



PLANNING REF: 2986/23/FUL

DESCRIPTION: Change of use of barn to dwelling house

ADDRESS: Pandora Dartmouth Road East Allington TQ9 7QX

19th October 2023

LETTER FROM THE SOUTH HAMS SOCIETY

The South Hams Society interest

For the last 60 years, the South Hams Society has been stimulating public interest and care for the beauty, history and character of the South Hams. We encourage high standards of planning and architecture that respect the character of the area. We aim to secure the protection and improvement of the landscape, features of historic interest and public amenity and to promote the conservation of the South Hams as a living, working environment. We take the South Devon Area of Outstanding Natural Beauty very seriously and work hard to increase people's knowledge and appreciation of our precious environment. We support the right development - in the right places - and oppose inappropriate development.

The South Hams Society wishes to comment on this planning application.

The agent states the following in the Design and Access Statement:

'BACKGROUND

The Barn adjacent Pandora comprises a single storey stone barn in an L shaped layout, with a hard standing area to the front roadside and a grassed area to the rear'.

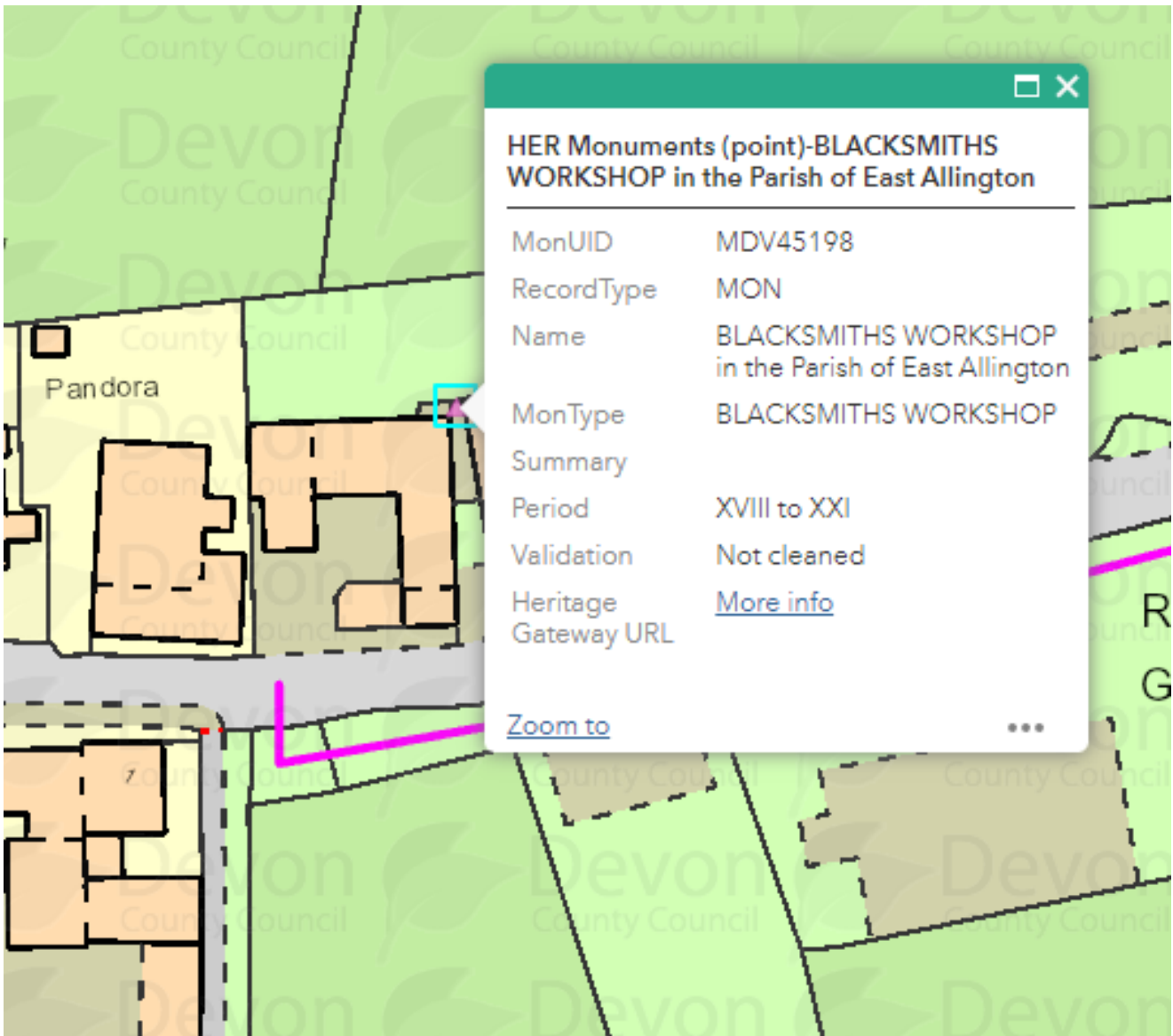
It should be noted that the building is listed on the Devon Heritage Gateway.

<https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924>

The following JLP Policies therefore apply:

- SPT11 (Strategic approach to the historic environment),
- DEV20 (Place shaping and the quality of the built environment) and
- DEV21 (Development affecting the historic environment) applies.

The Heritage Gateway details are as follows:



It is not obvious that this is a barn because historically the building has been recorded as a workshop.

The Design and Access Statement:

'The barn historically was a Blacksmiths shop but has been used for many years as an engineering business alongside the adjacent more recent modern style shed building'.

The applicant agrees that it has been part of an engineering business. There is no record presented to show that the workshop has been part of an agricultural unit.

The Design and Access Statement states:

'PLANNING POLICIES:

There are several policies that are relevant to this application, however of note when considering those relevant being that the fallback position here of a Class Q application, which would be achievable given the structural integrity of the building as stated in the Structural Report attached to this application overall 'they are satisfied that the barn is in a reasonable structural condition for its age and previous use' They consider that, 'subject to normal refurbishment and the requirements of the building regulations, it is a suitable structure for conversion to residential accommodation'.

The agent would seem to be misinformed as to Class Q permitted development rights.

Charity No 263985

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The Town and Country Planning (General Permitted Development) (England) Order 2015

UK Statutory Instruments 2015 No. 596 SCHEDULE 2 PART 3 Class Q – agricultural...

Class Q – agricultural buildings to dwellinghouses

Permitted development

Q. Development consisting of –

- (a) a change of use of a building and any land within its curtilage from a use as an agricultural building to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order;*
- (b) development referred to in paragraph (a) together with] building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule.*

Development not permitted

Q.1 Development is not permitted by Class Q if—

- (a) the site was not used solely for an agricultural use as part of an established agricultural unit—*
 - (i) on 20th March 2013, or*
 - (ii) in the case of a building which was in use before that date but was not in use on that date, when it was last in use, or*
 - (iii) in the case of a site which was brought into use after 20th March 2013, for a period of at least 10 years before the date development under Class Q begins;*

It should be obvious that the development proposal does not have a fallback position of Class Q permitted development.

Consequently the Case Officer should consider requesting an updated Design and Access Statement from the agent to correctly assess the proposal.

For and on behalf of the South Hams Society

Richard Howell
Chairman.