

Shaw House Farm, Orton Lane, Orton-on-the-Hill, Atherstone CV9 3NW



**Planning Statement:
Application for Prior Approval for Change of Use of Barn to
Dwellinghouse**

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1.0 Introduction

- 1.1 This statement has been prepared in support of a Prior Approval application under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 1.2 The application relates to the conversion of an existing agricultural building at Shaw Farm to residential use. The submission has been informed by a detailed review of the site, its planning context, and supporting technical information, including a structural assessment.
- 1.3 The purpose of this statement is to demonstrate that the proposal complies with the requirements of Class Q and that the building is suitable for conversion without the need for substantial rebuilding.

2.0 Site and Building Description

- 2.1 The site is located on the western side of Orton Lane in Orton-on-the-Hill. It comprises a steel-framed barn measuring 18.6m x 7.6m.
- 2.2 The site forms part of an established agricultural unit located within open countryside, **immediately adjacent to the defined settlement boundary (village envelope) of Orton-on-the-Hill.**
- 2.3 The building subject to this application is a steel portal-framed agricultural structure which:
- Is of permanent and substantial construction
 - Has a clearly defined structural frame
 - Has been in lawful agricultural use
- 2.4 The building measures approximately 18.6m x 7.6m, providing a modest and proportionate footprint suitable for conversion. Its form, scale and construction are typical of modern agricultural buildings and lend themselves well to adaptation.
- 2.5 The site's position adjacent to the village envelope means it is closely related to existing built development and represents a logical edge-of-settlement location. There is residential use to the south and west, agricultural buildings to the east and open fields to the north. There is an existing access from Orton Lane.
- 2.6 The site is not in the Orton-on-the-Hill conservation area and there are no listed buildings on the site or nearby. It is in flood zone 1 with a low risk of flooding.

Figure 1 – Location Plan

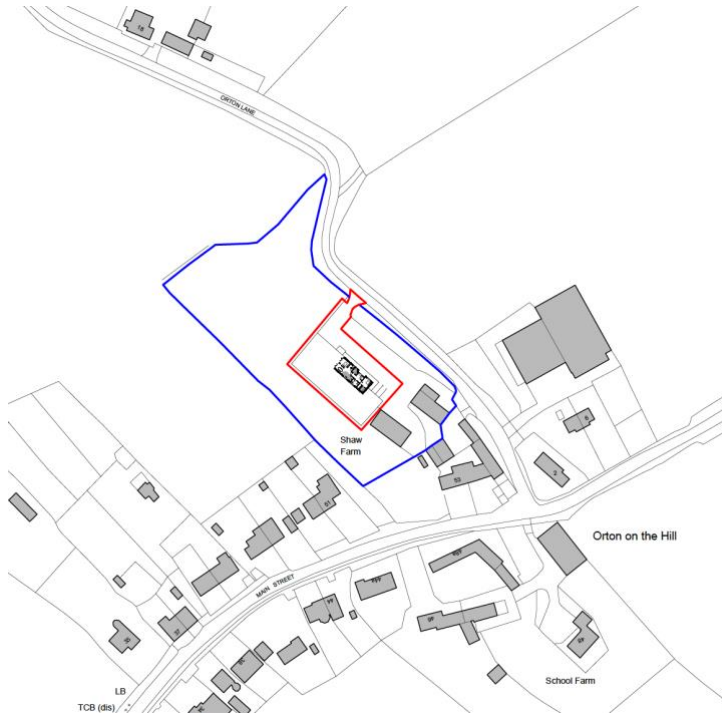


Figure 2 – Aerial View (from Google Maps)



3.0 Planning History

- 3.1** Prior Approval was refused for the conversion of a different agricultural building within the wider site into a dwelling (19/00202/CQGDO) in 2019. This was refused because:

“The existing steel frame agricultural building is not capable of conversion to a habitable residential dwelling and the proposed operational works required to the existing building would go beyond what is reasonable and necessary to facilitate the change of use to a use within Class C3 (dwelling-house) purposes.”

- 3.2** The application related to a separate structure and was determined on its own merits, including considerations of its specific scale, construction and the extent of works required to facilitate conversion.

3.3 The current application relates to a physically distinct building with different construction characteristics and a more modest and proportionate scale, with a floorspace within the limitations of Class Q. As such, the previous decision is not directly comparable and should not prejudice the assessment of this proposal.

3.4 An outline planning application was refused (19/01365/OUT) in 2020 for 9 dwellings on the wider site. This proposal relates to a different form of development and is not material to the consideration of this Class Q application.

4.0 The Proposals

4.1 It is proposed to convert the barn into a two-bedroom house. New doors and windows are proposed, as well as rooflights.

4.2 The house will have private amenity space. It will use the existing access and existing hardstanding area. There will be two car parking spaces, four cycle parking spaces and a dedicated refuse area.

4.3 The house will have a soakaway and septic tank.

5.0 Compliance with the GDPO

5.1 The GDPO at Schedule 2, Part 3, Class Q permits the change of use of agricultural buildings to residential use, together with building operations reasonably necessary to facilitate that change of use. A key test is whether the building is capable of conversion without substantial rebuilding.

Structural Integrity and Capability

5.2 A Structural Engineer's Report prepared by BK Consultants Ltd confirms that the existing steel-framed agricultural building is structurally sound and capable of conversion.

5.3 Detailed structural analysis has been undertaken in accordance with Eurocode standards, including dead, live and wind loading scenarios. The results demonstrate that the structural frame is stable, within code limits and capable of accommodating the proposed residential use without the need for significant structural alteration. The report confirms that:

- The structural steelwork frame can carry all applied loads
- No additional bracing or strengthening is required
- The building is suitable for renovation and refurbishment

5.4 Any works required are limited to typical conversion operations, including replacement of non-structural cladding and localised maintenance such as cleaning and repainting of steelwork. The proposal therefore clearly constitutes a conversion of an existing building, rather than a rebuild, and fully accords with the requirements of Class Q.

Para. Q1

5.5 Development is not permitted in certain circumstances as set out in para. Q1. The proposal accords with Q1 because:

- The site was part of the established agricultural unit on 24th July 2023

Figure 3 – Google Earth imagery shows the barn in situ from 1999, including the hardstanding and access



- The floorspace of the dwelling will be below 150sqm
- There has not been any other development under Class Q within the established agricultural unit
- The site is not occupied under an agricultural tenancy
- Development under Class A(a) or Class B(a) of Part 6 of the Schedule (agricultural buildings and operations) has not been carried out on the established agricultural unit during the last 10 years
- The development will not result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point
- The building operations will consist of new windows and doors, external cladding and finishes, internal fit-out and a soakaway and septic tank – which are reasonably necessary for the building to function as a dwellinghouse
- The site is not on article 2(3) land
- The site does not form part of a site of special scientific interest, safety hazard area or military explosives storage area
- The site is not and does not contain a scheduled monument
- The building is not listed
- The house will comply with the nationally described floorspace standard
- The building has a suitable existing access to a public highway

Compliance with para. Q2

5.6 Para. Q2 sets out conditions. Prior to beginning the development, the developer is required to apply for a determination for Prior Approval from the Council as to:

- (a) transport and highways impacts of the development,
- (b) noise impacts of the development,
- (c) contamination risks on the site,
- (d) flooding risks on the site,
- (e) whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural to residential use,

- (f) the design or external appearance of the building, and
- (g) the provision of adequate natural light in all habitable rooms of the dwellinghouses

5.7 These are considered in turn below.

Transport and Highways

5.8 Development of one dwelling at this site is unlikely to result in any adverse impact on the highway network. The site has an existing access and hardstanding. Adequate car and cycle parking is proposed.

Noise Impacts of the Development

5.9 The surrounding area is predominantly rural/residential in character. The proposal will not give rise to adverse noise impacts.

Contamination Risks on the Site

5.10 We are not aware of any contamination on the site.

Flooding Risks on the Site

5.11 The site is in flood zone 1 with a low risk of flooding.

Location/Siting of the Building

5.12 The building is located **immediately adjacent to the defined settlement boundary (village envelope)** and is closely related to existing development. The site is therefore:

- Not isolated within the open countryside
- A logical extension of the existing settlement pattern
- Appropriate and sustainable for residential use

Design/External Appearance of the Building

5.13 The building will retain its agricultural appearance, with limited and sympathetic alterations, appropriate to the rural location.

5.14 The building benefits from:

- A regular structural grid
- Adequate height and span
- Clear internal volume

5.15 These characteristics allow for a practical residential layout without the need for significant structural intervention.

- The proposal represents a sustainable form of development through:
- The re-use of an existing building
- No encroachment into undeveloped countryside
- Efficient use of existing materials and resources

Natural Light

- 5.16** All habitable rooms will receive adequate natural light through the proposed windows and doors.

6.0 Summary

- 6.1** The proposal is for the conversion of an agricultural building to a residential dwelling.
- 6.2** This submission has been prepared by a qualified planning professional, having regard to the requirements of requirements of the GDPO at Schedule 2, Part 3, Class Q. It is concluded that the building is capable of conversion and that the proposal complies fully with the GPDO.
- 6.3** The proposal:
- Complies with the provisions of Class Q
 - Does not involve substantial rebuilding
 - Is supported by a detailed structural assessment
 - Occupies a sustainable edge-of-settlement location
 - Represents an appropriate and efficient form of development
- 6.4** Accordingly, Prior Approval is respectfully sought.