

Filer Williamson Limited
Unit 1 & 2, Windlehill Farm
Tythe Barn Lane
Sutton on the Hill
Ashbourne
Derbyshire
DE6 5JH

20th December 2023

Dear Sir/Madam,

Dear Sir/Madam,

PRIOR APPROVAL SUBMISSION

Application to determine if prior approval is required for a proposed change of use from agricultural building to 1 dwelling.

Marsh Farm, Derby Road, Etwall, Derbyshire. DE65 6LR

Filer Williamson is appointed to submit this application for Prior Approval as set out above.

Application site

The application site forms part of Marsh Farm and is located to the north of Derby Road, Etwall, Derbyshire.

To the south are further agricultural buildings whilst to the north, east and west is agricultural land. There is an existing hard surfaced access with passing points that leads onto Derby Road.

The conversion relates to Building 2 shown on Drawing FW 773 D03 REV E Site Plan As Proposed. This is a metal portal framed traditional agricultural building comprising one section. The building is part open and mainly clad in metal sheeting with block work at the lower level.

There are other agricultural buildings on the broader site which will be the subject of further Prior Approval or planning applications for conversion to residential. An application for the demolition of the existing house and its replacement will also be submitted.

Proposal

This application is submitted as a prior notification under Part Q of the Town & Country Planning (General Permitted Development) (England) Order 2015 [as amended] for the change of use of the one agricultural building to 1 No 2 bedroom residential unit.

2 Parking spaces are shown at the front of the unit on Drawing FW 773 D03 REV E Site Plan As Proposed.

The property has a small curtilage, no greater than the footprint of the respective unit. It is located either side of the unit.

In order to benefit from the permitted development right under Class Q a number of provisions must be satisfied:

1. The building has been in agricultural use for many years.

2. The current lawful use is Class E. Whilst not currently in use the use has not been abandoned.
3. The building's use as Class E has been for a period greater than 2 years.

The site does not fall within any of the exclusions.

The floorspace threshold limit is 1500 sq m. The proposal relates to 136.62 sqm, considerably less than 1,500 square metres.

Submission

Part Q requires a proposal to satisfy a number of conditions. The site does not lie within a Conservation Area, SSSI, Safety Hazard Area or Military Area, the buildings have been used for many years for agricultural purposes, the proposed residential floorspace falls below the upper limit, development only relates to the provision of walls, roof, doors and windows, the external dimensions are not increased, and the building is not listed.

All Class Q Prior Approval applications must also address.

A. Transport and highway impacts of the development,

The building and site are currently serviced by large agricultural vehicles. As a result of the conversion, and the other proposed conversions, such movements will reduce.

The access drive is hard surfaced.

The access onto Derby Road is at a point where there is excellent visibility in both directions.

There is a car park immediately adjacent the unit.

We conclude there are no adverse transport impacts.

B. Noise impacts of the development.

The site is within a predominantly rural area. We do not envisage that the properties will create unacceptable noise impacts.

Furthermore, the existing farm will be closed, and the larger holding operated from the main farm - Thurstaston Farm, Thurstaston, Dalbury Lees, Ashbourne.

C. Contamination risks on site

The buildings have in the main been used for accommodating animals, fodder and straw. There are no contamination risks.

D. Flooding risks in relation to the building

The site lies entirely within Flood Zone 1. There are no implications with regard to flooding.

E. Whether the location or siting of the building makes it otherwise impractical or undesirable to change from agriculture to C3.

The other buildings at the farm will no longer be used for agriculture. The existing farm will be closed, and the larger holding operated from the main farm - Thurstaston Farm, Thurstaston, Dalbury Lees, Ashbourne.

F. Design / External Appearance of the building

The existing building is of a simple agricultural style with a combination of timber and metal cladding to roof and sides. There is a blockwork plinth. The converted unit will be clad in a combination of metal sheeting to roof and vertical Timber cladding to elevations with the retained blockwork plinth. The existing barn is open at both ends.

The south east gable elevation will be virtually fully glazed, the north west will have a central glazed opening. The two side elevations will remain virtually as they are now with just one window inserted in the northeast elevation. The character and appearance of this rural building will be maintained.

Overall, we consider that the optional satisfies all of the conditions at set out in Part Q and a high quality property will ensue.

We also submit a Structural Report which demonstrates that the building is suitable for conversion.

In addition to this statement the following are submitted:

Drawing/ Document
Structural Report by AJS Structural Design
FW 773 D01 REV E Site Plan as Existing
FW 773 D03 REV E Site Plan As Proposed
FW 773 D04 REV E Floor Plan As Proposed
FW 773 D05 REV A Floor Plans As Existing
FW 773 D07 REV C Elevations Barn 2 As Existing
FW 773 D10 REV E Elevations Barn 2 Unit 1 As Proposed
AE22.174 Marsh Farm - Preliminary Bat and Bird Assessment V2
AE23.146 Marsh Farm, Bat Emergence Survey Report 2023 V3

I trust that this is sufficient for you to register the application. If I can assist you further, then please come back to me.

Yours faithfully,

James Filer
Director – Filer Williamson Limited