Ref: 580/01/LA
Date: 07 October 2024

Conversion of Agricultural Buildings to Residential Use
Broomfield House, Upper Denby

Class Q Compliance Statement

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This Prior Approval notification is made under The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2024 which allows for the conversion of agricultural – or former agricultural buildings – into residential use provided that certain criteria are met:

- There have been agricultural buildings on the site since at least 1955 with the farm being specifically noted as Broomfield on the 1960 revision of the Ordnance Survey map. The buildings proposed to be converted to residential use by this application were all constructed prior to 2002.

- Other buildings not proposed to be converted were constructed after 2015.

- Eight dwellings are proposed to be created from three separate buildings with a total proposed floor area of 807m² and the largest single unit having a floor area of 135m² therefore complying with the maximum limits of the Order (1,000m² total limit with a maximum of ten dwellings each with a 150m² limit).

- Some external materials are proposed to be replaced as the accompanying elevations.

- New windows and door openings are proposed to be created as well as the re-use of existing openings as the accompanying plans and elevations.

- No extensions to the existing buildings are proposed.

- Vehicle access exists from the public highway.

- The whole site ownership lies in Flood Zone 1 with a low risk of planning.

- The buildings are capable of conversion as the accompanying report from Topping Engineers.

- The buildings have been assessed as having a low to negligible bat roost potential and very low potential roosting features.

- The buildings are considered to comply with the requirements of the Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2024.