

DESIGN AND ACCESS STATEMENT

BISHOPS FARM, HOLT LANE, BISHOPS CAUNDLE, SHERBOURNE, DT9 5LY

CLASS Q BARN CONVERSION

October 2022

Planning History

On Application Site

N.A.

On Neighbouring Site

Application No: WD/D/15/001265

Approved – 20th July 2015

Fit 16 solar panels to the detached studio in the grounds of the main building

Application No: WD/D/15/000429

Approved – 29th April 2015

Internal alterations & extract grille in west elevation

Application No: 1/D/08/000368

Approved – 22nd April 2008

Erect timber framed and clad garden studio/summerhouse

Application No: 1/E/05/002326

Approved – 24th January 2006

Erect porch extension

Introduction:

This planning document has been prepared in support of an application for Prior Approval to Dorset Council for the proposed change of use of an agricultural building to form a dwellinghouse at Bishops Farm, Holt Lane, Bishops Caundle, Sherbourne, DT2 8QP.

The Site:

The application site consists of a single agricultural holding that is located on the eastern side of Holt Lane, Bishops Caundle. The barn is located perpendicular to the lane with a south facing aspect that overlooks the holding which extends away from Holt Lane. The single storey barn measures approximately 20m by 6m. It is constructed on a concrete plinth with a timber frame above which supports the timber clad walls and the corrugated metal sheet roof. The northern elevation has 2 pairs of rooflights, 1 pair being larger than the other, whilst the east and west elevations do not have any openings. The timber cladding on the southern elevation is broken up by 3 large double doors and 1 single door. The site is accessed off Holt Lane Lane through double field gates which leads straight onto the grass to the south of the barn.

Background:

The barn at Bishops Farm is and has been an agricultural barn for the entirety of its existence.

Proposed Development:

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 the views and natural light. The proposal makes the most of all existing openings and access includes provision for two parking spaces on the existing drive area. The proposed curtilage is no larger than the footprint of the barn.

Relevant Issues for this application:

- Does the proposed change of use of the building comply with the criteria of Class Q?

Building operations are allowed to a reasonably necessary level to convert a building into a dwelling house under Part Q1. These include and are limited to the installation or replacement of windows, doors, roofs or exterior walls, services such as gas, electricity and water, and necessary partial demolition to allow the works above to be able to be carried out so that the building can be functional as a house.

Class Q Permitted Development

Q.1 Development is not permitted by Class Q if –

(a) the site was not used solely for an agricultural use as part of an established agricultural unit;

(i) on 20th March 2013, or

(ii) in the case of a building which was in use before that date but was not in use on that date, when it was last in use, or

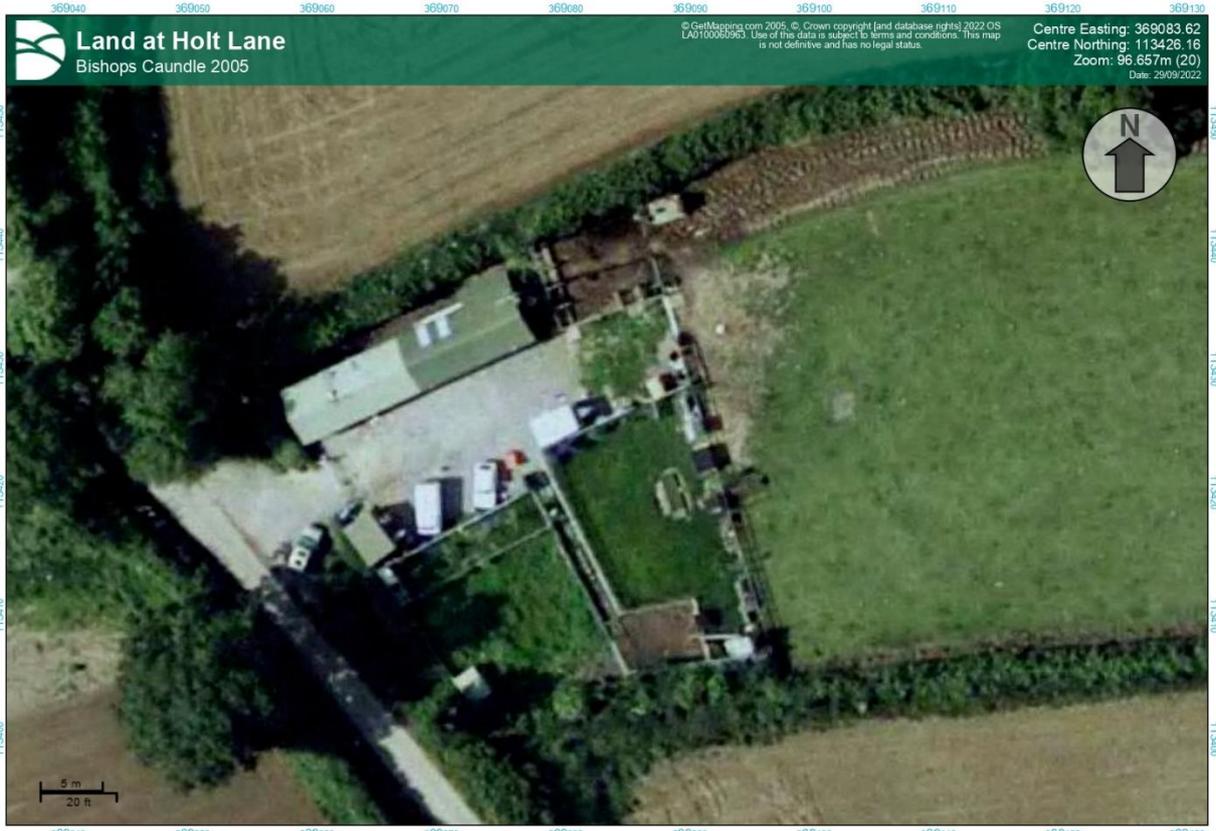
(iii) in the case of a site which was brought into use after 20th March 2013, for a period of at least 10 years before the date development under Class Q begins;

Answer – The applicant purchased the land at Holt Lane with the barn and surrounding animal pens/sheds in June 2022 from the previous owner, Mr Wand, who used the barn to store hay, feeds and farming machinery since purchased in 2002. Please see Appendix A (Ref: Wanda Stainer Statement Sept 2022). Also, the agricultural holding CHP No. is 11/173/0012. This confirms that the barn has been in agricultural use as active and fully functioning storage over the last 10 years. Please see Appendix B at the end of this document for reference to this (Ref: Michael Wand Statement Sept 2022).

Below: Photos provided by Mr Wand of livestock being kept in the surrounding pens between 2002-2022



Below: Aerial photography taken in 2005 showing an access track to the field to the east from the barn.



Below: Aerial photography taken in 2009 showing the cattle in the field to the east of the barn, which the barn was used to store all the hay and feeds for.



(b) the cumulative floor space of the existing building or buildings changing use under Class Q within an established agricultural unit exceeds 465 square meters;

Answer – The floor space of the proposed dwelling is 84.8 square meters and therefore within the limit of 465 square meters.

(c) the cumulative number of separate dwelling houses developed under Class Q within an established agricultural unit exceeds 5;

Answer - No other buildings on the agricultural unit have been converted to dwelling houses using Class Q Permission.

(d) the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained;

Answer – The site is not occupied under an agricultural tenancy.

(e) less than 1 year before the date development begins

(i) an agricultural tenancy over the site has been terminated, and

(ii) the termination was for the purpose of carrying out development under Class Q, unless both the landlord and tenant have agreed in writing that the site is no longer required for agricultural use;

Answer – None of the above apply.

(f) development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has been carried out on the established agricultural unit –

(i) since 20th March 2013; or

(ii) where development under Class Q begins after 20th March 2023, during the period which is 10 years before the date development under Class Q begins;

Answer – None of the above has occurred.

(g) the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point;

Answer – The proposed development does not exceed or extend the existing footprint of the building.

(h) the development under Class Q (together with any previous development under Class Q) would result in a building or buildings having more than 450 square meters of floor space having a use falling within Class C3 (dwelling houses) of the Schedule to the Use Classes Order;

Answer – No, this would not be the case.

(i) the development under Class Q 9b) would consist of building operations other than –

(i) the installation or replacement of –

(aa) windows, doors, roofs or exterior walls, or

(bb) water, drainage, electricity, gas or other services,

to the extent reasonably necessary for the building to function as a dwelling house;

(ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(i)(i)

Answer – Proposed openings are formed where existing openings already exist, with the addition of 2 rooflights, 5 small window openings and 1 new doorway opening.

The attached structural engineers report by Julia Sanders confirms that some minor repairs and strengthening works are required but none of the works are required to make the building strong enough for conversion. Accordingly, the works form permitted development.

(j) the site is on article 2(3) land;

Answer - The site is not on article 2(3) land.

(k) the site is, or forms part of –

(i) a site of special scientific interest;

(ii) a safety hazard area;

- (iii) a military explosives storage area;
- (iv) the site is, or contains, a scheduled monument;
- (v) the building is a listed building;

Answer – None of the above relate to the application site.

Conclusion

Given the above, we consider the development complies with the limitations and restrictions in Class Q1 and is permitted development.

Q.2

(a) Transport and highways impact of the development

Answer – 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 is more than enough space for the proposed driveway and to also serve two parking spaces for the dwelling.

(b) Noise impact of the development

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

(c) Contamination risks on the site

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

(d) Flooding risks on the site

Answer – The application site is in flood zone 1 which means that it has a low probability of flooding from rivers and the sea and the flood risk from surface water is very low.

(e) 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 (dwelling houses) of the Schedule to the Use Classes Order.

Answer – Holt Lane is under 400 metres from the centre of Bishops Caundle and the residential area. Also, to the north of Bishops Farm is the dwelling house Bayleaves. Therefore, the conversion of this barn would not be out of character for this area. Also, the barn has direct access to a public highway and it is possible to bring access to power and other services to allow it to work as a fully functional dwelling.

(f) The design or external appearance of the building

Answer – Proposed elevations and plans of the proposed dwelling have been provided as part of the application and show that most of the external appearance and materials of the existing barn are to be retained and made good where necessary. This consists of a timber frame, clad with timber panels, supporting a corrugated metal sheet roof.

Additions to the south elevation include 3 no. double-glazed double doors with sidelights, to replace the existing 3 no. large double doors, and the existing single door opening to be replaced with 2 no. windows. The new double doors open out from the main living space and master bedroom to the south facing outdoor space.

On the east elevation, 1 no. window is proposed. On the west elevation, 1 no. front door and 2 no. windows are proposed. Lastly, the 4 no. existing rooflights will be replaced with 4 no. double-glazed rooflights as well as the addition of 2 no. small rooflights to be installed on the north elevation. The proposed appearance of the building is not much different from the existing with the new openings being in keeping with the rustic style of the building and because the rooflights and double doors will remain the same size as the existing openings.

The proposed external residential curtilage is equal to the floor area of the dwelling and envelopes the building on all sides, with the inclusion of two parking spaces. Vehicular turning is located immediately southwest of the dwelling.

There will be no overlooking or loss of privacy to this or the neighbouring dwelling, Bayleaves, because the neighbouring dwelling is separated from the application site by vegetation, hedging and a bank. Also, the neighbouring dwelling is set sufficiently far enough away (approximately 95m) so as to be unaffected by this proposal. There would be no adverse visual impacts on the landscape or on neighbouring amenity.

Summary

The building to be converted to residential use is in good condition and capable of being converted without the requirement for demolition and rebuilding. The accompanying structural engineers report shows the building is suitable for conversion.

On balance we consider this document and attached drawings and engineers report is sufficient to secure a prior approval.

Existing Photographic Survey:



1. Entrance to the site



2. View of East Elevation



3. South Elevation



4. South Elevation



5. South East corner



6. Barns internal structure

Appendix A
Wanda Stainer Statement Sept 2022

Mr & Mrs Paul Stainer
29 Harrow Way
Amesbury
Wiltshire
SP4 7TX

29th September 2022

Mr P Easton
Director

Western Design Architects

12 The Granary
Hinton Business Park
Tarrant Hinton
Blandford
Dorset
DT11 8JF

Dear Phil,

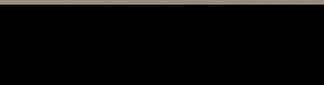
RE: Bishops Farm, Holt Lane, Bishops Caundle, Sherborne, DT9 5LY

In June 2022, we purchased the land at Holt Lane from Michael Wand, the previous owner. From discussions with Mr Wand, we understand that the barn was solely in agricultural use in March 2013 because the barn was used continuously between 2002 and 2022 to store hay, feeds and farming machinery for the cattle, pigs and poultry that were kept in the animal pens surrounding the barn.

The position of the agricultural barn is useful with appropriate access and hardstanding areas in front of the large double doors. However, we feel there is now opportunity for the building to be enhanced. The various other sheds surrounding the barn will provide sufficient storage for our needs so utilising the barn for storage is no longer so vital.

We trust this explains our requests for a review of this Agricultural Barn on our land.

Sincerely,



Wanda Stainer

Appendix B
Michael Wand Statement Sept 2022

Mr Michael Wand
1 Rhys Cottages
Bishops Caundle
Sherborne
Dorset
DT9 5ND

26th September 2022

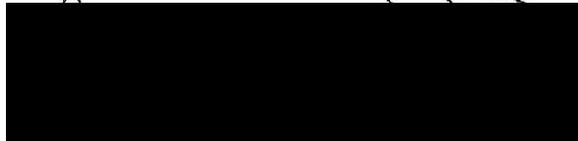
Mr & Mrs Paul Stainer
29 Harrow Way
Amesbury
Wiltshire
SP4 7TX

Reference: Land at Holt Lane, Bishops Caundle, Sherborne, DT9 5LY

Dear Paul and Wanda

I confirm the entire plot was in agricultural use since purchased in 2002 and continuously until 2021. Various cattle, pigs and poultry were on the land until the property was marketed. The barn was used to store all the hay and feeds as well as various farming machinery.

Sincerely,

A large black rectangular redaction box covers the signature area. Above the box, there are faint, handwritten scribbles in blue ink.

Michael Wand