

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	
Suffix	
Property name	Rookery Farm
Address line 1	Flansham Lane
Address line 2	
Address line 3	
Town/city	Felpham
Postcode	PO22 6EP
Description of site location must be completed if postcode is not known:	
Easting (x)	496286
Northing (y)	101289

Description	
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2. Applicant Details

Title	
First name	
Surname	Langmeads of Flansham
Company name	
Address line 1	Rookery Farm, Flansham Lane
Address line 2	

2. Applicant Details

Address line 3	
Town/city	Felpham
Country	
Postcode	PO22 6EP

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Ms
First name	Jessica
Surname	Fermor-Fox
Company name	
Address line 1	The Piggery
Address line 2	Wye Road
Address line 3	
Town/city	BOUGHTON ALUPH
Country	
Postcode	TN25 4JA

Primary number

Secondary number

Fax number

Email

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?

3

How many larger dwellinghouses will be created by this proposal?

0

What will be the net increase in dwellinghouses?

3

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.

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?

1

TOTAL DWELLINGHOUSES

4

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

All habitable rooms have large opening windows for natural light. The main areas are all open plan so they have natural light filtering through them.

The site is part of the working farm, the existing footprint and surroundings will not change, and this will oversee the existing poultry houses.

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:

7. Description of Proposed Works, Impacts and Risks

The windows and doors will be powder coated aluminium, matching the various existing metal windows in the surrounding farm buildings.
Cladding in timber boarding to blend in with the
As the existing roof is to be relined and sebum planted to create a perfect bee habitat.

All services for water, electric and drainage are already on site in situ, and these will be extended and relocated as required. There is no requirement for any additional work from from national service providers. The barns is intended for the continued use of the farm so will not be divided separately.

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

The occupants for these dwellings are already using the site for work and business, so there would be no additional impact on the highways or on transport. It would actually be a negative impact as they would not have to travel.

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

There would be no noise impacts to be mitigated.

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

There are no contamination risks to be mitigated.

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 flood zone 1 so no report is required.

The poultry shed already has drainage in situ so no additional drainage works would be required.

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) 03/02/2021