



Development Management
 County Hall, Colliton Park
 Dorchester, Dorset, DT1 1XJ
 ☎ 01305 838336
 🖱 www.dorsetcouncil.gov.uk

Application to determine if prior approval is required for a proposed: Change of Use of Agricultural Buildings to Dwellinghouses (Use Class C3), and for building operations reasonably necessary for the conversion

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class Q

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="Bishops Farm"/>
Address Line 1	<input type="text" value="Holt Lane"/>
Address Line 2	<input type="text" value="Bishops Caundle"/>
Address Line 3	<input type="text"/>
Town/city	<input type="text" value="Sherbourne"/>
Postcode	<input type="text" value="DT9 5LY"/>

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

369065

113423

Description

what3words: ///rating.eggshell.prance

This is an application for prior approval of a proposed change of use of an agricultural building to a dwelling (Use Class C3).

The drawings in this application show a proposal for a three bedroom dwelling with open plan living and openings out to the south to make the most of natural light. The proposal makes the most of all existing openings and access and includes provision for two parking spaces on the existing drive area. The proposed curtilage is no larger than the footprint of the barn.

Applicant Details

Name/Company

Title

Mr and Mrs

First name

Paul and Wanda

Surname

Stainer

Company Name

Address

Address line 1

29 Harrow Way

Address line 2

Amesbury

Address line 3

Town/City

Salisbury

Country

Postcode

SP4 7TX

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Philip

Surname

Easton

Company Name

Western Design Architects

Address

Address line 1

12 The Granary

Address line 2

Hinton Business Park

Address line 3

Tarrant Hinton

Town/City

Blandford

Country

United Kingdom

Postcode

DT11 8JF

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible. The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

Please note, there are further eligibility criteria that will be covered in subsequent questions.

Please note: Any new dwellinghouse will only be eligible for permitted development rights if it has a gross internal floor area of at least 37 square metres, and complies with the [nationally described space standard](#).

Was the use of the site on 20 March 2013 (or the last use before that date) solely for an agricultural use as part of an established agricultural unit?

- ☒ Yes
☐ No

Has any work under the permitted development rights for the erection, extension or alteration of a building reasonably necessary for the purposes of agriculture been carried out on the agricultural unit since 20 March 2013?

- ☐ Yes
☒ No

Will the external dimensions of the resulting building(s) extend beyond the existing building(s) at any point?

- ☐ Yes
☒ No

Is any part of the land, site or building:

- in a conservation area;
- in an area of outstanding natural beauty;
- in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- in the Broads;
- in a National Park;
- in a World Heritage Site;
- in a site of special scientific interest;
- in a safety hazard area;
- in a military explosives storage area;
- a scheduled monument (or the site contains one);
- a listed building (or within the curtilage of a listed building)

☐ Yes

☒ No

Agricultural tenants

To be eligible for this permitted development right, all parties to any agricultural tenancy agreements that are currently in place, or that have been terminated in the year before development is proposed to begin, need to provide consent.

This is to help ensure that agricultural tenants are not displaced to allow a change of use to be carried out.

Is the site currently occupied under any agricultural tenancy agreements?

☐ Yes

☒ No

Have any agricultural tenancy agreements been terminated in the year before development is proposed to begin for the purpose of carrying out the proposed change of use?

☐ Yes

☒ No

Dwellinghouses and floor space

To be eligible for this permitted development right, the number and size of dwellinghouses developed has to be within the limits set by legislation. This includes any dwellinghouses that were previously developed under this permitted development right.

- No more than a total of 5 dwellinghouses (including no more than 3 larger dwellinghouses) can be developed;
- No single dwellinghouse can exceed 465 square metres of floor space; and
- The total combined floor space of all the larger dwellinghouses developed cannot exceed 465 square metres.

For the purposes of this permitted development right:

- 'Smaller dwellinghouse' means a dwellinghouse (Use Class C3) which has a floor space of no more than 100 square metres
- 'Larger dwellinghouse' means a dwellinghouse (Use Class C3) which has a floor space of more than 100 square metres but no more than 465 square metres.

Please note: For prior approval applications submitted from 6 April 2021 onwards - Any new dwellinghouse will only be eligible for permitted development rights if it has a gross internal floor area of at least 37 square metres, and complies with the [nationally described space standard](#).

How many smaller dwellinghouses will be created by this proposal?

1

How many larger dwellinghouses will be created by this proposal?

0

What will be the net increase in dwellinghouses?

This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses on the site immediately prior to the development.

1

Previous development

How many smaller dwellinghouses have previously been created under this permitted development right on this established agricultural unit?

0

How many larger dwellinghouses have previously been created under this permitted development right on this established agricultural unit?

0

Floor space of larger dwellinghouse(s)

Will the total combined floor space (previously and in this proposal) changed to Larger Dwellinghouses under this permitted development right on this established agricultural unit exceed 465 square metres?

(Select 'No' if no larger dwellinghouses have been or will be created).

☐ Yes

☒ No

Description of Proposed Works, Impacts and Risks

Please describe the proposed development, including:

- The siting and location of the building(s); and
- From 1 August 2020, details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

This is an application for prior approval of a proposed change of use of an agricultural building to a dwelling (Use Class C3).

The application site consists of a single agricultural holding that is located on the eastern side of Holt Lane, Bishops Caundle and is just south of Bayleaves, a neighbouring property. The barn is located perpendicular to Holt lane with a south facing aspect that overlooks the holding which also extends away from Holt Lane.

The drawings in this application show a proposal for a three bedroom dwelling with open plan living which have openings out to the south to make the most of the natural light as well as the master bedroom having openings to the south. The proposal makes the most of all existing openings providing adequate natural light and at least one window per room, smaller high level windows to the utility and bathroom and larger floor to ceiling height windows to the hall, second and third bedrooms provide more than adequate natural sunlight to the habitable spaces. The single storey barn also features 4 rooflights which will be utilised to provide natural light into the hallway space.

Please refer to drawing 002 - Proposed Ground Floor Plan for more details.

Are any associated building works or other operations required to make this change?

Note that such works are restricted to those listed below that are reasonably necessary to convert the building(s) for use as a dwellinghouse:

- the installation or replacement of windows, doors, roofs, or exterior walls;
- the installation or replacement of water, drainage, electricity, gas or other services;
- partial demolition to the extent reasonably necessary to carry out the works listed above.

☒ Yes

☐ No

If yes, please provide details of the design and external appearance of the building(s) in regard to these building works or other operations:

The proposed building works include:

- Repairs to and/or replacement of the external cladding where necessary.
- Replacement roofing and insulating the roof.
- Ground slab, roof and walls to be insulated to comply with building regulations.
- Construction of new partition walls within the barn.

For more information on the proposed building works please refer to the Structural Engineers Report.

There are only a few changes to the external appearance of the barn which are as follows:

- Glazed double doors and sidelights to the south elevation in replacement of the existing large double door openings to allow access to the outdoor area from the open plan living space and master bedroom.
- Glazing to the south elevation allowing light into the second bedroom and utility room.
- Front door and 2 small windows to the west elevation.
- Glazing to the east elevation to allow light in and roof lights to allow ventilation into the third bedroom.

For more information on the proposed design and appearance please refer to the Design and Access Statement

Please provide details of any transport and highways impacts and how these will be mitigated:

Due to the previous agricultural use of this site, the proposed use as a driveway for a three bedroom, single storey dwelling would have far less impact on the site. The vehicular entrance to the site has existing visibility splays that are acceptable and safe for the proposed use of the site. The existing gravel/stone driveway has more than enough space for the proposed driveway and to serve two parking spaces for the dwelling.

Please provide details of any noise impacts and how these will be mitigated:

The proposals to convert this existing barn do not include anything disruptive and would not give rise to any harmful noise impacts.

Please provide details of any contamination risks and how these will be mitigated:

This barn has previously been used solely as agricultural storage and therefore any concerns of ground contamination should not be an issue.

Please provide details of any flooding risks and how these will be mitigated.

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3; or
- is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

[Check if your site location is in Flood Zone 2 or 3 online.](#)

Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

The application site does not fall within any designated flood risk zones and is not at theoretical risk of surface water flooding. Please refer to the Design and Access Statement for more information on this.

Declaration

I / We hereby apply for Prior Approval: Change of use - agriculture to dwellinghouses as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Philip Easton

Date

04/10/2022