

An application to determine if prior approval is required for a proposed:

Change of Use of Agricultural Buildings to Dwellinghouses (Class C3), and for building operations reasonably necessary for the conversion.

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class Q

**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

**1. Site Address**

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	Lane Head, Lane Head Gardens
Address line 1	Sandwith
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	Whitehaven
Postcode	CA28 9UF

Description of site location must be completed if postcode is not known:

Easting (x)	296829
Northing (y)	514937

Description

**2. Applicant Details**

Title	Mr
First name	Paul
Surname	Shepherd
Company name	<input type="text"/>
Address line 1	Lane Head Gardens
Address line 2	<input type="text"/>

## 2. Applicant Details

Address line 3	<input type="text"/>
Town/city	<input type="text" value="Sandwith"/>
Country	<input type="text"/>
Postcode	<input type="text" value="CA28 9UF"/>

Are you an agent acting on behalf of the applicant?

Yes  No

Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

## 3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Simon"/>
Surname	<input type="text" value="Blacker"/>
Company name	<input type="text" value="SRE Associates"/>
Address line 1	<input type="text" value="10 Parklands Drive"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Cockermouth"/>
Country	<input type="text"/>
Postcode	<input type="text" value="CA13 0WX"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

## 4. Eligibility

Was the use of the site on 20 March 2013 (or the last use before that date) solely for an agricultural use as part of an established agricultural unit?

Yes  
 No

Has any work under the permitted development rights for the erection, extension or alteration of a building reasonably necessary for the purposes of agriculture been carried out on the agricultural unit since 20 March 2013?

Yes  No

Will the external dimensions of the resulting building(s) extend beyond the existing building(s) at any point?

Yes  No

#### 4. Eligibility

Is any part of the land, site or building:

Yes  No

- in a conservation area;
- in an area of outstanding natural beauty;
- in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- in the Broads;
- in a National Park;
- in a World Heritage Site;
- in a site of special scientific interest;
- in a safety hazard area;
- in a military explosives storage area;
- a scheduled monument (or the site contains one)
- a listed building (or within the curtilage of a listed building)

#### 5. Agricultural tenants

Is the site currently occupied under any agricultural tenancy agreements?

Yes  No

Have any agricultural tenancy agreements been terminated in the year before development is proposed to begin for the purpose of carrying out the proposed change of use?

Yes  No

#### 6. Dwellinghouses and floor space

How many smaller dwellinghouses will be created by this proposal?

1

How many larger dwellinghouses will be created by this proposal?

0

What will be the net increase in dwellinghouses?  
This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses on the site immediately prior to the development.

1

##### Previous Development

How many smaller dwellinghouses have previously been created under this permitted development right on this established agricultural unit?

0

How many larger dwellinghouses have previously been created under this permitted development right on this established agricultural unit?

0

TOTAL DWELLINGHOUSES

2

TOTAL LARGER DWELLINGHOUSES

1

##### Floor space of larger dwellinghouse(s)

Will the total combined floor space (previously and in this proposal) changed to Larger Dwellinghouses under this permitted development right on this established agricultural unit exceed 465 square metres?  
(Select 'No' if no larger dwellinghouses have been or will be created).

Yes  No

#### 7. Description of Proposed Works, Impacts and Risks

Please describe the proposed development, including:

- The siting and location of the building(s); and
- From 1 August 2020, details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

The proposed building is located adjacent to the road leading from Whitehaven to Sandwith. It is 195m from the Whitehaven settlement boundary, and approximately 280m from the main village of Sandwith to the west.

The building is located to the east of the site, and there is an existing dwelling, Lanehead Gardens, to the western area of the site. The application site was previously in use as a greenhouse for horticultural use for flower and plant sales. Agriculture, as defined in s336 of the Town and Country Planning Act 1990, includes horticulture, therefore allowing the conversion of this building under 'Class Q' of the Town and Country Planning (General Permitted Development) Order 2015.

## 7. Description of Proposed Works, Impacts and Risks

Are any associated building works or other operations required to make this change?

Yes  No

Note that such works are restricted to those listed below that are reasonably necessary to convert the building(s) for use as a dwellinghouse:

- the installation or replacement of windows, doors, roofs, or exterior walls;
- the installation or replacement of water, drainage, electricity, gas or other services;
- partial demolition to the extent reasonably necessary to carry out the works listed above.

If yes, please provide details of the design and external appearance of the building(s) in regard to these building works or other operations:

The roof of the main structure will need replaced to make the building suitable for habitable accommodation on the brick built section. The roof structure of the greenhouse section will need replaced.

There is an existing water and electricity supply to the site, which will be used for the proposed dwelling. The existing dwelling also has a septic tank for drainage, which will be replaced and upgraded to a treatment plant suitable for two dwellings.

Please provide details of any transport and highways impacts and how these will be mitigated:

There is an existing access into the site, which is used for the dwelling Lanehead Gardens. This access is suitable for an additional property.

Please provide details of any noise impacts and how these will be mitigated:

The site is currently disused, and adjacent to existing residential properties. Therefore there are no noise impacts from the proposed that will be an issues within or outside of the site in terms of the conversion of this to a dwelling.

Please provide details of any contamination risks and how these will be mitigated:

There are no contamination issues in relation to the previous use.

Please provide details of any flooding risks and how these will be mitigated.

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3; or
- is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

Check if your site location is in Flood Zone 2 or 3 online

Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

The site is not with flood zone 2 or 3, or has any drainage issues.

## 8. Declaration

I/we hereby apply for prior approval as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)

12/08/2021