



## **Supporting Planning Statement**

**Class Q Prior Approval for conversion  
of agricultural building to a dwelling,  
with extension, as Permitted  
Development.**

**Barn at Windy Gap Farm, Green Balk  
Lane**

**Little Lepton, Huddersfield HD8 0LN**

**Date: Dec 24**

**Reference: TP4724**

## 1.0 Introduction

- 1.1 This is a Prior Approval submission for the conversion of a barn to residential use (Class C) under Class Q Permitted Development.

### **“Class Q**

*Buildings on agricultural units and former agricultural buildings to dwellinghouses*

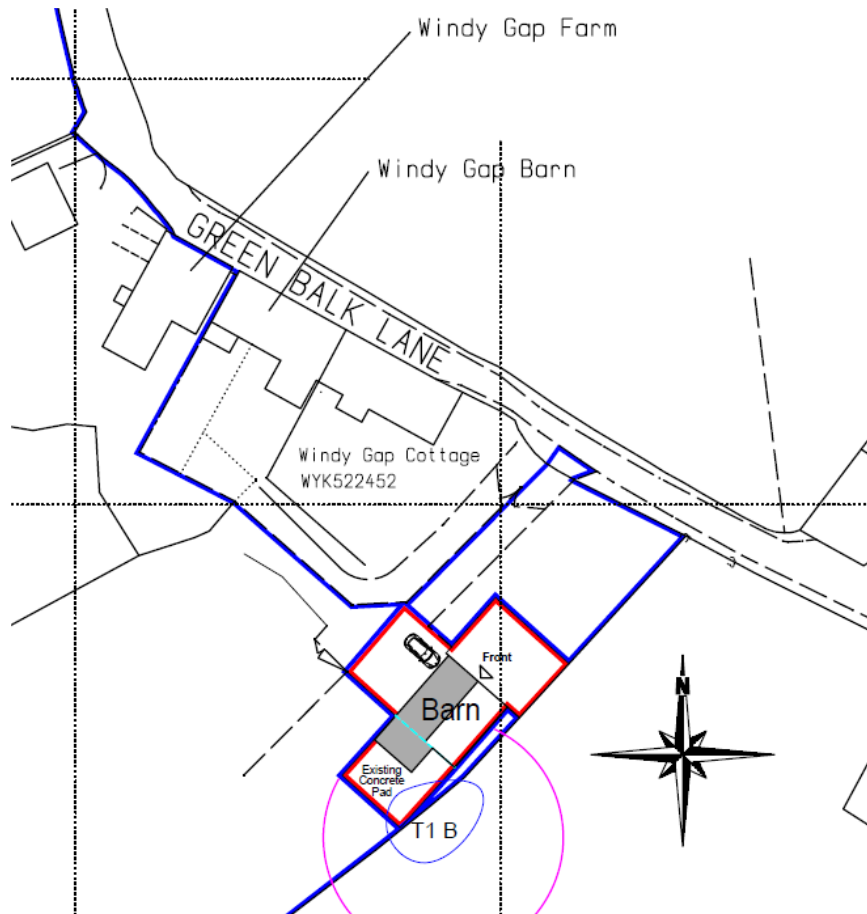
### **Permitted development**

- 1.2 The Prior Approval process requires the submission of an application to see if the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

- 1) transport and highways impacts of the development,
- 2) noise impacts of the development,
- 3) contamination risks on the site,
- 4) flooding risks on the site,
- 5) 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,
- 6) the design or external appearance of the building, and
- 7) the provision of adequate natural light in all habitable rooms of the dwellinghouses,

## 2.0 Site description and submission details

- 2.1 The submission relates to an existing agricultural building within Holding number 49/344/0788. It lies close to existing residential buildings at Windy Gap – Windy Gap Farm, Windy Gap Barn and Windy Bank Cottage.



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### 3.0 Matters to consider

#### ***1. Transport and highway impact***

- 3.1 The site will take vehicular access off Green Balk Lane as existing. The use of the building for a single 2/3 bed dwelling would have no significant impact on the existing highway network that is adequate for the existing and proposed use.

#### ***2. Noise impacts of the development.***

- 3.2 The use of the building for residential purposes would be compatible with nearby Windy Gap Farm, Windy Gap Barn and Windy Gap Cottage and would not give rise to unacceptable levels of noise from the use.

#### ***3. Contamination risks on the site***

- 3.3 The building has been used to support livestock grazing on the holding and is not considered to be at any risk of contamination.

#### ***4. Flooding risks on the site***

- 3.4 The site falls within Flood Zone 1 on the Environment Agency Maps for flooding where there is a low probability of flooding.

#### ***5. 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.***

- 3.5 As stated in response to some of the other matters above, the location and siting is compatible with other residential buildings in the immediate vicinity.

## **6. The design or external appearance of the building**

3.6 Plans are included with the submission to show the internal floor plan and elevations.

## **7. The provision of adequate natural light in all habitable rooms of the dwellings.**

3.7 The submitted plans show that each room would have an opening to allow for natural light to enter all habitable rooms.

## **4.0 Other Relevant Planning Matters**

4.1 The proposed floor space would not exceed 150 sq m and the proposed extension is over an existing hard standing area.

4.2 Although not specific matters detailed in Class Q Prior Approval matters, we also submit a Structural Survey and Tree Survey (in relation to a nearby tree).

## **5.0 Concluding comments**

5.1 The details submitted should satisfy Prior Approval requirements but please do not hesitate to get back to us should you have any queries..