



**Planning Statement: Class Q Barn Conversion, Bosworth Lane,
Osbaston, Nuneaton, CV13 ODS**

Applicant: Lee and Cheryl Smith

PROPOSAL:

Prior approval for the conversion of AN existing agricultural building barn to make a single dwellinghouse (more than 100sqm but no more than 465sqm).

The prior notification is applying for Class Q (b) – development referred to in paragraph (a) (a change of use of a building and any land within its curtilage from a use as an agricultural building to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order) together with building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule.

The application is received prior to 20th May 2025, and the applicant wishes for the proposal to be determined against the old Class Q regulations.

The proposal would provide a two storey 4 bedroom dwelling. External and internal works are proposed with elements of the existing building retained. A structural statement from Arcelle Consulting Engineers is submitted which concludes that the building is structurally suitable for the conversion to a residential dwelling.

SITE:

The site is located between Newbold Verdon and Osbaston. The agricultural building is set back from the main road, within a cluster of residential dwellings, on the edge of an agricultural holding.

There is an existing access off Bosworth Lane, which provides access to the farm and the previously mentioned residential dwellings.

The agricultural building is constructed using a substantial steel portal frame, with concrete panel external walls to half height, then asbestos cladding to the top part of the wall with an asbestos roof covering. The building is approximately 183sqm internally.

PLANNING LEGISLATION:

National Planning Policy This is a notification for prior approval under Schedule 2 of Part 3 Class Q of the General Permitted Development Order 2015 for the change of use of an existing agricultural building to its use as a dwelling.

The regulations were introduced by the Government in 2015 (amended in 2018) in order to increase the supply of dwellings and help with the diversification of agriculture.

The order sets out a number of statements in Q1 where development would not be considered to be permitted. The below are the applicant's response to those statements:

- a)(i) The site was in use for agricultural purposes for the last 80+ years
- a)(ii) The site was in any case last used for agricultural purposes.
- b) The floor space created of the dwelling will be less than 465sqm, in fact the floor area of the proposed dwelling is 261sqm.
- c) One dwelling is to be created, which does not exceed the permissible number of 5 on any one site.
- d) The agricultural barn is not in use by an agricultural tenant. The surrounding land is seasonally leased to a local farmer.
- e) No agricultural tenancy exists or has been terminated within the last year.
- f) No agricultural buildings or operations have been undertaken on the agricultural unit since 31st January 2014.
- g) No changes to the external dimensions of the existing building are necessary.
- h) No previous Class Q applications have been submitted on the holding under the use class order.
- i) The order allows for building operations necessary for the building to function as a dwelling aa) windows, doors, roofs, or exterior walls bb) water drainage, electricity, gas and other services – to the extent reasonably necessary for the building to function as a dwellinghouse and ii) partial demolition to the extent reasonably necessary.
- j) The site is not on article 2(3) land.
- k) the site is not part of a site of special scientific interest, a safety hazard area or a military explosives storage area.
- l) The site is not, or in proximity to a scheduled monument.
- m) The building is not listed.

The building should be structurally capable of being converted, and as such a report composed by Arcelle Consulting Engineers is submitted with the prior approval notification

Under Q2(b) of the order, the Authority are required to assess the impacts of the proposal for determination as to whether the prior approval will be necessary as to the following impacts;

- a) Transport and highways impacts of the development**

The site benefits from an existing highways access onto Bosworth Lane, which currently serves the farm and a small cluster of residential dwellings. The access drive will be widened to allow vehicles to pass at the start of the drive, without having to wait on the road. The track serving the agricultural barn will be replenished with a gravel surface, as is shown on the accompanying drawings.

The first 15m will be 5m wide and will be finished in a tarmac surface. The proposal will provide two parking spaces as shown on the accompanying plans, and will have a negligible impact on the Highways network.

b) Noise impacts of the development

The site is in an isolated location and is set back from the roadside and is within a cluster of residential dwellings. Any noise from the small holding adjacent to the site can be satisfactorily mitigated against with the specification of the refurbishment.

c) Contamination risks at the site

Contamination is not suspected, and the existing concrete hardstanding protects the building's footprint from any previous contaminants that might have been involved with the previous operations. No further contamination risks are expected as a result of the proposal.

d) Flooding risks on the site

The EA Flood maps show the site is located in a flood zone 1. So is not affected by flooding

e) Whether the location or siting of the building makes it otherwise impractical or undesirable for the change of use

The application site is within a cluster of residential dwellings, and has direct access to a public highway. Power and other services are available to allow the conversion to work as fully functional dwelling. There are no factors that impact the suitability for change of use.

f) The design or external appearance of the building

Proposed elevations and plans of the dwellings have been provided as part of the application and show that the external appearance and materials of the existing barn align with that of an agricultural setting. Therefore, it is submitted that the conversion of this barn would not be out of character for this area.

The existing concrete panels will be retained and clad with European Larch. The asbestos paneling will be removed from the top part of the external walls and roof, and will be replaced with standing seam metal cladding, to retain the agricultural aesthetic. A few windows will be cut into the existing external walls, and a large glazed frontage introduced to the North East elevation to make the most of the views. This large opening incorporates some of the aperture for the existing barn doors.

Windows to the first floor will be in the form of roof terraces, which allow light into the bedrooms, without having to extend outside of the existing envelope of the barn.

Windows have been positioned so as to not over look or affect the adjacent residential properties in any way.

A new packaged treatment plant will be installed to deal with foul water, while surface water will be taken to a soakaway. The barn will connect to the existing mains water and power already supplied to the site.

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

“Habitable rooms” means 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; The proposed alterations would result in openings within all habitable rooms. As such it is considered that adequate natural light is afforded to all habitable rooms.

Photos:





CONCLUSION

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 applicant has demonstrated how each of the assessment criteria is satisfied and there is no reason to withhold approval for the conversion of the barn and proposed building operations.

Will Aust

BSc(Hons), BArch(Hons), PGCert, ARB

For Will Aust Architecture