

Delegated Report

Planning Ref: 25/00496/P3CQ
Applicant: Mr Lee Smith
Ward: Barlestone, Nailstone and Osbaston



Hinckley & Bosworth
Borough Council

Site: Heath Farm, Bosworth Lane, Osbaston

Proposal: Notification to determine if Prior Approval is required for the change of use of an agricultural barn to a single dwelling

Case Officer: Ashleigh Gade (Senior Planning Officer)

1. Recommendations

- 1.1. **Refuse prior approval** subject to:
- Reasons detailed at the end of this report.

2. Planning Application Description

- 2.1. This is an application for prior notification under Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the conversion of an existing agricultural building into a four-bedroom dwellinghouse (Class C3) at Heath Farm, Bosworth Lane, Osbaston.
- 2.2. The proposal involves the conversion of one steel frame building into one dwellinghouse. The existing building externally measures 14.03 metres in width by 13.84 metres in depth and has an existing footprint of 193.6 square metres. It has a gable roof with an eaves height of 3.5 metres and a ridge height of 5.75 metres.
- 2.3. The proposed dwelling contains living general living spaces and a bedroom on the ground floor, as well as an externally accessed plant room, and a further three bedrooms with roof terraces within a loft space. The dwelling has a total floor space of 310.5 square metres, including the roof terraces.
- 2.4. The proposed conversion involves the replacement of corrugated cement fibre sheeting cladding to the upper walls and the roof due to presence of asbestos, as well as removal of the existing large steel barn-style doors, the removal of external fabric to create a recessed entrance area, the creation of one single-width external doorway and two bifold doorways of varied width on the ground floor, three external ground floor windows, three loft space doorways, three loft spaces windows, and six rooflights of varied proportions.
- 2.5. The proposal involves the retention of the partial-height concrete panel walls at ground level of the existing building, with the exclusion of sections to be removed for the recessed entrance, the bifold doors on the north-eastern elevation, and the plant room doorway.

- 2.6. The proposal includes the provision of two car parking spaces to the north-west of the building. The proposed private outdoor amenity space has a total area of approximately 190 square metres and is located to the north-east of the building, to be demarcated by 1 metre high black metal estate fencing.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located outside of any identified settlement boundary within the open countryside. It forms part of Heath Farm which is located approximately 500 metres west of the settlement boundary of Newbold Verdon.
- 3.2. The application site contains a steel portal framed building with lower concrete walls and upper walls and roof clad in corrugated cement fibre sheeting, its immediate surrounds comprising an existing hardstanding area and overgrown grassed areas, and an existing farm track connecting to the primary access to Heath Farm from Bosworth Lane.
- 3.3. The wider Heath Farm site contains the original farmhouse adjacent the application site, original farm complex buildings since subdivided and converted to create separate dwellings to the west of the application site, and beyond that a later farmhouse bungalow. To the north-west of the application site is an elongated cluster of agricultural buildings associated with farming operations at Heath Farm.
- 3.4. The application site and the wider Heath Farm site are accessed from Bosworth Lane to the south. Bosworth Lane is an adopted and classified 'B' road which has a speed limit of 60mph at the site's access point.
- 3.5. The application site is directly neighboured to the south and west by dwellings within the cluster original Heath Farm buildings. To the north-west are agricultural buildings forming part of Heath Farm. To the east and beyond the aforementioned buildings in all other directions, the site is surrounded by fields within the designated open countryside.

4. Relevant Planning History

- **07/00922/FUL**
- Change of use of two agricultural buildings to form stables and a store, the creation of a manège and an area of grazing (personal use)
- Planning Permission
- 08.10.2007

- **08/00280/CONDIT**
- Variation of Condition 2 of planning permission 07/00922/FUL change of use of two agricultural buildings to form stables and a store, the creation of a manège and an area of grazing (personal use)
- Planning Permission

- 20.05.2008

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents and a site notice was posted within the vicinity of the site.
- 5.2. One objection was received. The content of the objection has been summarised as follows:
- The proposed development is not permitted by Class Q.
 - The access shown is land on the edge of a field as access via the original farm courtyard has been sold off from the farm holding.
 - The land beside the building is overgrown and cannot be described as suitable existing access.

6. Consultation

- 6.1. The Local Highway Authority (LHA) have referred the Local Planning Authority (LPA) to standing advice.
- 6.2. The Lead Local Flood Authority (LLFA) have no comment.
- 6.3. HBBC's Environmental Services – Pollution Officer has recommended conditions requiring investigation of any potential land contamination prior to commencement, and the ceasing of development and submission of an addendum to the scheme of investigation where contamination not previously identified is found during development.
- 6.4. HBBC's Drainage Officer has provided standard drainage advice for land within Flood Zone 1.

7. Policy

- 7.1. Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 3 Class Q (as operational prior to 21 May 2024)
- 7.2. National Planning Policies and Guidance:
- National Planning Policy Framework (NPPF) (2024)
 - Planning Practice Guidance (PPG)

8. Appraisal

- 8.1. The main considerations in respect of this application are whether the proposed change of use meets the criteria for permitted development of Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (GPDO), which relates to development consisting of:

- (a) *A change of use of:*
 - (i) *A building that is part of an established agricultural unit and any land within that building's curtilage; or*
 - (ii) *A former agricultural building that was (but is no longer) part of an established agricultural unit and any land within that building's curtilage*
 - (b) *Development referred to in sub-paragraph (a) together with the extension of the building referred to in sub-paragraph (a); or*
 - (c) *Development referred to in sub-paragraph (a) together with building operations reasonably necessary to convert the building referred to in sub-paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule or to extend that building.*
- 8.2. The Planning Practice Guidance (PPG) refers to the High Court in *Hibbit v Another v Secretary of State for Communities and Local Government and Rushcliffe Borough Council* [2016] EWHC 2852 ('Hibbit') and clarification the case provides on the interpretation of the word "conversion" as it pertains to Class Q. Paragraph 27 of Hibbit confirms that a "conversion" is conceptually different to a "rebuild". Consequently, Paragraph 105 of the National Planning Policy Guidance (NPPG) confirms that the permitted development rights within Class Q only apply where, "The existing building is already suitable for conversion to residential use."
- 8.3. The Structural Appraisal Report provided states that there appears to be no significant structural damage or defect to the building that would prevent conversion for residential use. It further states that it was observed that the steel portal column, rafters and bracing all appear to be in fair condition and that, for their age and use, the external cladding and concrete panels are also in fair condition. The concrete hardstanding slab is described as appearing in good condition, with the caveat that it was not possible to determine whether the floor had a stone sub-base material.
- 8.4. Notwithstanding this, the Discussion section the Structural Appraisal Report clearly omits mention of retention of the upper wall and roof corrugated cement fibre cladding and suggests that only the concrete panels at the base of the walls will be retained, with internal infill and external over-cladding to occur. The omission of the corrugated wall and roof cladding is clarified by the Planning Statement which confirms the removal of this cladding due to its containing asbestos.
- 8.5. Also omitted from the Structural Appraisal Report and, in this case, the Planning Statement, are the existing large metal barn doors which dominate the existing eastern elevation. It is, however, evident from the plans submitted that these doors are to be removed.
- 8.6. The Planning Statement appears to rely upon the retention of the partial-height concrete panels at the base of the building's walls to demonstrate that the proposal represents a conversion, despite the replacement of the upper walls and roof materials.

- 8.7. It has been calculated based on the plans submitted for assessment that the concrete panel sections account for approximately 38% of the existing wall area of the building.
- 8.8. Beyond the necessary removal of external cladding containing asbestos, and the removal of the large barn doors, the proposal also involves the removal of additional areas of concrete wall panelling to accommodate the large bi-fold doors on the north-eastern elevation, the recessed entrance on the north-western elevation, and the plant room door on the north-western elevation.
- 8.9. Following the removal of the additional concrete panels to facilitate the proposed dwelling design, the concrete panel sections will account for only 29% of the wall area of the building. None of the retained concrete will remain externally visible on the resulting dwelling due to the over-cladding as described in the Structural Appraisal Report.
- 8.10. Considering the above, it is considered that the information provided demonstrates that the entirety of the existing roofing and the majority of the existing walls would be removed and rebuilt to facilitate the conversion of the agricultural building into a residential use. The scope of the work proposed, by necessity and by design choice, goes beyond what might reasonably be described as a conversion.
- 8.11. The Applicant has therefore failed to demonstrate that the proposal benefits from permitted development rights by way of being a conversion of an agricultural building rather than a rebuild. Notwithstanding this, assessment of the proposal against Class Q is continued below for comprehensiveness.
- 8.12. The Town and Country Planning (General Permitted Development) Order 2015 (GPDO) was amended on 21 May 2024 to broaden the range of buildings that could be converted to dwellings, allow extensions to the buildings, and to increase the total number of dwellings from 5 to 10. However, the revisions to the GPDO removed the right to create any dwelling with a floorspace of over 150 square metres and the eligibility of any building that does not have suitable existing access to a public highway.
- 8.13. An application received by a Local Planning Authority prior to 20 May 2025 could elect to be assessed either under the amended GPDO or under the previous iteration as it stood prior to 21 May 2024.
- 8.14. The Applicant has stated that they wish the application to be assessed under the permitted development rights as they stood prior to 21 May 2024.
- 8.15. The following section therefore assesses the proposal against the criteria and conditions of Class Q as they stood prior to 21 May 2024. In accordance with Paragraph W(3) the LPA may refuse an application where in the opinion of the authority –
- (a) *The proposed development does not comply with, or*
 - (b) *The developer has provided insufficient information to enable the authority to establish whether the proposed development complies with*

Any conditions except for Paragraph Q.2(1)(g), limitations or restrictions specified in Part 3 applicable to the 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 time 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*

It is noted that the application building has been the subject of two previous planning permissions that sought to remove the building and its surrounds from agricultural use. Application 07/00922/FUL was granted planning permission to change the use of two agricultural buildings to form stables and a store and to also create a manège and an area of grazing. The description of development and the officer report for the application make clear that the proposal was for personal use only.

Condition 4 of 07/00922/FUL limited the use of the storage building associated with that application to purposes ancillary to the stables, manège and area of grazing and was not to be used to accommodate any type of livestock or other business or commercial use. The storage building identified in 07/00922/FUL is the application building.

The following application 08/00280/CONDIT sought to vary condition 2 of 07/00922/FUL. Condition 2 restricted the use to a maximum of 8 horses and to the use for only the Applicant's livestock. The variation sought to attach condition 2 to the occupancy of the existing barn conversion on the Heath Farm site, rather than the original Applicant.

It is evident from aerial imagery that the construction of the manège did not eventuate, however the parking area was established and remains in use. At a site inspection undertaken by the Planning Officer on 2 July 2025 it was not possible to determine the status of the stables building.

The photos included within the Planning Statement and Structural Appraisal Report show the application building in use for storage. The description of these items within the Structural Appraisal Report is given as “*various agricultural stock, plant and industrial equipment*”, however it is not considered these items as pictured particularly distinguish themselves from the intended storage use in association with the use permitted by 07/00922/FUL.

The Planning Statement says that the site has been in use for agricultural purposes for the last 80+ years and that the site was last used for agricultural purposes. Notwithstanding this, details as to the extent of the agricultural unit have not been provided, and the submission does not address the 2007 and 2008 permissions.

It is therefore considered that the site history raises doubt as to whether the site was used solely for agricultural use as part of an established agricultural unit, and thus there is insufficient information to determine whether the proposal complies with Q.1(a).

(b) *In the case of –*

(i) *A larger dwellinghouse, within an established agricultural unit*

(aa) *the cumulative number of separate larger dwellinghouses developed under Class Q exceeds 3; or*

(bb) *the cumulative floor space of the existing building or buildings changing use to a larger dwellinghouse or dwellinghouses under Class Q exceeds 465 square metres;*

(ba) *the floor space of any dwellinghouse developed under Class Q having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeds 465 square metres;*

The cumulative number of separate larger dwellinghouses proposed is one. The cumulative floor space of the larger dwellinghouse is 310.5 square metres.

(c) *In the case of –*

(i) *A smaller dwellinghouse within an established agricultural unit –*

(aa) *the cumulative number of separate smaller dwellinghouses developed under Class Q exceeds 5; or*

(bb) *the floor space of any one separate smaller dwellinghouse having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeds 100 square metres.*

The proposal does not meet the definition of a smaller dwellinghouse and as such Q.1(c) does not apply.

(d) *The development under Class Q (together with any previous development under Class Q) within an established agricultural unit would result in either or both of the following –*

- (i) *a larger dwellinghouse or larger dwellinghouses having more than 465 square metres of floor space having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order; and*
- (ii) *the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeding 5;*

There has been no previous development under Class Q within the site. This application proposes the conversion of a building under Class Q to one dwellinghouse with a floor space of 310.5 square metres.

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

The Applicant has declared that the site is not occupied under an agricultural tenancy. The LPA have no information to the contrary.

(f) *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 the tenant have agreed in writing that the site is no longer required for agricultural use

The Applicant has declared that there has not been an agricultural tenancy over the site terminated less than 1 year before the date this development begins. The LPA have no information to the contrary.

(g) *Development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) have 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*

There has been no development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) carried out on the established unit since 20th March 2013.

- (h) *The development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point*

The scheme does not result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point.

- (i) *The development under Class Q(b) 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 dwellinghouse; and

- (ii) *Partial demolition to the extent reasonably necessary to carry out building operations allowed by Paragraph Q.1(i)(i);*

The Planning Practice Guidance and relevant case law both establish that while the above building operations are permitted under Class Q, the agricultural building must still reasonably be capable of functioning as a dwelling with works only required to reasonably convert the building. It is not the intention of Class Q.1(j) to allow for rebuilding.

As highlighted earlier in this report, the existing agricultural building has not been demonstrated to be capable of conversion without rebuilding of significant portions of the walls and the entirety of the roof. Furthermore, the design of the proposed dwellinghouse involves further removal of existing building fabric not considered reasonably necessary for the building to function as a dwellinghouse.

The scope of works required and proposed are therefore not considered to be limited to those identified within Q.1(i)(i) and Q.1(i)(ii) and the proposal fails to meet these criteria.

- (j) *The site is 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*
- (l) *The site is, or contains, a scheduled monument; or*
- (m) *The building is a listed building*

The application site is not on Article 2(3) land, nor does it form a site of special scientific interest, a safety hazard area or a military explosives storage area and the site does not contain a scheduled monument, nor is the building a Listed Building.

Conditions:

Q.2. –(1) *Where the development proposed is development under Class Q(a) together with development under Class Q(b), development is permitted subject to the condition that before beginning the development, the developer must apply to the Local Planning Authority for a determination as to whether the prior approval of the authority will be required as to—*

- (a) *transport and highways impact of the development,*

The Local Highway Authority (LHA) have referred the LPA to standing advice.

The application site can achieve access from Bosworth Lane via the existing private driveway serving the wider Heath Farm site. There is an existing farm track extending from the private drive to the side and rear of the original Heath Farm Farmhouse that provides access to the north of the application building.

The Planning Statement notes that the proposal would involve upgrading the existing private driveway from Bosworth Lane, widening the access to 5 metres and finishing the first 15 metres in tarmac. This would satisfy the LHDG requirements for a private residential drive serving 6 to 25 dwellings with a length of over 25 metres.

The Planning Statement notes that the existing farm track would be replenished with a gravel surface. Though the track is currently overgrown in places, it remains navigable and the removal of overgrowth and upgrading of the gravel surface would be sufficient to allow for access to the car parking area.

The LHDG seeks that a four-bedroom dwelling provide 3 off-street car parking spaces. Each parking space should have minimum dimensions of 2.4 metres by 5.5 metres and 0.5 metres should be added where the space is bounded by a wall, fence, hedge, line of trees or similar obstruction on one side, and 1 metre where it is bounded on both sides.

The proposed car parking area is sited to the north of the application building and has sufficient space for 3 cars.

It is therefore considered that the proposal would not represent an undue transport and highways impact.

(b) noise impacts of the development,

Though agricultural operations would continue to occur in proximity to the development, it is not considered this would generate undue noise impacts. The proposed dwelling would form part of an established residential cluster on the site and as compatible uses it is not considered this would have significant adverse impact on neighbouring or prospective occupier residential amenity.

(c) contamination risks on the site,

No investigations into contamination risks have been submitted.

HBBC's Pollution Officer had no objections to the proposed development but requested planning conditions to secure the investigation of land contamination and require the cessation of development and further investigations where additional contamination is discovered during construction.

(d) flooding risks on the site,

The application site is located within Flood Zone 1, designated as low probability of flooding from rivers and sea, and the principle of residential development in low flood risk areas is acceptable.

(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 (dwellinghouses) of the Schedule to the Use Classes Order,

The application site is located outside the settlement boundary of Newbold Verdon; however, it is not considered

that the site is distant from the settlement. The access point from Bosworth Lane is sited approximately 400 metres to the south-west of recent residential development to the north of Newbold Verdon. The wider Heath Farm site also contains other established residences all of which are clustered centrally on the site and of which some are also agricultural building conversions.

As such, given the proximity to the settlement edge of Newbold Verdon and other residential development on the site, it is not considered that the location or siting of the building make it impractical or undesirable to change from an agricultural use to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order.

(f) the design or external appearance of the building, and

The design and external appearance of the building from the south-east, south-west and north-east elevations would respect the straightforward and simplistic rural design of the original agricultural building and sit comfortably within the countryside setting.

The design and external appearance of the north-west elevation is not considered to respect the rural vernacular and the simplistic design of the original agricultural building.

The addition of roof terraces to each of the three loft-level bedrooms on the north-west elevation significantly alters the design of the original roof form. The terraces are visually prominent and the incongruity of their dimensions are considered to unbalance the design.

The recessed front entrance on the north-west elevation interrupts the original layout of the building and introduces articulation that it not inherent to the original built form.

Both the roof terraces and the recessed entrance are considered to evoke a more modern residential appearance that does not reflect the rural vernacular of the original building.

(g) the provisions of adequate natural light in all habitable rooms of the dwellinghouses

There are windows to every habitable room, with the exclusion of the cinema room.

Paragraph X of Part 3 of Schedule 2 of the GPDO defines a habitable room as, “any rooms used or intended to be used for sleeping or living which are not solely used for cooking purposes, but does not include bath or toilet facilities, service rooms, corridors, laundry rooms, hallways or utility rooms;”.

Though it is acknowledged that as far as their actual function, a cinema room requires as little natural light as possible, this does not negate their capture under Paragraph X of this Part as a habitable room and thus the requirement to provide adequate natural light.

Therefore, the proposal cannot demonstrate adequate natural light to all habitable rooms of the dwellinghouse and does not comply with Q.2(g).

and the provisions of Paragraph W (prior approval) of this Part apply in relation to that application.

The application accords with the provisions of Paragraph W (prior approval) of this Part.

- (2) *Where the development proposed is development under Class Q(a) only, development is permitted subject to the condition that before beginning the development, the developer must apply to the Local Planning Authority for a determination as to whether the prior approval of the authority will be required as to the items referred to in subparagraphs (1)(a) to (e) and (g), and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.*

This has been undertaken by the Applicant in making this application.

- (3) *Development under Class Q is permitted subject to the condition that development under Class Q(a), and under Class Q(b), if any, must be completed within a period of 3 years starting with the prior approval date.*

Note to Applicant.

9. Equality Implications

9.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states: -

- (1) A public authority must, in the exercise of its functions, have due regard to the need to:

- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

9.2 Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

9.3 There are no known equality implications arising directly from this development.

9.4 The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

10. Conclusion

10.1. The application does not meet the requirements of Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (pre-21 May 2024). It is therefore recommended that the application is refused.

11. Recommendation

11.1 **Refuse prior approval** subject to:

- Reasons detailed at the end of this report.

11.2 Reasons

1. The Applicant has provided insufficient information to demonstrate that the site was used solely for an agricultural use as part of an established agricultural unit on the relevant dates and as such it has not been possible to determine whether the proposal complies with the limitations of Paragraph Q.1(a) of Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (pre-21 May 2024).
2. The Applicant has failed to demonstrate that the proposal benefits from permitted development rights and that the proposal represents a conversion of a structure rather than a rebuild. Based on the submitted details, the

Applicant has failed to demonstrate that the existing building can be appropriately converted into a residential use. Consequently, it is the opinion of the Local Planning Authority that the works required to alter the structure into a residential use would be of such magnitude that they would go beyond what might sensibly or reasonably be described as a conversion. Therefore, the proposal does not comply with the limitations of Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (pre-21 May 2024).

3. The proposed partial demolition works to the existing structure are not reasonably necessary building operations for the building to function as a dwellinghouse. Therefore, the proposal does not comply with the limitations of Paragraph Q.1(i)(i) of Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (pre-21 May 2024).
4. The proposed design of the north-west elevation does not respect the rural vernacular and simplistic design of the original building and would result in a design and external appearance of the dwellinghouse that would harm the character of the surrounding countryside. Therefore, the proposal does not comply with the limitations of Paragraph Q.2(f) of Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (pre-21 May 2024).
5. The proposed dwellinghouse would not provide adequate natural light to all habitable rooms. Therefore, the proposal does not comply with the limitations of Paragraph Q.2(g) of Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (pre-21 May 2024).

a. **Notes to Applicant**

1. The application has been determined in accordance with the following submitted details:
 - Application Form
 - Supplementary Information
 - Planning Statement
 - Structural Report
 - Site Location Plan, Entrance, Drg No. 05
 - Existing Floor Plan, Elevation, Block Plan, Drg No. 05
 - Proposed Floor Plan, Elevation, Section, Block Plan, Drg No. 10All received 16.05.2025