OFFICER REPORT

Case No: 24/02410/PMBPA Prior Approval Agricultural to Dwellings

Proposal: Change of use of an agricultural building to a use as a dwellinghouse

Location: 31 Great North Road Stibbington Peterborough

Applicant: Mr Duggan

Grid Ref: 509532 297670

DESCRIPTION OF SITE AND APPLICATION

The application site is located in the countryside, south of Wansford train station and north of the A1 National Highway. The site is adjacent to a cluster of residential dwellings and associated outbuildings known as Manor Farm. No.31 Great North Road, Granary No.31 and Sibson Manor Cottage are all buildings afforded with grade II listings and are situated approximately 55 metres southeast from the application site. The site is situated within the 67-metre range of the A1 trunk road.

The site as existing comprises an open side barn and associated hard standing. The site is accessed off a private drive off the Old Great North Road.

This application seeks prior approval for change of use of an agricultural building to 2no. two-storey 3-bedroom dwellinghouses (C3) under Class Q of Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 (otherwise known as the GDPO).

The application site is in Flood Zone 1 according to Environment Agency Mapping and therefore at lowest risk from river and sea flooding.

Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

NATIONAL GUIDANCE

Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

The National Planning Policy Framework (2024)

Planning Practice Guidance

For full details visit the government website: https://www.gov.uk

PLANNING HISTORY

23/01149/OUT- Conversion of agricultural barn to 2 dwellings and the construction of garages with one matter reserved (Access)-Withdrawn 23.05.2024

16/00849/S73-To amend condition 15 on application 1300384FUL so the development of the scheme can begin. Prior to installation, details of the rise and fall moorings shall be submitted and approved.-Withdrawn 23.08.2016

16/02467/FUL-Installation of mineral processing plant to increase efficiency of operations in relation to the creation of the marina. -Withdrawn 24.10.2017

1300384FUL-Creation of new marina, including excavation of new marina basin, creation of 123 river berths, construction of new amenity block, change of use of wet dock building, change of use of existing agricultural buildings to provide workshop facilities and chandlery. Provision of winter storage for boats and new access.-Permitted 19.08.2015

0900883FUL-Formation of new marina-Withdrawn 28.01.2010

CONSULTATIONS

HDC Environmental Health - No objection. Concerns were however raised in regard to noise as a residential dwelling would be subject to excessive road noise from the A1 dual-carriageway.

CCC Highways - No Objection. No significant adverse effect upon the Public Highway should result from this proposal, should it gain benefit of Planning Permission.

Ecology Officer- No comment at the time of determination.

Conservation Officer- Should the development be permitted development then impact on heritage assets is not a consideration.

National Highways- No objection. Whilst close to the Strategic Road Network (SRN), the proposed development is small scale and so considered unlikely to have a significant impact on the safe running of the SRN.

REPRESENTATIONS

No third-party representations received in support or objection to this application at the time of determination.

SUMMARY OF ISSUES

Q. 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, to a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order,

(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.

Officer comment: The accompanying planning statement and planning history on the site indicate the building has been subject to a change of use application to convert the building to a boat workshop as part of the proposal to form a new marina basin in November 2015 (Application Ref 1300384FUL). The accompanying planning statement states the permission for the formation of a new marina has been partially implemented through the construction of a new access of the Old North Road and the marina basin however, the conversion of the workshop was never undertaken on the building.

Prior to the change of use application, the building formed part of the agricultural holding associated with Sibson Manor. The accompanying planning statement states the former agricultural holding dates back to the mid 20th century.

Notwithstanding the above, the agricultural unit associated with Sibson Manor ceased to exist when the marina basin was constructed and the remaining agricultural land associated with this holding was no longer available. The proposed development shall therefore be considered under criteria Q (a) part (ii).

Paragraph Q.1 a (ii) states that development is not permitted if a former agricultural building that was (but is no longer) part of an established agricultural unit and any land within that building's curtilage, to a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order. The main issue to consider is whether the building has been used as an agricultural building. In this context, the application must be supported with evidence to demonstrate the structure is an 'agricultural building' to satisfy criteria a. An 'agricultural building' means a 'building used for agriculture and which is so used for the purposes of a trade or business', as per Part 3 'X' of the General Permitted Development Order (GDPO).

'Agriculture' is outlined in Section 336 of the Town and Country Planning Act (1990) (the Act) as 'horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes'.

Whilst the supporting statement claims the existing barn was previously used for agriculture and was associated with the Sibson Manor agricultural unit, the information provided does not demonstrate that the building which is the subject of this application has been used for agricultural purposes associated with the Sibson Manor agricultural unit for the purposes of trade or business.

Aerial imagery available to the LPA identifies that the building subject of this application was erected between 1945 and 1985. Notwithstanding this, Officers note there is no planning history associated with the existing barn and as such is unable to ascertain whether the building was originally permitted for agricultural use.

Insufficient evidence has been provided to demonstrate that the building has been used for agriculture and for the purposes of a trade or business. The Local Planning Authority is unable to ascertain if the building was formally used as an 'agricultural building' as defined in Part 3, 'X', (Interpretation of Part 3). The proposed change of use therefore fails to accord with Schedule 2, Part 3, Class Q.(a), and Q.1(a) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

For the purposes of Class Q, 'curtilage' is defined at Part 3 'X' (Interpretation of Part 3) of the GPDO as '(a) the piece of land, whether enclosed or unenclosed, immediately beside or around the agricultural building, closely associated with and serving the purposes of the agricultural building, or (b) an area of land immediately beside or around the agricultural building no larger than the land area occupied by the agricultural building, whichever is the lesser'.

Based on the submitted location plan and block plan, the building has a footprint (measured externally) of approximately 200m2 and the proposed curtilage of the dwellings, including parking area and access track measures approximately 1,931m2.

The curtilage of the proposal (delineated on drawing non CP/PD/AGRC/01) would include an extensive parcel of land that is not immediately beside or around the existing building and it would significantly exceed the land area occupied by the agricultural building, which is the lesser figure. Consequently, the proposed development therefore does not comply with Schedule 2, Part 3, Class Q, Q.(a) and it would not comprise permitted development.

In regard to (b), Class Q allows for 'building operations reasonably necessary to convert the building'. The Planning Practice Guidance (2021) (PPG) notes that permitted development rights under Class Q assume that the agricultural building is capable of functioning as a dwelling. It is not the intention of the permitted development right to allow rebuilding work, which would go beyond what is reasonably necessary for the conversion of the building to residential use. Furthermore, the PPG explains that it is only where the building is already suitable for conversion to residential use that the building would be considered to have the permitted development right. It is clear from the guidance contained in the PPG that the existing building must be of form, structure and construction suitable for conversion.

A Structural Appraisal Report by Gatekey/Smithers Purslow dated the 19th Jan 2024 accompanies this application. The report confirms the building is a type concrete frame and cement sheet roof agricultural barn comprising of 4 no. frames which form three bays within the barn. The portal frames of the building form the for and aft pitched roof. The report confirms there was no water ingress or significant deterioration to the building at the time of the survey. Whilst the report found signs of corrosion and rust there is no indication that this has affected the structural integrity of the building. The report concludes the building is structurally stable to form the basis for a conversion to domestic use and the entire structure can be retained during any construction.

Based on the information provided, it is considered that the works required to convert the building would not go beyond those operations which are 'reasonably necessary'. A further assessment of the proposed building operations can be found in paragraph Q.1(i).

*Q.1 Development is not permitted by Class Q if—

(a)in the case of a site that is part of an established agricultural unit, the site was not part of the established agricultural unit—

(i)on 24th July 2023, or

(ii)where the site became part of the established agricultural unit after 24th July 2023, for a period of at least 10 years before the date development under Class Q begins,

(b)in the case of a site that was (but is no longer) part of an established agricultural unit—

(i)the site was part of an established agricultural unit on 24th July 2023,

(ii)where the site ceased to be part of an established agricultural unit after 24th July 2023, the site has not been part of the established agricultural unit for a period of at least 10 years before the date development under Class Q begins, or

(iii)since ceasing to be part of an established agricultural unit, the site has been used for any non-agricultural purpose

Officer comment: As previously discussed, the building formed part of the Sibson Manor agricultural holding however, the agricultural unit ceased to exist when the marina basin was constructed. As such the application is subject to the provisions of paragraph Q.1 b.

Aerial imagery available to the LPA indicates the permitted marina basin and access road were constructed between August 2016 and September 2018. This confirms the site ceased to be part of an established agricultural unit prior to the 24th July 2023 and therefore, the application is subject to paragraph Q.1 b part iii.

Paragraph Q.1 b part iii of the GDPO (2015) states that the development is not permitted under class Q if since ceasing to be part of an established agricultural unit, the site has been used for any non-agricultural purpose. The accompanying application form states the site is currently vacant and the permitted change of use of the building has not been implemented.

Notwithstanding this, street level imagery available to the LPA and dated May 2023, May 2021, September 2017 and April 2017 indicate the building has been use for the storage of static caravans, boats and private motor vehicles. The items stored in the barn in the duration between the agricultural unit ceasing use and the submission of this application are not considered to conform to the description of 'Agriculture' as outlined in Section 336 of the

Town and Country Planning Act (1990) (the Act). Evidence before the LPA suggests that since ceasing to be part of an established agricultural unit, the building has been used for the storage of non-agricultural items.

The evidence before the LPA does not support the assertion that the site was last used solely for an agricultural use. The evidence indicates that the use of the building for the storage of non-agricultural items has persisted for several years. The proposal therefore fails to comply with paragraph Q.1b(iii) of the GPDO. Accordingly, the proposal does not benefit from the permitted development rights under Schedule 2, Part 3, Class Q of the GPDO.

(c)the floor space of any dwellinghouse developed under Class Q having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeds 150 square metres,

Officer comment: Compliant. Accompanying drawings of the proposed floor plans and elevation confirm each separate dwellinghouse would have a floor space of 150m2 each.

(d) the development under Class Q, together with any previous development under Class Q, within the original limits of an established agricultural unit (see paragraph Q.3(2) of this Part) would result in—

(i)the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 10, or

(ii)the cumulative floor space of dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 1,000 square metres,

Officer comment: (2) For the purposes of Class Q.1(d), "the original limits of an established agricultural unit" means—

(a)in the case of an established agricultural unit which ceased to exist prior to 24th July 2023, all the land which comprised the established agricultural unit at the time it came into existence;

(b)in the case of an established agricultural unit which exists on 24th July 2023, all the land which comprised the established agricultural unit at the time it came into existence;

(c)in any other case, all the land which comprises the established agricultural unit at the time it comes into existence.]

Officer comment: Details of all of the land which comprised the established agricultural unit prior to the 24th July 2023 or the implementation of the extant marina permission did not accompany this application.

Due to insufficient information, the application fails to demonstrate that the proposed change of use under Class Q would not result in the cumulative number of dwellinghouses exceeding the threshold detailed in paragraph Q.1 d(i) or the cumulative amount of floor space exceeding 1,000m2 as detailed in paragraph Q.1 d(ii).

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

Officer comment: Compliant. The application form states that the site is not currently occupied under an agricultural tenancy.

(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,

Officer comment: Not Applicable. The application form states that the site is not currently occupied under an agricultural tenancy nor have agricultural tenancies have been terminated in the year before.

(g) development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has been carried out on the established agricultural unit during the period which is 10 years before the date development under Class Q begins.

Officer comment: Details of all of the land which comprised the established agricultural unit prior to the 24th July 2023 or the implementation of the extant marina permission did not accompany this application.

Due to insufficient information, the application has failed to demonstrate that no work under the permitted development rights for the erection, extension or alteration of an agricultural building Under Class A(a) or B(a) has been carried out on the agricultural unit during the 10 years.

(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, other than—

(i)extension of the building allowed by paragraph Q.1(i);

(ii)protrusions of up to 0.2 metres to accommodate building operations allowed by paragraph Q.1(j)(i),

Officer comment: Compliant. The submitted existing, proposed floor plans and application form confirm the development would not result in the building extending beyond the external dimensions.

(i)the development under Class Q(b) would result in an extension that—

(i)has more than one storey,

(ii)is sited anywhere other than to the rear of the existing building,

(iii)extends beyond the rear wall of the existing building by more than 4 metres,

(iv)has eaves the height of which exceed the height of the eaves of the existing building,

(v)is higher than whichever is the lower of—

(aa)the highest part of the roof of the existing building, or

(bb)a height of 4 metres above the ground,

(vi)extends beyond a wall that forms a side or principal elevation of the existing building, or

(vii)would be sited on land that, before the development under Class Q(b), is not covered by a hard surface that was provided on the land by virtue of any development, and—

(aa)the hard surface was not provided on the land on or before 24th July 2023, or

(bb)where the hard surface was provided on the land after 24th July 2023, the hard surface has not been situated on the land for a period of at least 10 years before the date development under Class Q(b) begins,

Officer comment: Compliant. The submitted existing, proposed floor plans and application form confirm the development would not result in the building extending beyond the external dimensions.

(j)the development under Class Q(c) 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(j)(i),

Officer Comment: Compliant. The submitted application form confirms the building works or other operations to convert the barn into a functioning dwelling would involve the installation of windows, doors, roofs and exterior walls. No demolition works are sought as part of the proposed conversion.

Notwithstanding the building operations detailed on the submitted application form, the PPG sets out that the permitted development right permits building operations which are reasonably necessary to convert the building, which may include those which would affect the external appearance of the building and would otherwise require planning permission.

The external appearance of the building would remain as a result of this change of use, albeit the building operation to install an additional wall would enclose the three walled building. Nevertheless, officers are satisfied the external appearance of the building would not be significantly indifferent from the existing barn to such an extent that planning permission would be required.

(k)the site is on article 2(3) land,
Officer comment: Compliant.

(l)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,
Officer comment: Compliant.

(m)the site is, or contains, a scheduled monument,
Officer comment: Compliant.

(n)the building is a listed building,
Officer comment: Compliant.

(o)the existing building, excluding any proposed extension under Class Q(b) but including any proposed building operations under Class Q(c), would not be capable of complying with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015 as read with the notes dated 19th May 2016 which apply to it, or
Officer comment: Compliant. Each dwelling proposed would meet and exceed the NDSS standards for a two-storey three-bedroom six-person dwelling.

(p)the building does not have suitable existing access to a public highway.
Officer comment: Compliant. The proposed dwellings would be served by an existing vehicular access to the site, and no alterations are proposed to this access. Cambridgeshire County Council, as the Local Highways Authority, have been consulted as part of the application and raise no objection to the use of the existing and established access off the Old North Road. Similarly, the National Highways Agency were consulted as part of the application and raised no objection to the proposal.

*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 impacts of the development
Officer comment: The proposed dwellings would be served by an existing vehicular access to the site, and no alterations are proposed to this access. Cambridgeshire County Council, as the Local Highways Authority, have been consulted as part of the application and raise no objection to the use of the existing and established access off the Old North Road.

The existing access off the Old Great North Road already serves four dwellings. Whilst the proposal would intensify the use of the access by an additional 2 dwellings, improvements to the access would not be required given the access is designed to accommodate the extant permission for a new marina comprising of 123 river berths.

As the application site is in proximity to the A1 National Highway, the National Highways Agency were consulted as part of the application. National Highways responded with no

objection to the development proposal. Whilst the proposal is close to the strategic road network, it is small in scale and so considered unlikely to have a significant impact on the safe running of the network.

It is considered there is sufficient parking provision on the existing hardstanding area around the existing building to accommodate parking for the occupants of the two dwellings.

The transport and highway impacts of the development are considered acceptable in this instance.

(b) noise impacts of the development
Officer comment: The purpose of condition (b) is to consider whether the development itself would cause any harmful effects in terms of noise, rather than whether it is unacceptably affected by noise. Noise associated with the proposed residential use of the building is considered sympathetic to the adjacent residential dwellings. The noise impacts from the proposed change of use are considered minimal and acceptable. The noise impacts of the adjacent National Highway on the occupants of the proposed dwellings is assessed under paragraph Q1. (1) (e).

(c) contamination risks on the site
Officer comment: The Environmental Health Officer has been consulted as part of the application. The EH Officer raised no concerns regarding contamination risks on the site. The contamination risks on site are therefore considered acceptable.

(d) flooding risks on the site
Officer comment: The site is located in Flood Zone 1 on the Environment Agency's Flood Map for Planning and Huntingdonshire's Strategic Flood Risk Assessment (2017) and as such it was considered unnecessary to consult the Environment Agency.

Given the above, the Local Planning Authority are satisfied that the flooding risks on the site would be acceptable in this instance.

(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
Officer Comment: The PPG states that 'impractical or undesirable' are not defined in the regulations, and the local planning authority should apply a reasonable ordinary dictionary meaning in making any judgment. Impractical reflects that the location and siting would 'not be sensible or realistic', and undesirable reflects that it would be 'harmful or objectionable'.(PPG Paragraph: 109 Reference ID: 13-109-20150305)

The PPG gives the example of a building on top of a hill with no road access, power source or other services is given as an instance where conversion may be considered impractical, and the example of the location of a building adjacent to other uses such as intensive poultry farming buildings, silage storage or buildings with dangerous machines or chemicals is given as an example of a case where conversion may be undesirable. Whilst PPG provides the examples listed above, these are not an exhaustive list of undesirable adjacent land uses.

<u>Noise</u>
In this instance the building subject this proposed change of use is approximately 43 metres from the National Highway the A1 dual carriageway and due regard should be paid to the amenity of future occupiers of the converted agricultural barn. By virtue of the siting of the building in proximity to the A1, noise impacts associated with the National Highway may pose it undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) in respect of future occupant residential amenity.

Whilst the Environmental Health Officer raised no objection to the proposal, concerns were however raised in regard to noise as a residential dwelling would be subject to excessive road noise from the A1 dual-carriageway.

Insufficient information has been submitted to the Local Planning Authority to demonstrate that any adverse noise impacts on the amenity of future occupiers can be mitigated to minimise the effects of vehicle noise associated from the adjacent National Highway. By virtue of the siting of the building in proximity to the A1 and in the absence of suitable surveys, noise impacts associated with the National Highway make it undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses).

Ecology

Case law has established that a range of other factors may also be considered, including whether protected species are present and how they might be harmed or affected. Whilst it is acknowledged that protected species are not specifically referred to in the GPDO, paragraph Q.2(1) of the GPDO does require consideration of whether the location or siting of a building makes it otherwise impractical or undesirable to create a dwellinghouse. Regulation 9 of the Conservation of Habitats and Species Regulations 2017 imposes a duty to consider relevant Directives and whether there is a reasonable likelihood of Protected Species being present and affected by a proposal.

A Bat Roost and Barn Owl Presence Assessment accompanied the application dated July 2023. Given the report was conducted under two years ago the survey work detailed in the report is therefore considered valid. The report sets out the likely effects of the proposals in respect of roosting bats and Barn Owls and where necessary, any requirement for further Phase 2 survey work. The results found no evidence of historic or current roosting bat activity and nesting behaviour by Barn Owls recorded at the barn subject to this application. The report concludes the barn provides negligible potential to support roosting bats. Should the change of use development be permitted, a condition seeking the details of Ecological Enhancement Measures detailed in Chapter 5 of the report can be imposed to ensure all precautionary mitigation, environmental safeguarding and enhancement measures in respect of Bat Roosts and Barn Owls are implemented.

Notwithstanding the above, the application is not accompanied with a full Preliminary Ecological Appraisal (PEA), including a desk-based survey, field survey and findings, as detailed in the CIEEM guidelines for PEA. The Council are therefore unable to affirm all potential adverse impacts on protected species have been investigated, particularly as the site is in proximity to water bodies such as the marina basin and river Nene.

Given the above, in the absence of a PEA insufficient information has been provided to demonstrate that all potential adverse impacts on protected species have been investigated. As such, the proposal is considered to be contrary to Section 40 of the Natural Environment and Rural Communities Act 2006 (NERC), Policy LP30 of Huntingdonshire's Local Plan to 2036 and Section 15 of the National Planning Policy Framework 2025.

Designated heritage assets

Three statutory Grade II Listed Buildings are located near the application site whereby, Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that the Local Planning Authority shall have "special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses". As such, consideration shall be made as to whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to two dwelling houses [Use Class C3] when the impact of the proposed development is assessed against upon the significance of a designated heritage asset.

As detailed above, three listed buildings are approximately 55 metres southeast from the building subject to this application. The application site is some distance from the listed buildings and is separated by two residential outbuildings and boundary walls. Furthermore, the proposal is for the conversion of an existing barn and whilst elevational alterations are proposed these consist of the insertion of doors, windows and walls which would be a visual betterment of the building situated within the setting of the listed buildings. Having had regard to section 16 of the Framework, there would be limited harm to the setting of the heritage asset.

Given the above, the location of the building adjacent to a National Highway, marina basin and the River Nene is considered undesirable by virtue of ecological and residential amenity impacts. In the absence of a PEA insufficient information has been provided to demonstrate that all potential adverse impacts on protected species have been investigated. Additionally, in the absence of a noise assessment all potential impacts associated with the National Highway and on the future occupants of the dwellings. As such, the proposal is considered to be contrary to Policies LP14 and LP30 of Huntingdonshire's Local Plan to 2036 and Section 12 and 15 of the National Planning Policy Framework 2024 and paragraph Q.2 (1) (e) of the Town and Country Planning (General Permitted Development) Order 2015 (otherwise known as the GDPO).

(f) the design or external appearance of the building
Officer comment: Compliant. The proposal seeks to utilise the existing footprint of the building and retain the barns appearance. The design and external appearance is considered acceptable as it would reflect the rural character of the site and the surrounding area. Whilst it is acknowledged the proposed change of use would increase the extent of residential paraphernalia in the countryside, given the application site is adjacent to several dwellings, the proposed use is not considered to significantly over develop the site.

(g) the provision of adequate natural light in all habitable rooms of the dwellinghouses,
Officer comment: Compliant. Adequate natural light would be provided into the habitable spaces of each dwelling through the installation of windows.

*Conclusion:
For the reasons set out above, it is considered that the proposal is contrary to Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Prior approval is therefore required and refused for the reasons set out below. Planning permission is required for the proposed development.

1. Insufficient evidence has been provided to demonstrate that the building has been used for agriculture and for the purposes of a trade or business. The Local Planning Authority is unable to ascertain if the building was formally used as an 'agricultural building' as defined in Part 3, 'X', (Interpretation of Part 3). The proposed change of use therefore fails to accord with Schedule 2, Part 3, Class Q.(a), and Q.1(a) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
2. The curtilage of the proposal would include an extensive parcel of land that is not immediately beside or around the existing building and it would significantly exceed the land area occupied by the agricultural building, which is the lesser figure as defined in paragraph Q3. (1) of the GDPO . Consequently, the proposed development therefore does not comply with Schedule 2, Part 3, Class Q, Q.(a) and it would not comprise permitted development.
3. Details of all of the land which comprised the established agricultural unit prior to the 24th July 2023 or the implementation of the extant marina permission did not accompany this application. Due to insufficient information, the application fails to demonstrate that the proposed change of use under Class Q would not result in the cumulative number of dwellinghouses exceed the threshold detailed in paragraph Q.1 d(i) or the cumulative amount of floor space exceeding 1,000m2 as detailed in paragraph Q.1 d(ii). Additionally, due to the omission of agricultural unit land information the application fails to demonstrate that no work under the permitted development rights for the erection,

extension or alteration of an agricultural building Under Class A(a) or B(a) has been carried out on the agricultural unit during the 10 years. Therefore, the Local Planning Authority cannot be satisfied that the proposal submitted in its current state accords with paragraphs Q.1 (d) and Q.1 (g) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
4. The location of the building adjacent to a National Highway, marina basin and the River Nene is considered undesirable by virtue of ecological and residential amenity impacts. In the absence of a PEA insufficient information has been provided to demonstrate that all potential adverse impacts on protected species have been investigated. Additionally, in the absence of a noise assessment all potential impacts associated with the National Highway and on the future occupants of the dwellings have not been assessed. As such, the proposal is considered to be contrary to Policies LP14 and LP30 of Huntingdonshire's Local Plan to 2036 and Section 12 and 15 of the National Planning Policy Framework 2024.

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CONTACT OFFICER:
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