Hinckley & Bosworth Borough Council

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Application to determine if prior approval is required for a proposed: Change of Use of Buildings on Agricultural Units and former Agricultural Buildings to Dwellinghouses (Class C3), which may include extension of the building and/or 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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

448025

Northing (y)

307628

Description

Barn conversion - Thornton Lane, Thornton, Markfield

Applicant Details

Name/Company

Title

Mr

First name

Nicholas

Surname

Hart

Company Name

Nicholas J Hart Agricultural Contractors

Address

Address line 1

5 Turnpike Way

Address line 2

Address line 3

Town/City

Markfield

County

Leicestershire

Country

United Kingdom

Postcode

LE67 9QT

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Mark

Surname

Geraghty

Company Name

HSSP Architects Limited

Address

Address line 1

Pera Business Park

Address line 2

Nottingham Road

Address line 3

Town/City

Melton Mowbray

County

Leicestershire

Country

United Kingdom

Postcode

LE13 0PB

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.

This permitted development right was amended on 21 May 2024 to broaden the range of buildings that could be converted to dwellings, allow extensions to the building, and to increase the total number of dwellings from 5 to 10.

However, the right was also updated to:

- No longer permit the creation of any dwelling with a floorspace over 150 square metres (previously, 'larger' dwellings could be up to 465 square metres)
- Remove the eligibility of any building that does not have suitable existing access to a public highway (previously, this was not an eligibility requirement)

Proposals that do not meet the above criteria are temporarily allowed to use the previous version of the permitted development right, though this will mean you are not able to benefit from any of the amendments made.

Select the checkbox below if you wish to use the previous version. Otherwise you should continue through this application, which is based on the current legislation as amended.

☑ **I/We confirm that this application will use the permitted development right as it stood prior to 21 May 2024.** In confirming this, I/we understand that:
• The application must be received by the local authority by 20 May 2025 (the payment process on Planning Portal must be completed before the application will be submitted).
• The supplementary information template covering the pre-21 May 2024 eligibility criteria and information requirements must be downloaded, completed and attached as a supporting document.
• Failure to do either of the above could result in application being refused without the fee being refunded.

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

Description of Proposed Works, Impacts and Risks

Please describe the proposed development, including the siting and location of the building(s)

Proposed Class Q development to provide a three bedroom family home with open plan kitchen/living space/dining space, and two parking spaces. The barn is located to the east of Thornton and close to amenities. There are no neighbouring businesses which would cause noise disturbance, and the site is not overlooked by neighbours. This makes it a very desirable location to live.

Please provide details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

All bedrooms have at least one window a minimum of 1 sq.m. The main kitchen/living/dining space has 3 large bifold doors and a 2800 x 1900mm window.

Will the building(s) be extended as part of the proposed development

◯ Yes
⊘ No

NOTE: If using the transitional provision to benefit from the permitted development rights as they stood prior to 21 May 2024, then extensions are not permitted, and you should answer 'No'.

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 existing footprints of the steel frame will be retained. The layout has been designed to maximise the views towards the west and south by situating the main living spaces and master bedroom on this side of the floor plan. The open plan living space uses the full height of the steel frame, to create a pleasant and open room within what is a fairly modest footprint in comparison to some Class Q conversions. The exterior will be clad in vertical timber cladding above a Mountsorrel granite stone plinth with a zinc roof over. Large windows will be incorporated both aesthetically, as a nod towards traditional barn openings. The landscaping design has been kept simplistic, to maintain an agricultural feel across the site. A small area of amenity space has access from the bifold doors. Two parking spaces are shielded by a hedgerow.

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

The impact of the proposal on the highways network are negligible. The site has an existing access and access track from Thornton Lane. The access is single lane, but there is sufficient space closer to the barns for vehicles to pass, and vehicles are able to enter and leave the site in a forward direction. Two parking spaces for the dwelling are proposed.

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

There are no neighbouring businesses or dwellings, so the proposal will not have a significant effect in terms of noise.

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

A Phase 1 Ground Investigation report was commissioned and prepared by GRM, and this has been submitted as part of the application. The report concludes that “the site is suitable for the proposed development.” Furthermore they found that the ground gas risk has been assessed as very low to negligible as no significant source of ground gas has been identified.

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.

GRM’s Phase 1 Ground Investigation report states that “there is a negligible risk of flooding from rivers or the sea,” “there is a negligible risk of surface water flooding,” and “there is a low risk of groundwater flooding” and that the site is suitable for the proposed development.
report.

Declaration

I/We hereby apply for Prior Approval: Change of use - agricultural (or former agricultural) buildings to dwellinghouses as described in the questions answered, details provided, and the 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 opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

HSSP Architects Limited

Date

15/11/2024