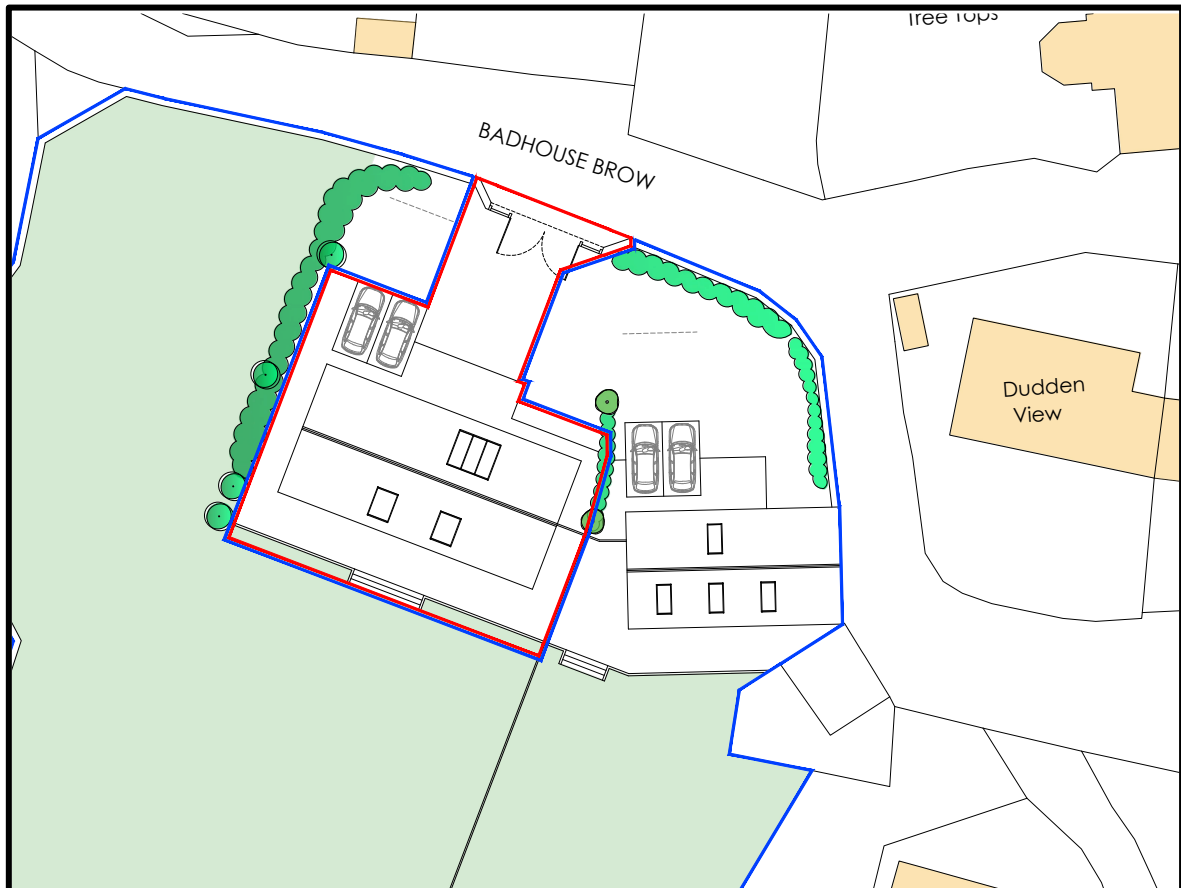


Prior Approval Statement – Barn 1 Kilnmore Field, Ladyhall, Millom

Proposal: Prior Approval for conversion of an agricultural building to
C3 use



Mr M Parrott

March 2024

SRE Associates - Planning and Development Consultancy



1.0 Introduction

- 1.1 This statement has been prepared on behalf of the applicant, Mr M Parrott to provide additional information in relation to the prior approval submission for Barn 1 Kilnmire Field, Ladyhall, Millom.
- 1.2 The GPDO states that 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:
- Transport and highways impact of the development,
 - Noise impacts of the development,
 - Contamination risks on the site,
 - Flooding risks on the site,
 - Whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change the agricultural use to a use falling within Class C3 and
 - The design or external appearance of the building.

The above will be addressed in order below.

2.0 Transport and highways impact of the development

- 2.1 Kilnmire Field is accessed from the unclassified road through Ladyhall to the north of the site frontage. This in turn leads to Halltwhaites to the west, and Duddon Bridge to the east.
- 2.2 The existing field access would be used for the development, and a driveway area would be formed as part of the development.
- 2.3 Each proposed conversion which provides sufficient external curtilage space for 2 car parking spaces.
- 2.4 It is therefore considered that all matters relating to transport and highways are addressed.

3.0 Noise impacts of the development

- 3.1 The property currently consists of the surrounding fields and the existing residential property on the opposite of the of the road.
- 3.2 There are not considered to be any noise issues in relation to the reuse of this building in this location from either any surrounding uses or any activities on the site. The residential use is likely more appropriate given the dwellings nearby.
- 3.3 It is therefore considered that all matters relating to noise impacts are addressed.

4.0 Contamination risks on the site

- 4.1 Since the applicant's ownership of the site and buildings, no farm machinery or maintenance etc has been stored or takes place at this location. The surrounding land is used for crops or animal grazing, and the buildings have previously been used for hay storage at times.
- 4.2 There are no diesel tanks or stores on the site and no pesticides have been present in the buildings.
- 4.3 It is therefore considered that all matters relating to contamination risks are addressed.

5.0 Flooding risks on the site

- 5.1 The site is located in an area that the Environment Agency Flood Map for Planning has noted as Flood Zone 1, and as such have a low probability of flooding. A copy of the Environment Agency's Flood Map is included below.



- 5.2 The Site has no drainage issues and is not located near to a watercourse.
- 5.3 It is therefore considered that all matters relating to flooding risks are addressed.

6.0 Whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change the agricultural use to a use falling within Class C3

- 6.1 The barn is located opposite to existing residential properties on two sides, with open agricultural land to the rear, and on a site where no significant agricultural activity still takes place. Kilnmire field is within Ladyhall village.

6.2 There are therefore no impractical or undesirable reasons why this is not a suitable property for use within Class C3.

6.3 It is therefore considered that all matters relating to the suitability of the building for C3 use are addressed.

7.0 The design or external appearance of the building

7.1 As existing and indicative layout plans have been provided to illustrate how the development could be converted. This proposed barn has concrete panels to the bottom sections, with timber boarding above. This would be adapted in the conversion to cover the concrete with facing stone to the lower section, and new timber boarding would be used to the upper sections. The conversion would be finished with a new slate roof.

7.2 Both buildings are in good condition and appear suitable for conversion. No demolition work will be required as part of the development.

7.3 Under Class Q 1 (i) (i), this allows for the installation or replacement of windows, doors, roofs, or exterior walls to the extent reasonably necessary for the building to function as a dwellinghouse. The proposed works to convert the building into a dwelling are considered within this. Natural light will be in all habitable rooms of the dwellinghouse via the proposed conversion, provide a good standard of amenity for the future occupiers. The main access door in the existing barn would be reused as the main access for the residential property.

7.4 Externally, the property would share an access from the highway with the adjacent barn and would provide 2 parking spaces for the conversion.

7.5 On the basis of the above, the indicative plans more than adequately detailed what the design and external appearance of the building will be. It is therefore considered that all matters relating to the suitability of the building for C3 use are addressed.

8.0 Other matters

8.1 Part 1 (i) (i) of Class Q states 'the installation or replacement of.....water, drainage, electricity, gas or other services, to the extent reasonably necessary for the building to function as a dwellinghouse'. Both of the properties proposed would be served by a new foul water package treatment plant, located within the curtilage area. Water and electricity services are located in the roadside, serving the existing dwellings in the village of Ladyhall. Therefore, this is not considered to require further information to be submitted.

9.0 Conclusion

9.1 The above the original submission and the additional information submitted covers all of the matters as required in the Prior Approval process.

Simon Blacker MRTPI