ORMEROD SUTTON ARCHITECTS

"Headlands Barnhouse" to Headlands Farm, Falhouse Lane, Whitley Lower, WF12 0NJ

Self-Build Class Q Barn Conversion

For illustrative purposes only and may not be an exact representation of the end product.

Design, Access and Planning Statement

July 2025

Proposal to convert existing barn to a single self-build dwellinghouse.

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SECTION 1: BACKGROUND

1.1. Introduction

1.1.1. This Class Q Permitted Development Rights application is for the conversion of the existing disused agricultural barn buildings into a single self-contained three-bedroom dwelling for the applicant and their family. The proposal will be a self-build project to allow their elderly parents to move closer to the applicants family while maintaining their independence.

1.1.2. This document provides supporting background, contextual, and design information for the application.

1.1.3. We (Ormerod Sutton Architects), RIBA Chartered Architects based in Leeds, have been appointed by the applicant to design the internal layout for this barn conversion. The aim is to form a family dwelling on one level that follows the outline of the existing barn, respects the original shape of the structure and the neighbouring properties, adheres to site constraints, and is sympathetic to its surroundings.

1.2. Site Location

1.2.1. The application address is Headlands Farm, Falhouse Lane, Whitley Lower, WF12 0NJ. The application ownership land measures 368,192 sqm (36.8192 hectares). The property is situated to the west of Falhouse Lane and South of Clough Lane, within the village of Whitley Lower, which falls under the jurisdiction of the Kirklees Metropolitan Borough of West Yorkshire.

1.2.2. The site benefits from good vehicular access from Falhouse Lane, connecting to the A644 to the north and the A642 to the south, which in turn provide convenient access to the M62 and M1 motorways respectively. It is approximately a 15-minute cycle or 8-minute drive from Mirfield Train Station to the north and a 22-minute walk southwards to Grange Moor provides access to a bus stop with public transport connections to Huddersfield, Wakefield, and Leeds. Therefore, the site is well located for commuting to Huddersfield, Leeds, Bradford, Wakefield, and the neighbouring smaller settlements.

1.2.3. Apart from Falhouse Lane, which bounds the application site to the east, and Clough Lane, bounding the property ownership to the north, the site is surrounded predominantly by agricultural land and their respective farmhouses and outbuilding.

1.2.4. Site location Plan:

1.2.**4.** Existing Site Plan:

For further details refer to drawing 4218/100

1.3. Site and Building Appraisal

1.3.1. The site is accessed directly from Falhouse Lane via the existing access and driveway for Headlands Farmhouse.

1.3.2. The barn that is being developed is set back from the road, providing privacy to the proposed residential family dwelling.

1.3.3. The barn in question is located on a former sheep-rearing farmyard and was previously used for lambing and other farming activities. The farm is no longer in use; however, the last known use of the existing agricultural buildings was for farming purposes.

1.3.4. The barn being converted to residential use under this application lies within the red outline denoting the application demise. The blue outline indicates the proposed land ownership demise. For further details and a complete picture of the land ownership demise, refer to drawing 4218/100.

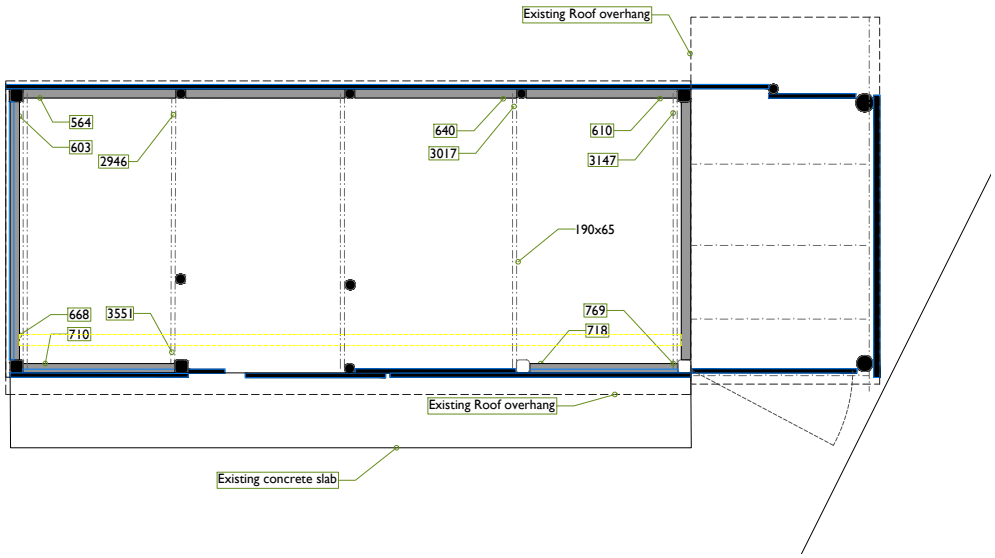
1.3.4. The existing timber frame barn forming part of this application is a single-storey, high roof building of in-situ concrete and timber frame construction walls. The building comprises an asbestos cement sheet roof supported on a braced timber frame with vertical supports and low-level in-situ concrete perimeter walls. Above the concrete walls, the external envelope consists of large-profile timber cladding panels comprising 260 x 75 mm sections.

1.3.4.a. The roof is mono-pitched with a slope of approximately 12 degrees. The timber structure comprises rafters at nearly regular centres, supported on large-profile vertical timber posts (150–260 mm in diameter), with conventional eaves beams and framing around the existing central sliding door.

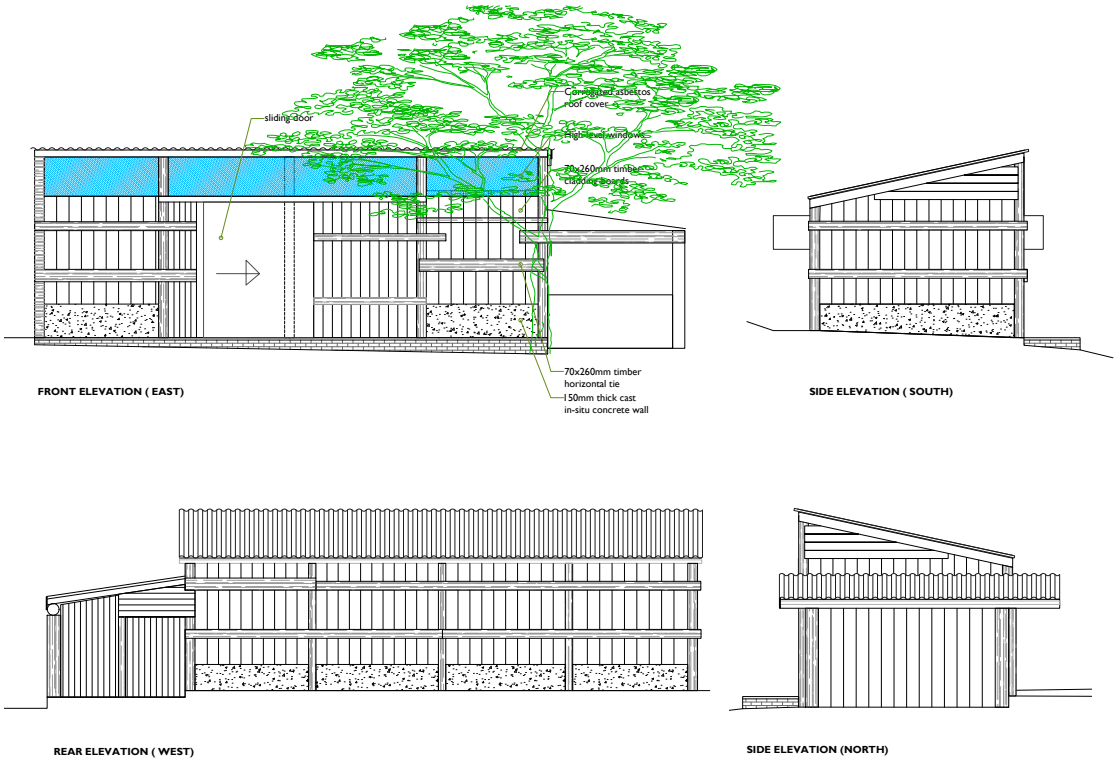
1.3.4.b. The floor is a concrete slab with an approximate 2-degree slope, originally designed for farm cleaning requirements, incorporating a drainage channel along east boundary internally and exit point on the south elevation.

1.3.4.5 Drawings and existing images of the barn to be reused to convert to residential dwelling are presented below along with brief description of existing finishes noted above.

1.3.4.5.a EXISTING PLAN OF THE BARN:



1.3.4.5.b EXISTING ELEVATIONS OF THE BARN:



1.3.4.**6** IMAGES OF EXISTING BARN:

1.4. Planning History

1.4.**1.** There appears to be no applications for this site o Kirklees planning portal.

SECTION 2: THE PROPOSAL

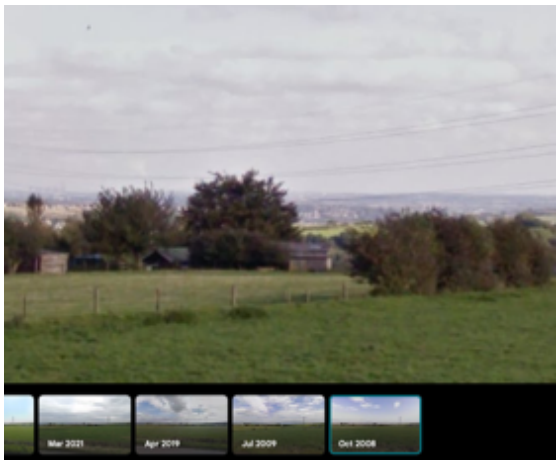
2.1. Use

2.1.1. The proposal is to convert the existing agricultural building under Class Q Permitted Development rights to a residential dwelling falling within Class C3 use.

2.1.2. The site comprises an existing farm building in the form of a timber barn, previously used for agricultural purposes, along with its associated yard and access drive. The site is not subject to an Agricultural Tenancy Agreement, thereby complying with criteria (e) and (f). Furthermore, it is not affected by any of the constraints outlined in clauses (k), (l), (m), (n), and (p) of Paragraph Q.1 of the General Permitted Development Order 2015, as amended on 21 May 2024.

2.1.3. Although it was difficult to obtain mapping evidence showing the barn on maps predating 2023, a Google Street View image from 2008 clearly shows the barn in the distance, confirming its presence prior to 20 March 2023. Although the exact date the barn ceased to be in agricultural use is unknown, it was used for agricultural purposes before 20 March 2023 and formed part of an established agricultural unit serving Headlands Farmhouse, where the primary activity was lambing. While the barn is no longer in active agricultural use, it has not been used for any other purpose. Its historic use solely for agricultural purposes satisfies the requirements set out under Class Q1 criteria (a) and (b).

2.1.4.



2.1.5. Additionally, the applicant has a aerial image fro the 1980s indicating the

2.1.6. Furthermore, as the barn is set back from the road and has no adjoining premises, it will not impact neighbouring properties. It therefore complies with Condition (3) of Section Q.2 of Class Q, fully satisfying criterion (i).

2.1.7. With the changing needs of the farm unit, this agricultural building is no longer required and has remained vacant for some time.

2.2. Amount

2.2.1. The existing barn has an internal gross floor area of 57.4 sqm.

2.2.2. The proposed new single dwelling will provide modern three-bedroom family accommodation for a member of the applicant's family.

2.2.3. Extension:
As part of this Class Q Permitted Development Right conversion, the barn includes a small extension that complies with criterion (i) of Section Q.1 of Class Q Permitted Development Rights, as amended on 21 May 2024. The proposed extension is single-storey, located entirely to the rear elevation of the existing barn, and does not extend more than 4 metres—measuring only 2,860 mm from the rear wall. It is lower in height than the existing roof, including the eaves, does not project beyond the side elevations, and is not sited on land covered by a hard surface provided through previous development.

2.2.4. The barn will have a residential curtilage no larger than the land occupied by the proposed building itself, as outlined in green on the proposed plan 4218/102, in accordance with the interpretation set out in Section Q.3(a) and (b).

2.2.5. The extent of the existing development will not be altered by the proposed conversion, except as outlined above, and remains in full compliance with the criteria and conditions set out under Class Q Permitted Development Rights.

2.3. Layout

2.3.1. The key design drivers with regard to layout are to ensure that the proposed development has no adverse effects on adjacent properties—although the main residence is set back from the barn and there are no other adjacent properties.

2.3.2. The internal layout of the new dwelling has been developed in response to the external context, the natural environment surrounding the building, and the characteristics of the existing structure.

2.3.3. The main entrance has been positioned in the most logical location—where the existing entrance to the barn was situated—to avoid loss of internal circulation space and to reflect the existing context. Car parking has been located in response to the existing context. The external amenity space has been designed in response to the site's topography, geographic orientation, and internal layout.

2.3.4. The internal space of the new dwelling has been designed to take advantage of views and site orientation while providing adequate privacy for residents. The design of the dwelling has been sympathetic to the character of the existing barn buildings. The number and position of fenestrations have been carefully considered to provide sufficient natural light, in accordance with Policy BD5—ensuring satisfactory penetration of daylight and sunlight to all habitable rooms. *"The Council is keen to promote good standards of daylight and sunlight in the interests of both mental and physical wellbeing, and in order to avoid a wasteful use of energy in providing unnecessary artificial light."*

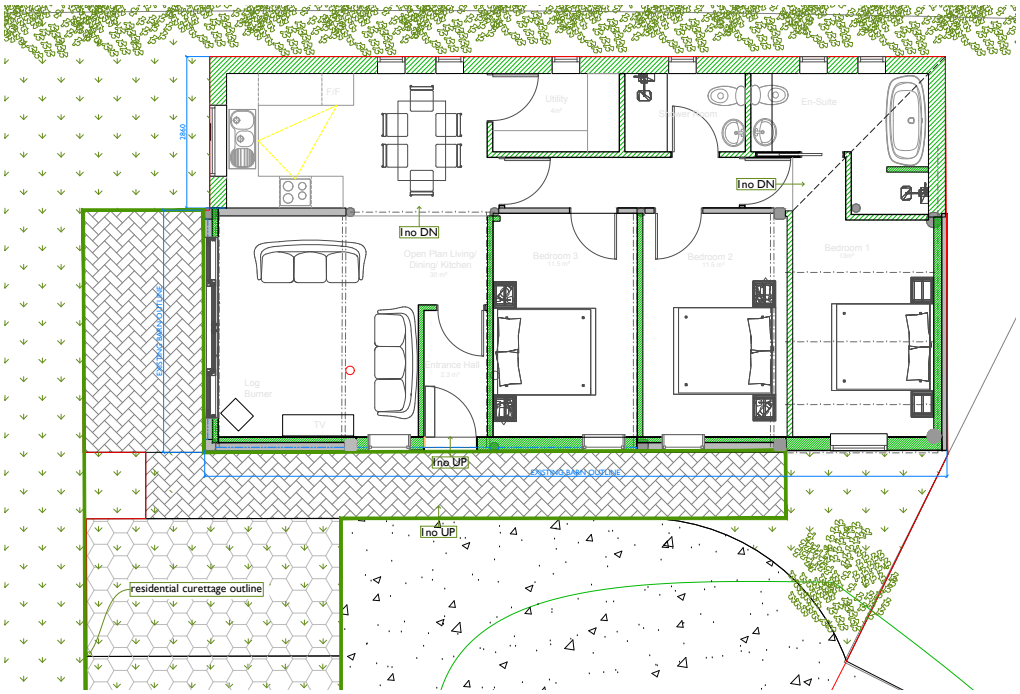
2.3.5. The proposed dwelling, including the new extension detailed in Section 2.2.3, will form a three-bedroom, five-person, single-storey house with a total Gross Internal Area (GIA) of 91 sqm. According to Table 1 of the Nationally Described Space Standard (NDSS), the minimum requirement for a 3b5p single-storey dwelling is 86 sqm.

2.3.6. The house will include three double bedrooms, each measuring no less than 11.5 sqm, with the master bedroom measuring 13 sqm. All bedrooms include at least one wall measuring 2.75 metres in width, in compliance with the required dimensions for double/twin rooms.

2.3.7. A built-in storage area is provided in the form of a 4 sqm utility room, which accommodates fixed services such as a boiler or heat exchange unit, thereby exceeding the minimum 2.5 sqm storage requirement.

2.3.58. The design ensures that all internal floor areas included within the GIA have a minimum headroom of 1.5 metres—achievable given the existing and proposed eaves heights—with approximately 2.1 metres from finished floor level (FFL). Furthermore, at least 75% of the GIA benefits from a floor-to-ceiling height of 2.3 metres or more, as required.

2.3.9. PROPOSED FLOOR PLAN:



2.4. Appearance

2.4.1. The proposal embraces the semi-rural location and character while utilising existing attractive features to ensure the converted barn fits seamlessly into its surroundings.

2.4.2. The appearance of the proposal draws directly from the existing materiality and appearance of the agricultural barn, with only minor alterations.

2.4.3. The existing in-situ concrete wall will be retained and clad externally in grey brick slips. The existing large-profile timber cladding (260 x 75 mm) will be retained, refurbished, and stained, preserving both the original materials and the character of the barn. The asbestos and metal sheets to the roof, as well as those above the timber cladding, will be replaced with metal cladding panels. These will mimic the appearance of the existing corrugated metal and asbestos sheets. The rear extension is proposed to be clad in matching metal panels, in keeping with the new roof cladding and in line with the replacement of the existing roofing materials.

2.4.4. The design seeks to remain as close as possible to the existing form in order to be less intrusive within the Green Belt. The external amenity space is proposed directly off the main living area and faces south, offering an enjoyable and functional outdoor space.

2.4.5. New material choices have been carefully selected to reflect the agricultural nature of the traditional timber barn. Fenestration has been restricted to only what is necessary to meet internal needs, maintaining the robust and functional appearance typical of agricultural building conversions. This approach is consistent with the requirements of Class Q Permitted Development rights.

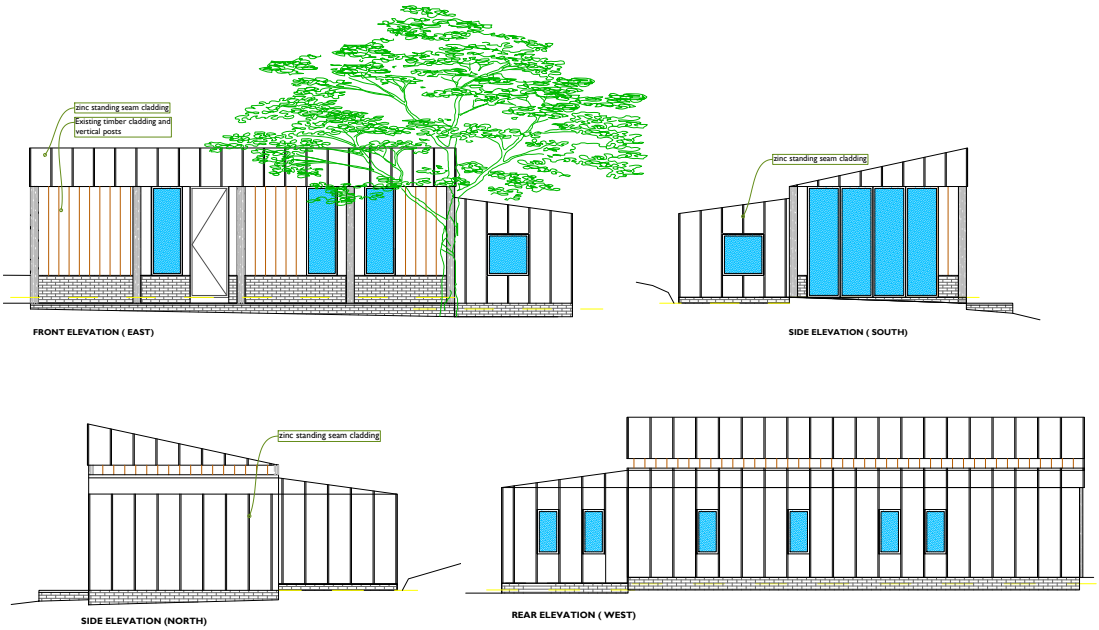
2.4.**6.** Each element of the proposal has been carefully developed with the primary objective of retaining the external appearance and character of the existing agricultural building, introducing only those elements required to enable residential use—without giving it a domestic appearance—in full accordance with Class Q provisions.

2.4.**7.** The proposal incorporates the existing structure, with only minor external alterations. The unsightly lower concrete walls will be clad in 20 mm thick brick slips, complying with criterion (h), as the cladding will not protrude more than 0.2 (200mm) metres from the existing building (brick slip thickness 20 mm with adhesive build-up not exceeding 50mm).

2.4.**8.** New windows are proposed only where required by the internal layout and are carefully positioned within the existing timber-clad panel widths, thereby minimising the need to cut or replace the cladding. Existing horizontal bracing members are proposed to be relocated internally, improving both the external appearance and outlook of the barn.

2.4.**9.** The existing low-level concrete wall has been used as a datum for window head heights, preserving visual continuity. Similarly, the termination point of the existing timber cladding has been respected. With the removal of the existing high-level glazing, the roof now folds down over the elevation, creating a distinct yet conceptually relevant design that maintains the barn's original agricultural identity. Other building operations—including works to the roof, external walls, and the installation of electrical and other services—will be undertaken in accordance with criteria (i) and (j) of Paragraph Q.1, including partial demolition where necessary, as permitted under criterion (j)(ii).

2.4.**10.** PROPOSED ELEVATIONS:



2.4.**11.** THE PROPOSED MATERIALS:
Walls: The existing timber cladding panels will be retained and treated to enhance their durability using the Shou Sugi Ban® charred timber cladding system.

To complement the Shou Sugi Ban-treated timber panels, new grey brick slips will be applied to the lower section of the existing concrete walls, improving the appearance and weather resistance of the base.

Roof and Upper Walls: The existing asbestos and metal cladding panels will be replaced with grey metal cladding. Existing timber posts will be treated and encased in metal cladding to match the roof and wall finish, providing additional protection from weathering and a cohesive external appearance.



2.4.12. Artistic visualization of the proposed barn conversion:

2.5 Scale

2.4.5. The scale of the existing buildings will be unchanged. The proposed extension roof, allowed under Class Q legislation, will be lower than the existing barn eaves and ridge.

2.6. Access

2.6.1. The access to the site is utilising existing drive from the existing Farmhouse which has been used in the past for access of vehicles, machinery and distributions of the goods when the farm was in use and the farm house continuing to utilisie this access and drive..

2.6.2. 2no. parking space have been allocated within the curtilage of the application. These works will be confined to the curtilage of the agricultural holding and would not extend into open countryside which is also designated as Green Belt

2.6.3. Paragraph 111 of the NPPF (July 2021) states that Development should only be prevented or refused on highways grounds if there would be an "*unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe*"

SECTION 3: PLANNING STATEMENT

3.0.

3.1. The Town and Country Planning (General Permitted Development) (England) Order 2015 allows for the conversion of, and building operations necessary to convert, an agricultural building to residential use (Class C3) under Class Q Permitted Development rights:

"A 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 (dwellinghouses) of the Schedule to the Use Classes Order; and

(b)building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule.

The following points support the change of use of this agricultural building to form a single dwelling;

- The building's sole use as part of an agricultural unit was established prior to, and on, 20th March 2023.
- The cumulative floor space does not exceed 150 square metres.
- One dwelling (1 no.) will be created as part of this development.
- The land is currently owned by the applicant and has been for over one year; therefore, no agricultural tenancies have been terminated to facilitate this development.
- As detailed in the previous section, the proposed extension complies with the criteria set out in Class Q.
- The development under Class Q would consist only of building operations permitted under the Class Q criteria, as previously outlined.
- The existing structure will be retained, and demolition will be limited to what is necessary to carry out the permitted building operations.
- The site does not form part of a Site of Special Scientific Interest, a safety hazard area, a military explosives storage area, nor is it a scheduled monument or listed building.

3.2. The proposal will have minimal impact on transport and highways infrastructure. On-site parking has been provided for the future occupants, and the existing access point from Falhouse Lane will be retained and utilised. Although there are gates onto the application site, these are generally left open, and when closed, they allow a vehicle to pull off the road safely while waiting for access.

3.3. Due to the distance between the proposed dwelling and existing residential properties, it is considered that the development will not result in any noise pollution detrimental to neighbouring amenity. The layout and design have also taken care to minimise both noise and light pollution.

3.4. The existing barn has never been used for the storage of fuel, chemicals, or hazardous substances. Its last known use was for agricultural purposes, specifically lambing.

3.5. There are no known flood risks associated with the site. According to the Environment Agency's flood risk maps, the site is located in Flood Zone 1—defined as having the lowest probability of flooding.

3.6. The proposal has been designed to replicate the appearance of the existing agricultural building, limiting alterations to only those necessary for conversion to residential use. This ensures that the proposal is appropriate in its context.

3.7. The site lies within the Green Belt. The National Planning Policy Framework (NPPF, July 2018) provides guidance in relation to development in the Green Belt. Paragraph 146 of the NPPF confirms that: *"Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it."* This includes: *"The re-use of buildings provided that the buildings are of permanent and substantial construction."*

3.8. As demonstrated in the accompanying structural engineer's assessment, the existing timber-framed barn is of permanent and substantial construction, and is suitable for conversion to residential use. The structure is sufficiently robust to accommodate an internal timber-framed lining, which will provide the thermal envelope required for residential use.

3.9. The barn has therefore been deemed a "*permanent and substantial construction*" and meets all the criteria for conversion under Class Q Permitted Development Rights. The proposed changes are contained within the original structural framework.

3.10. As demonstrated in earlier sections of this document, the proposal fully complies with the conditions and criteria of Class Q, including the details of the rear extension. The proposed alterations do not result in disproportionate additions over and above the size of the original building. As such, the development will not have a negative impact on the openness of the Green Belt.

SECTION 4: DESKTOP STUDY

4.1. Existing Structure & Capability of Conversion

NB: Refer to the Structural Engineers report included as part of the application

4.1.1. The building proposed for conversion under this application is considered a good example of a traditional rural agricultural structure and is worthy of retention, conversion, and re-use. It is of permanent construction, comprising in-situ concrete lower walls approximately 700 mm in height above the existing internal concrete floor level, with large-profile vertical timber cladding panels and horizontal bracing members installed externally on the walls and internally at roof level. The structure also includes internal large-profile piers and supporting bracing members that provide structural support to the roof and upper cladding panels.

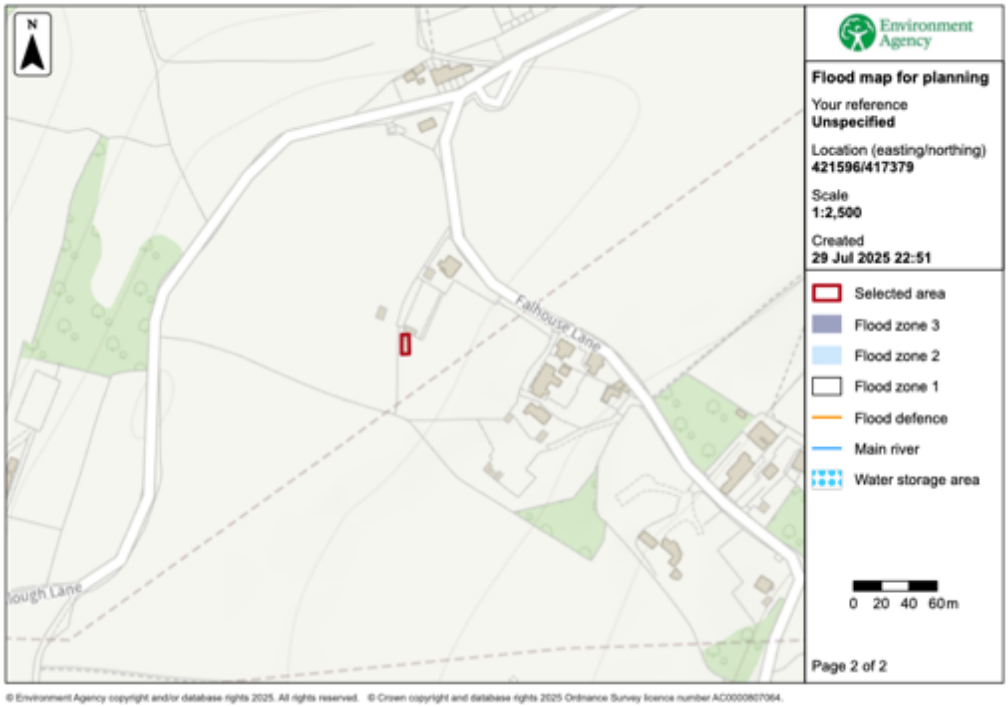
4.1.2. The existing barn is in sound condition and capable of conversion without the need for wholesale demolition or rebuilding. The thermal envelope will be achieved internally through the introduction of insulation and an internal timber frame or blockwork skin. As such, the structural stability of the barn proposed for conversion fully satisfies the requirements for residential building conversions set out under Class Q of the General Permitted Development Order 2015.

4.1.3. There will be no structural changes to the existing building, aside from the necessary upgrades to the external envelope to improve thermal performance and meet Building Control requirements for a dwellinghouse. These works are reasonably necessary to enable the conversion, as permitted by criterion (i) of Part Q.1 of the General Permitted Development Order 2015.

4.1.4. In assessing similar barn conversion applications under Class Q, planning authorities have granted approval for buildings of blockwork lower walls and steel portal frame construction, concluding that such buildings constitute "permanent and substantial construction." In comparison, the barn proposed in this application represents a robust example of traditional timber frame construction, and its conversion will result in a unique and high-quality example of a timber-framed barn dwelling.

4.2. Flooding

4.2.1. The below flooding map shows that the proposed development does not fall within any flood risk zones. Therefore, the location is suitable for residential development and no remediation strategy is required.



4.3. Contamination

4.3.1. The existing barn has previously been used for lambing and has not been used for the storage of fuel, chemicals, or any hazardous substances, nor have such substances been located on the site. The land has formed part of an agricultural holding for many years and has never been used for any purpose other than agriculture.

4.3.2. There are no known landfill sites on or near the application site. Given that this is an existing building which has occupied its current location for a significant period of time, it is highly unlikely that landfill activity has historically occurred on or around the site.

4.4 Coal

4.4.1. The Coal Authority Interactive Map indicates that the proposal site falls within the Coal Mining Reporting Area and is identified as a High Risk area. However, there are no mine entries located within 20 metres of the existing barn. Furthermore, the proposed works will retain the existing concrete slab during the conversion, thereby minimising any potential ground disturbance. The Interactive Map also confirms that the barn being converted under this application lies outside areas identified as Past Shallow Coal Mine Workings, Surface Mining, or any Potential Zone of Influence for Mine Entries.

4.4.2. Where a High-Risk Area is identified, the Coal Authority generally requires a Coal Mining Risk Assessment to review and assess the proposal. However, this application relates to the conversion of an existing barn, with a modest extension to be constructed using the same method—namely, a ground-bearing concrete slab.

4.4.3. According to the Structural Engineer's report, there are no signs of cracking or structural movement within the existing building. In addition, there are no recorded mine entries within the vicinity of the site, and the location does not fall within the zone of influence of any known coal workings.

4.4.4. As such, a Coal Mining Risk Assessment has not been submitted with this application. However, should the Coal Authority consider such an assessment necessary, a specialist consultant will be appointed to carry out the required investigations and prepare the appropriate report.

4.5 Ecological & Bats

4.5.1. The surrounding area consists predominantly of farmland and associated soft landscaping, together with elements of the built environment. The fields immediately surrounding the property, and several others around the application site, are used for agricultural purposes.

4.5.2. As the application site is situated predominantly within open countryside, it is expected that some wildlife will be present in the area. However, as the proposal involves the conversion of an existing building with only a modest rear extension—designed in accordance with Class Q conditions—there will be no loss of habitat as a result of this development.

4.5.3. All trees, existing perimeter vegetation, and a large proportion of the grassland will be retained and enhanced as part of the proposal. The parking surface will be created using grasscrete pavers, allowing grass to grow through while still providing a suitable surface for parking vehicles. Aside from a small paved area for outdoor seating,, within the allowable residential curtilage, no additional hard landscaping is proposed under this application.

4.5.4. Appropriate measures have been incorporated into the design of the conversion to minimise both light and noise pollution from the property.

4.5.5. During our site visit, there were no apparent signs of bat roosting within any areas of the building's structure. No droppings or other evidence typically associated with bats were observed, and as such, no ecological report has been commissioned at this stage.

4.6 Transport and Highways

4.6.1. Conditions set by Q.2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 Class Q – agricultural buildings to dwellinghouses requires the local planning authority to assess the proposal on the basis of its impact in terms of transport and highways.

4.6.2. Paragraph 111 of the NPPF (July 2021) states that Development should only be prevented or refused on highways grounds if there would be an *"unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe"*

4.6.3. The site is accessed via an existing driveway serving Headlands Farm. Visibility at the access point is clear in both directions, and the proposed conversion of the barn to residential use would result in only minimal vehicle movements. As such, the development would not prejudice the safe or efficient use of the highway.

4.6.4. The proposed site layout allows for on-site parking and turning space, and utilises a safe and suitable access. Accordingly, the proposed development does not give rise to any highways or transport concerns.

4.7 Location and setting

4.7.1. It is expected that many agricultural buildings and barns are sited in a rural location, as such National Planning Policy Guidance clarifies that: *"The permitted development right does not apply a test in relation to sustainability of location. This is deliberate as the right recognises that many agricultural buildings will not be in village settlements and may not be able to rely on public transport for their daily needs. Instead, the local planning authority can consider whether the location and siting of the building would make it impractical or undesirable to change the use to residential. (Paragraph: 108 Reference ID: 13-108-20150305; Revision date: 05 03 2015)"*
The proposed conversion of this barn is within the grounds of the existing farmhouse, which is currently in occupied residential use. The application is being brought forward to enable the applicant's relatives to move closer to the applicant's family. As such, the conversion should not be considered impractical when assessed under the location and setting criteria.

4.7.2. NPPG Paragraph 109 further clarifies what constitutes an impractical or undesirable location for residential use: "*Impractical*" reflects that the location and siting would "*not be sensible or realistic*", and "*undesirable*" reflects that it would be "*harmful or objectionable*". When considering whether it is appropriate for the change of use to take place in a particular location, a local planning authority should start from the premise that the permitted development right grants planning permission, subject to the prior approval requirements. That an agricultural building is in a location where the local planning authority would not normally grant planning permission for a new dwelling is not a sufficient reason for refusing prior approval. (Reference: Paragraph: 109 Reference ID: 13-109-20150305; Revision date: 05 03 2015)

4.7.3. The barn to be converted to the residential use is located to the rear of the existing farmhouse, with a small tarmacked area—historically used as a tennis court—situated between the farmhouse and the barn. However, this area has not been used as a tennis court for some time and now functions solely as a hard-landscaped surface.

4.7.4. The site benefits from good vehicular access from Falhouse Lane, connecting to the A644 to the north and the A642 to the south, which in turn provide convenient access to the M62 and M1 motorways respectively. Itis approximately a 15-minute cycle or 8-minute drive from Mirfield Train Station to the north and a 22-minute walk southwards to Grange Moor provides access to a bus stop with public transport connections to Huddersfield, Wakefield, and Leeds. Therefore, the location and siting of the building do not render it impractical or undesirable for a change of use from agriculture to Class C3 (dwellinghouses), in accordance with the Use Classes Order.