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Design Statement

For

Conversion of Redundant Agricultural Building into 2 Residential Units Under Class Q

At

Deadmans Hill, Sandon SG9 0RH

Planning Statement: Prior Approval Application for Conversion of Redundant Agricultural Building to Dwelling under Class Q – Deadmans Hill, Sandon, SG9 0RH

1. Introduction

This Planning Statement is submitted in support of a Prior Approval application for the change of use of a redundant agricultural building to a dwellinghouse under Class Q of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), hereafter referred to as "the GPDO". The site is located at Deadmans Hill, Sandon, SG9 0RH.

2. Site Description and Context

The application site comprises of a redundant agricultural building located within a rural area approximately 800m from the village of Sandon. The structure is a brick structure with steel trusses forming the roof. The existing roof coverings have been removed and are stored due to wind damage. The roof coverings were corrugated sheeting. The use of the building is agricultural and currently used for storing farming equipment. The site is served by an existing access from Deadmans Hill and is surrounded by open countryside and agricultural land. Adjacent to the building was another barn that has since been demolished. Planning permission for the replacement of this building was granted in Aug 2024 reference 24/01297/FP.



M Scott Architectural Design Ltd

Bancroft House, 34 Bancroft, Hitchin, Herts SG5 1LA

01462 422440 www.msad.uk

Registered Office - Global House, 303 Ballards Lane, London N6 5UG

Company Registration number - 14893661

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3. Proposed Development

The proposal seeks prior approval for the conversion of the existing agricultural building into two residential dwellings, together with associated operational development reasonably necessary for the building to function as a dwelling. The conversion will be carried out in accordance with Class Q(a) and (b), involving:

- The change of use of the building from agricultural to residential use (Class C3);
- External alterations including insertion of new windows and doors;
- Provision of internal insulation and other modifications required for habitation;
- Minimal changes to the building's external dimensions, ensuring the existing structure is retained and reused where possible.

4. Compliance with Class Q Requirements

The proposed development complies with the provisions of Class Q as follows:

- The building was part of an established agricultural unit on or before 20 March 2013, satisfying Q.1(a);
- The cumulative floor space of the building to be converted is within the 865 m² limit set out in Q.1(b);
- No more than ten separate dwellinghouses are proposed (Q.1(c));
- The proposal does not include any external extension beyond the dimensions of the existing building (Q.1(h));
- The building is structurally capable of functioning as a dwelling, supported by the accompanying structural survey;
- The site is not located on Article 2(3) land, nor is it a site of special scientific interest, a safety hazard area, or within a military explosives zone (Q.1(g)–(m));
- The proposal includes only works reasonably necessary for conversion and does not constitute a rebuild, as the structure is sound and capable of conversion as noted in the structural report. The roof, although removed at present, would have needed to be removed nonetheless, and upgraded to comply with building regulations and as such this does not class the building works as a rebuild.
- The amenity space does not exceed the floor area of the existing building.

5. Access, Transport, and Amenity

The site is served by an existing access point which is suitable for the proposed residential use. The proposed dwellings will have sufficient provision for parking, turning, and private amenity space, as demonstrated in the submitted plans. The proposed residential use will not generate traffic movements significantly above the lawful agricultural use and will not result in any unacceptable impact on highway safety.

6. Environmental Considerations

The proposed development will not result in any significant risk of contamination, flooding, or noise disturbance. The site is not located in a flood zone according to the government flood maps, and a

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preliminary risk assessment has been undertaken. The building will be converted to a high standard of energy efficiency using appropriate sustainable technologies and insulation.

7. Conclusion

The proposal represents a sustainable and appropriate reuse of a redundant agricultural building, fully compliant with the requirements of Class Q of the GPDO. It will contribute positively to the local housing supply, preserve the rural character of the area, and bring a redundant structure back into productive use without adverse impact on the local environment or infrastructure.

We respectfully request that prior approval is granted for the proposed development.

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