

PRIOR APPROVAL UNDER PART 3 – CLASS Q

PROPOSED CHANGE OF USE FROM AGRICULTURAL BARN AND GRAIN STORE TO DWELLING

Land off A17, Wigtoft, Boston, Lincolnshire, PE20 2NE

Planning Permission is not deemed necessary for the proposed development on the basis that the proposal conforms to the provisions set out in the Town and Country Planning Act.

The change of use of a building and any land within its curtilage from a use as an agricultural building to a use falling within Class C3 (Dwelling houses).

1. The existing Outbuilding is suitable for conversion with the addition of minimal new openings and a new roof, damp proofing measures, new solid floors and drylining.

A small amount of Structural works will be required where the current shell has been affected by leaking rainwatergoods – in the form of certain areas of repointing – mortar joint reinforcement and replacing perished external walls.

2. The existing grain store is a portal framed sheet clad Agricultural Building which is in sound condition and lends itself to conversion with the addition of new external openings, damp proofing measure, thermal insulation and new solid floors.

Class Q of the GPDO was amended on 6th April 2018 and now allows for:-

- Up to three larger dwelling houses with a maximum cumulative total residential floor area of 465M2 or...
- Up to five smaller dwelling houses each with a floor area no more than 100M2 or...
- A mix of larger and smaller dwelling houses with a total on no more than five dwelling houses, of which no more than three may be larger dwelling houses with a max cumulative total of 465M2 of residential floor space.

The existing vehicular access will be adopted to serve the proposed Development – the vehicular movements within the site will be less than that of the Agricultural use.

- The buildings were used for Agricultural purposes immediately before 20th March 2013.
- The site is not occupied under an agricultural tenancy – nor has one been terminated within the last twelve months.
- The buildings are not listed buildings or scheduled monuments.
- No development utilising the agricultural PD rights has been undertaken on the units since 20th March 2013.

Transport – The site benefits from an existing access and is of good quality and site lines.

Noise – There are no noise issues for the Development. The units will have no adverse affects on the residential amenity in this area.

Contamination – There are no previous uses to the applicants knowledge which would lead to any contamination concerns.

Flood Risk – the site lies within flood zone 1 so there is no flood risk.

Location – Location and siting does not make it undesirable for the proposed change of use. The proposal will not overdevelop the site.

Suitability for conversion – see structural appraisal below.

Prior Determination

- Existing plans and elevations and site plans accompany this appraisal.
- Retain both walls and roof cladding where possible – replaced or repaired if not.
- Open sections infilled with glazing.
- All walls, roofs, floors to be fully insulated.
- Internal works – no jurisdiction.

Conclusion

- It is deemed the proposal for the change of use should be considered permitted development, under the legislation brought into force in 2014 and is now class Q of the general permitted development order October 2015 as amended.
- The proposals will have no affect on flood/traffic/noise/contamination and siting and location are deemed acceptable for the proposed use.
- He residential scheme can easily be incorporated into the existing buildings using the existing walls and roof, windows and doors can be added within the rules of the GPDO

STRUCTURAL APPRAISAL.

Cart barn

The building consists of an open frontage to the rear and a two storey element to the front – fronting the highway

Roof

The roof structure is formed from collar metal and timber tied trusses, covered with a corrugated metal sheet roof. The timbers of the roof are in good condition with no indication of any decay or infestation. Minimal strengthening of the roof would be required to support the insulation, finishes and membranes.

The guttering of the building is generally in good condition but requires renewal or overhauling. In places the gutters have been leaking causing decay of the timber fascia, necessitating replacement.

Walls

The walls of the barn are constructed in evenly coursed facing brickwork.

The walls are generally in good condition apart from local sections which have perished due to the ingress of water from the leaking roof.

The front elevation is constructed from steel posts supporting the wall plate. All are in good condition and could be incorporated into a converted dwelling.

The whole building lends itself into conversion into a dwelling, keeping the main structure of roof and walls. A sympathetic architectural approach would incorporate the current features.

Grain Store.

Structurally sound the Grain store lends itself the conversion to two residential units.





