



An application to determine if prior approval is required for a proposed:

Change of Use of Agricultural Buildings to Dwellinghouses (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.

1. Site Address

Number	
Suffix	
Property name	The Elms Farm
Address line 1	Dadlington Lane
Address line 2	
Address line 3	
Town/city	Stapleton
Postcode	LE9 8JL
Description of site location must be completed if postcode is not known:	
Easting (x)	443008
Northing (y)	298596

Description	
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2. Applicant Details

Title	Mr
First name	Richard
Surname	Andrews
Company name	
Address line 1	The Elms Farm
Address line 2	Dadlington Lane

2. Applicant Details

Address line 3	
Town/city	Stapleton
Country	
Postcode	LE9 8JL

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mr
First name	Mark
Surname	Geraghty
Company name	HSSP Architects Limited
Address line 1	Pera Business Park
Address line 2	Nottingham Road
Address line 3	
Town/city	Melton Mowbray
Country	United Kingdom
Postcode	LE13 0PB
Primary number	
Secondary number	
Fax number	
Email	

4. Eligibility

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

4. Eligibility

Is any part of the land, site or building:

Yes

No

- 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)

5. Agricultural tenants

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

6. Dwellinghouses and floor space

How many smaller dwellinghouses will be created by this proposal?

0

How many larger dwellinghouses will be created by this proposal?

2

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.

2

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

TOTAL DWELLINGHOUSES

2

TOTAL LARGER DWELLINGHOUSES

2

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

7. 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

The existing barn is located off Dadlington Lane, East of Stapleton, accessed off an existing tarmacadam driveway. The barn is sited approximately 400mm from the highway boundary set within an existing agricultural yard. A large glazed facade has been proposed on the western elevation to provide adequate natural day light to the principle living area, with new windows proposed on the remaining elevations to provide natural light to all rooms.

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

Yes

No

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.

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

7. Description of Proposed Works, Impacts and Risks

Please refer to the submitted Design and Access Statement.

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

The proposed two new dwellings will utilise the existing access off Dadlington Lane, which was designed to accommodate larger agricultural vehicles. We are happy that the proposed access and drive way would meet Leicestershire Highways current design guides.

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

The adjacent agricultural use is for storage only so no live stock will be present so there are no anticipated noise impacts associated with this application.

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

A phase one contamination report has been submitted with this application and no contamination was found to be present within the application site area.

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 site is not within a Flood Zone 2 or 3, and no drainage problems associated with the application site.

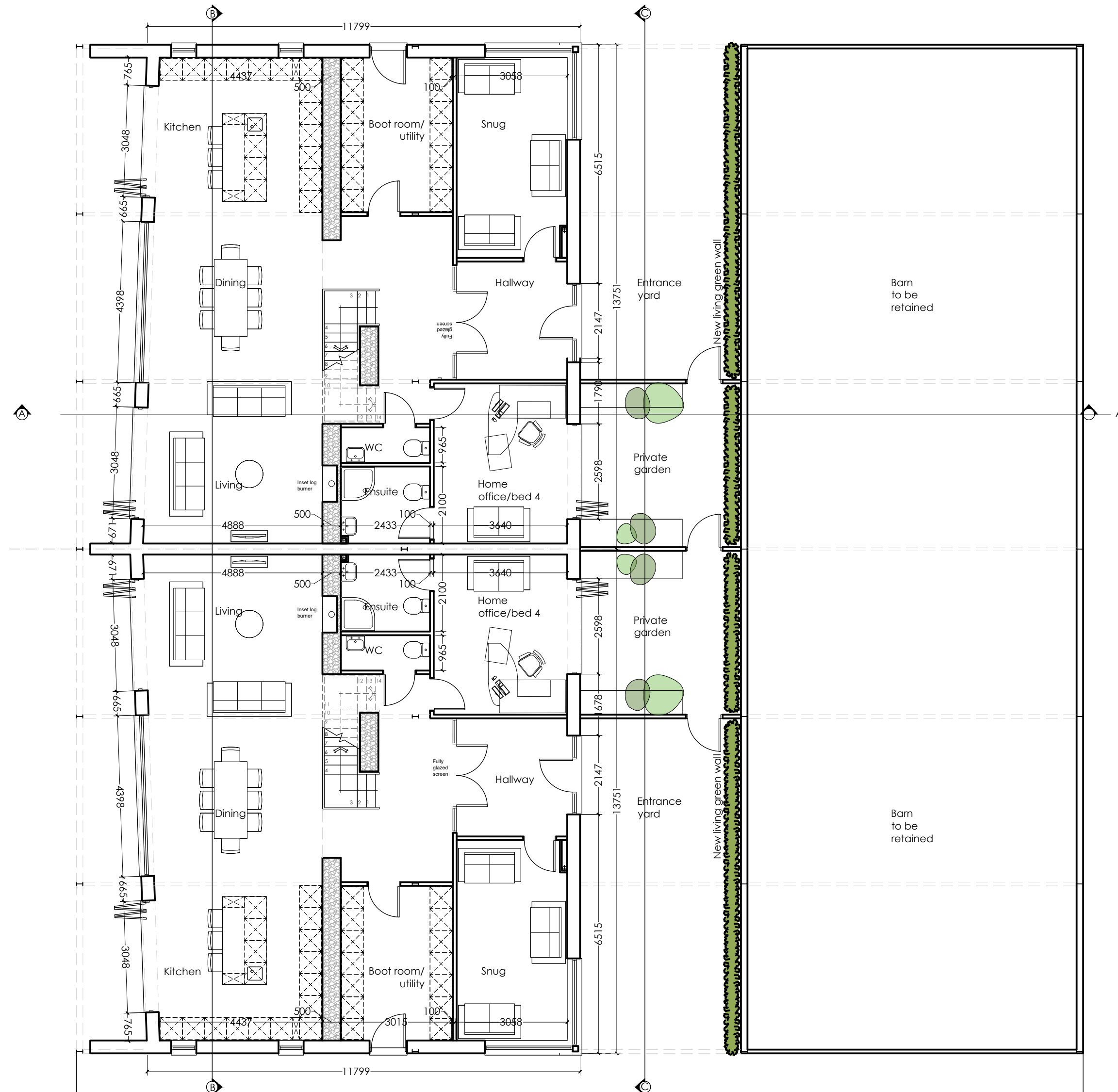
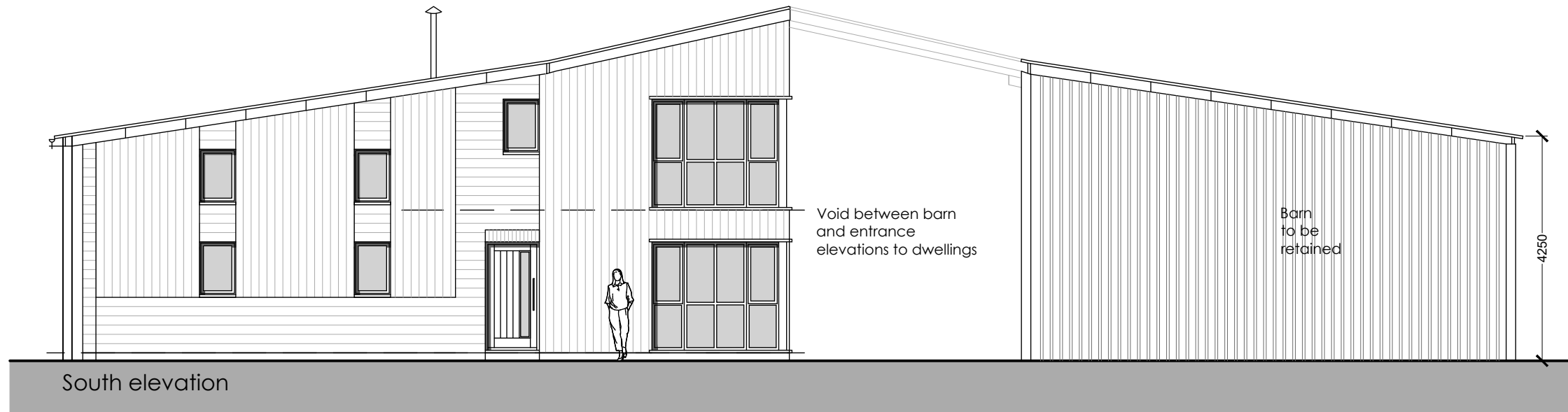
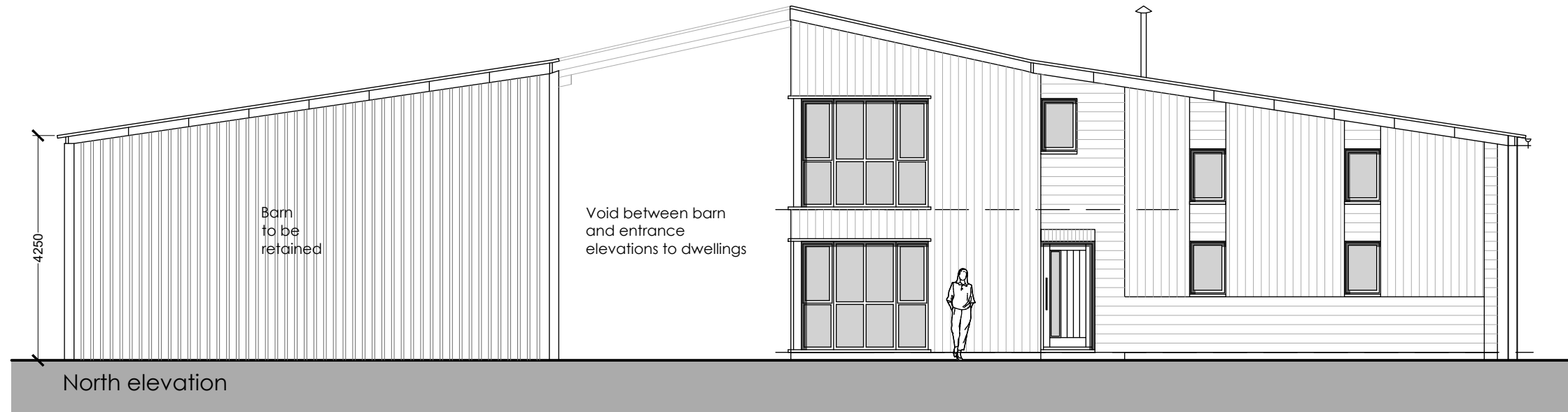
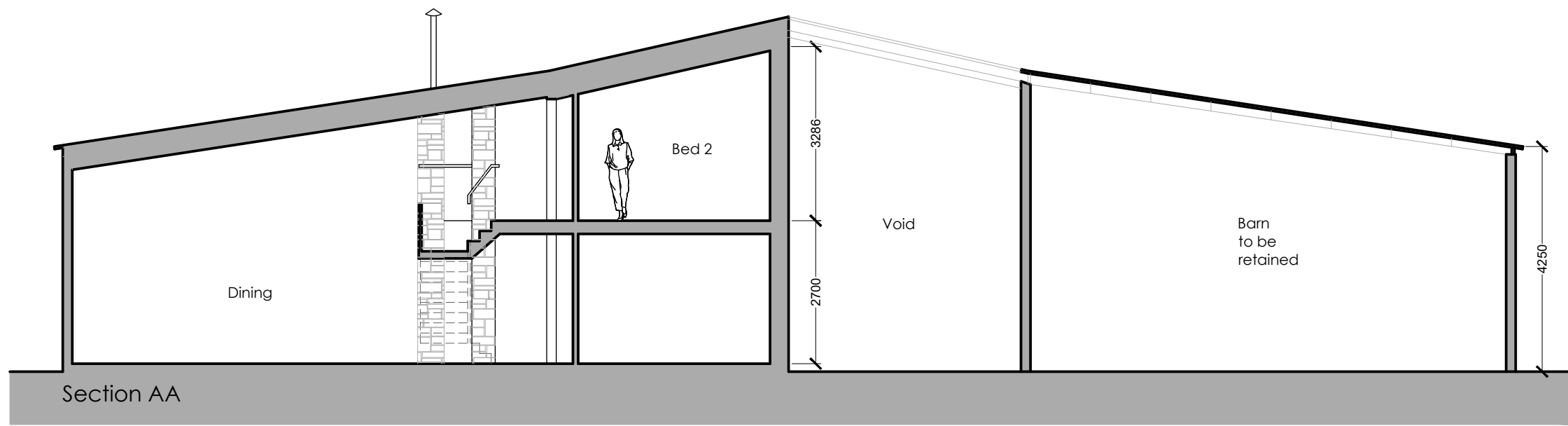
8. Declaration

I/we hereby apply for prior approval as described in this form 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. 

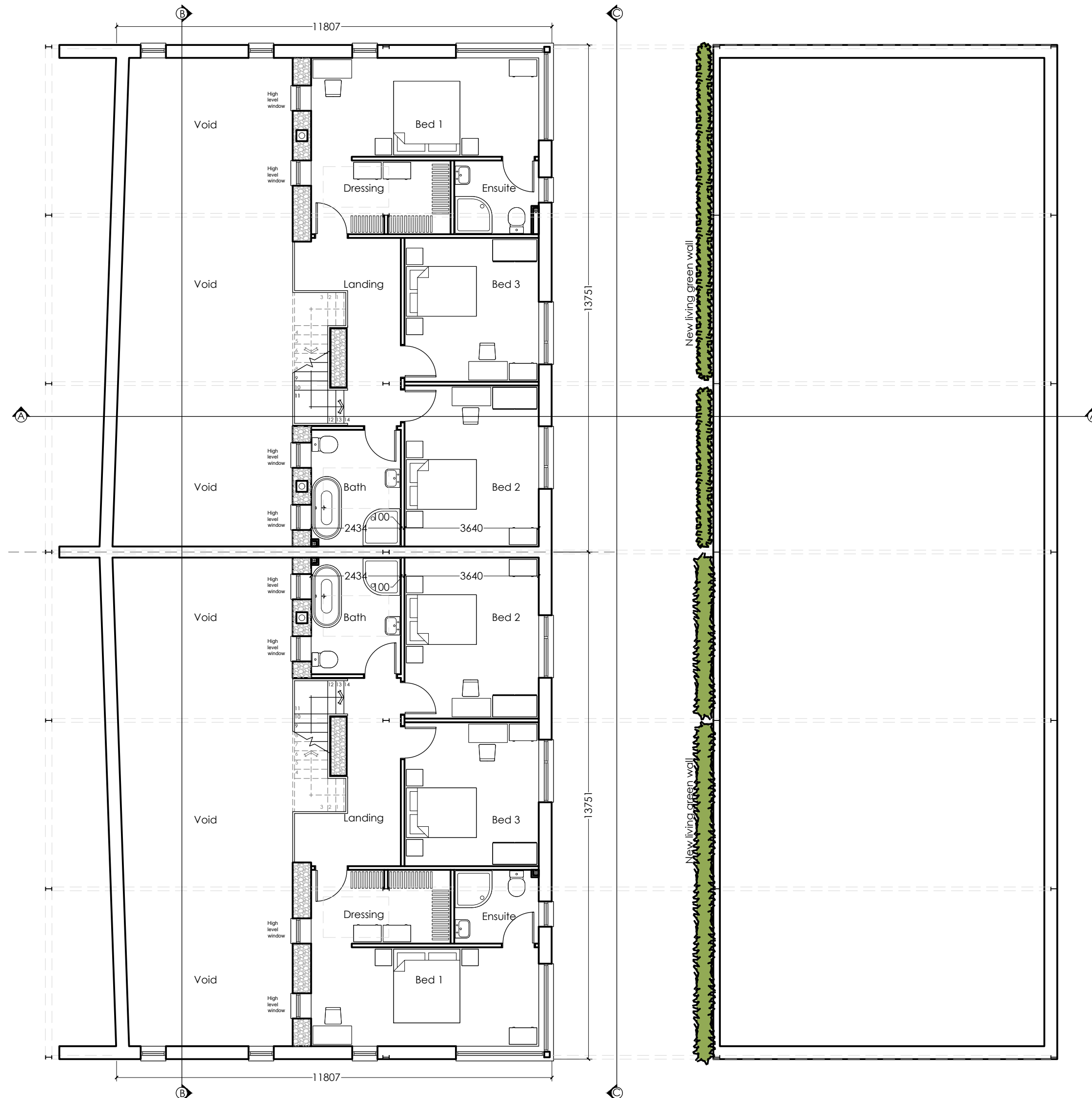
Date (cannot be pre-application)

21/01/2022

Barn Conversion - Plans & elevations



Ground floor plan 4 bed house
150.21 sq.m (1,616.85 sq.ft)



First floor plan 4 bed house
79.13 sq.m (851.75 sq.ft)

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E 220111 MG Flue & rooflights added
D 211126 MG Revisions to elevations
C 211125 MG Revisions to elevations
B 210927 MG Revisions following client meeting
A 210903 MG Revisions following client meeting

Revision Notes:
Drawing Status:

PLANNING

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Pera Business Park, Nottingham Road
Melton Mowbray, LE13 0PB

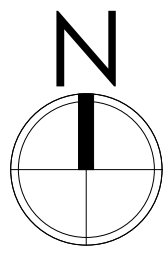
Telephone: 01664 563 288 Fax: 01664 563 360
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Project:
Barn conversions at The Elms Farm,
Dadlington Lane, Stapleton,
Leicestershire, LE9 8JL.

Title:
Proposed plans & elevations

Scale: 1:100	Drawn: MG	Checked: JCB	Date: Aug' 21
Drawing No: 8462-03-01		Revision: E	

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design.



Site layout legend:

	Cobbles paving		Proposed tree planting
	Gravel		Existing tree planting (root protection in red)
	450x450 riven faced paving slabs		Removed trees
	Areas laid to grass		1.5 MEF
	Low level landscape planting		1.5 BW
			Proposed site boundary
			- 1.5m metal estate fencing
			- 1.5m brick wall

B 21125 MG Revisions following client comments
A 210903 MG Revisions following client meeting

Revision Notes:
Drawing Status:

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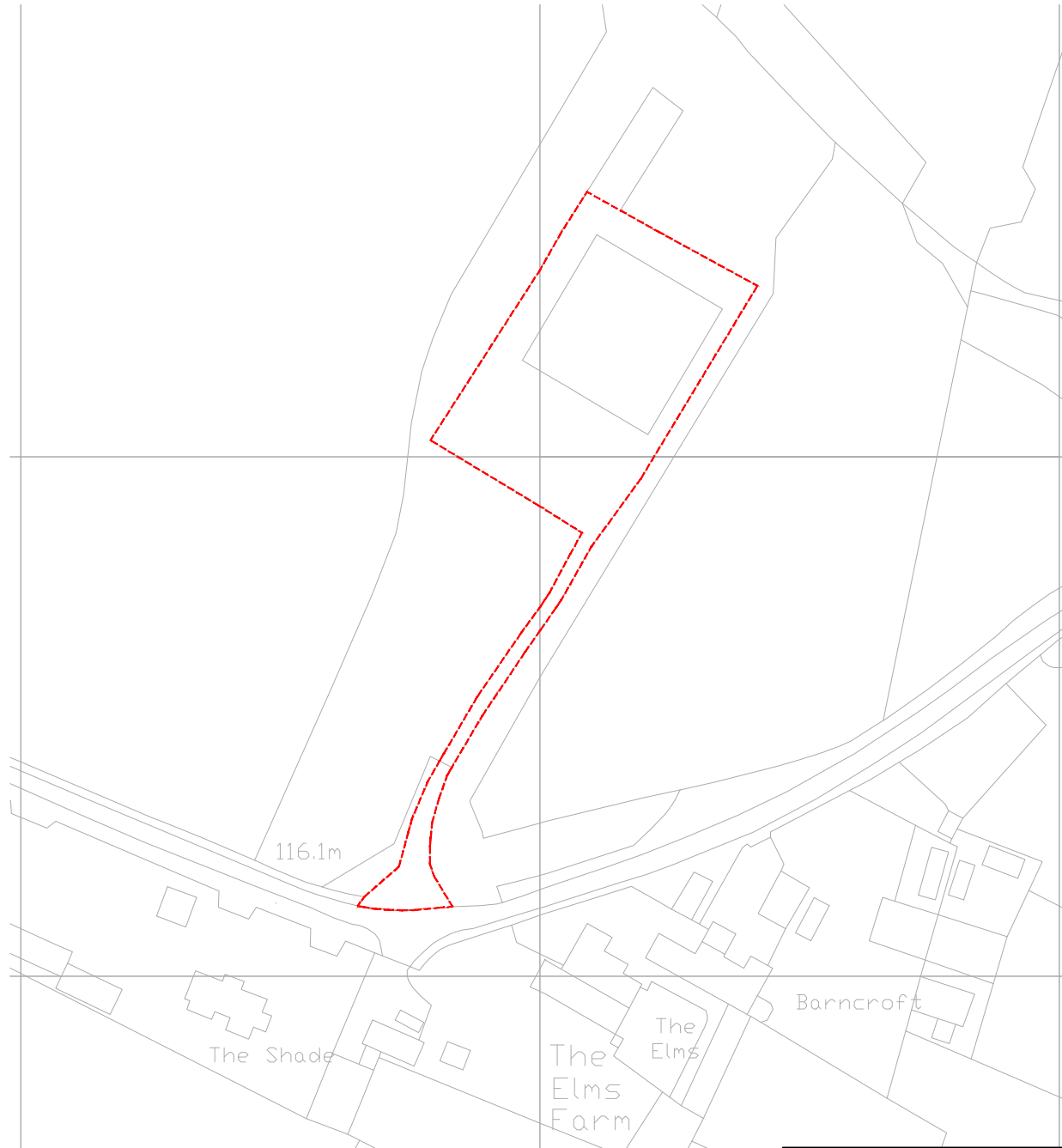
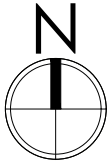
Project:
Barn conversion at The Elms Farm,
Dadlington Lane, Stapleton,
Leicestershire, LE9 8JL.

Title:
Proposed site plan

Scale: 1:200	Drawn: MG	Checked: JCB	Date: Aug '21
Drawing No: 8462-03-02		Revision: B	

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Revision Notes.

Drawing Status.

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Project.

Barn conversion at The Elms Farm,
Dadlington Lane, Stapleton,
Leicestershire. LE9 8JL
-

Title.

Location plan

Scale. 1:1250	Drawn. MG	Checked. JCB	Date. Aug '21
Drawing No. 8462-01-01	Revision. -		

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