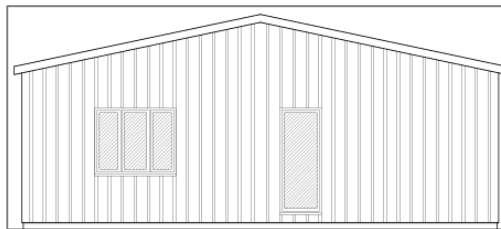


Figure 6 - Proposed south west elevation

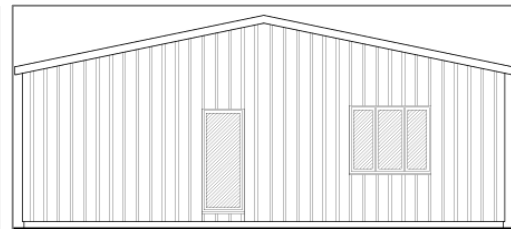


Figure 7 - Proposed north east elevation

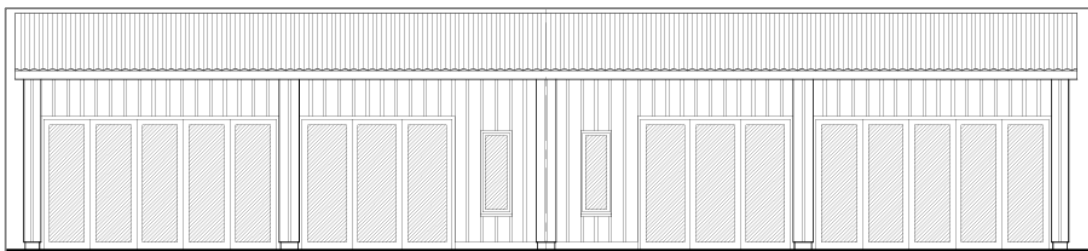


Figure 8 - Proposed north west elevation

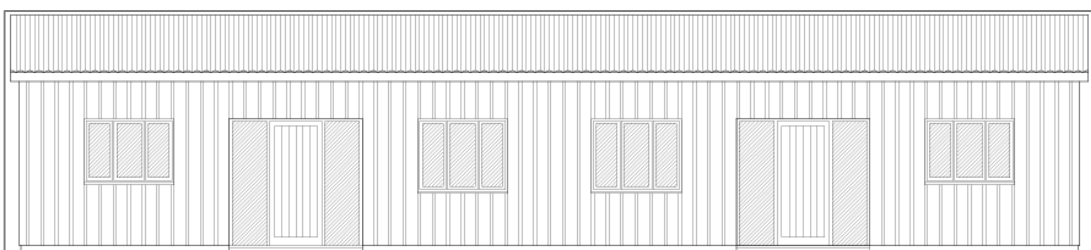


Figure 9 - Proposed south east elevation

## PROVISION OF NATURAL LIGHT TO HABITABLE ROOMS

Owing to the proposed open plan kitchen, dining and living arrangement, all habitable rooms will be served by windows, which are of sufficient size and placement to provide natural light to all habitable spaces (see previous figures). The existing building benefits from openings which will be infilled with expanses of glazing, ensuring optimum natural light to all habitable spaces.

## ECOLOGY

The prior approval application is supported by a Preliminary Roost Assessment produced by Phillips Ecology. The survey undertaken on-site found the agricultural building to have negligible suitability for roosting bats and found no evidence of bats. Recommended biodiversity enhancements have been incorporated into the design in the form of 1 x Harlech bat box. The development can therefore proceed without risk of adversely impacting protected species.

## CONCLUSION

The proposal is for the change of use of one agricultural building to 2 x C3 dwellinghouses under Class Q of the General Permitted Development Order 2015. The proposal ensures that:

- ✓ All relevant criteria of Class Q are met;
- ✓ It will not have a detrimental impact on highways in the surrounding area;
- ✓ It will not increase the risk of flooding in the locality;
- ✓ Issues concerning noise on amenity are not anticipated to occur;
- ✓ The conversion is both practical and desirable;
- ✓ The design and external appearance of the dwellings is suitable;
- ✓ It will provide adequate natural light to all habitable rooms;
- ✓ It will not adversely impact protected species.

For these reasons, we commend the proposals to you.