



REFUSAL OF NOTICE OF PRIOR APPROVAL

(Application for Prior Approval of Proposed Change of Use of Agricultural Building to a Dwellinghouse (Use Class C3))and for associated Operational Development))

Applicant Name and Address

Agent Name and Address

Mr Tim Lamb
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Date of Validation
5 November 2018

Application Number:
2018/1151/PAD

PROPOSAL: Change of use of barn to 3 no. dwellings.

LOCATION: Barn At Cannon House Settings Farm Pilton Road North Luffenham Rutland

REFUSE to grant prior approval for the following reasons:

1 The lightweight design and construction of the building means that it is not capable of functioning as dwellings, and the proposed works to facilitate the use for Class C3 purposes would involve operational development tantamount to the construction of new dwellings, rather than the conversion of an existing building. The proposal would therefore not constitute development permitted under the provision of Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended).

2 Notwithstanding reason for refusal 1 above, Class Q - Q.1(h) states that development is not permitted if 'the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point'. The proposed plans show that horizontal timber cladding would be used, and a zinc standing seam system for the roof. Whilst the depth of timber cladding/zinc roof systems varies, their thickness (taking into account fixings and insulation) would result in them extending beyond the external dimensions of the thin corrugated metal sheeting that it would replace. This is not permitted by Class Q and therefore the proposed development cannot be granted prior approval. The proposal would therefore not comply with Criterion Q.1 (i) of Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended).

INFORMATIVES:

Proactive Statement – This decision has been reached taking into account paragraph 38 of the National Planning Policy Framework.

Decision Date: 19 December 2018

S. R. Hyman

Proper Officer of the Council

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