

## MME PLANNING SERVICES

Prior Approval for the change of use of Agricultural  
Building to residential (Use Class C3) to form 1no  
dwelling.

at

Raidons, Nutbourne Lane, Nutbourne, West Sussex,  
RH20 2HS

Planning Statement

Ref: P-047a

April 2026

Version 1

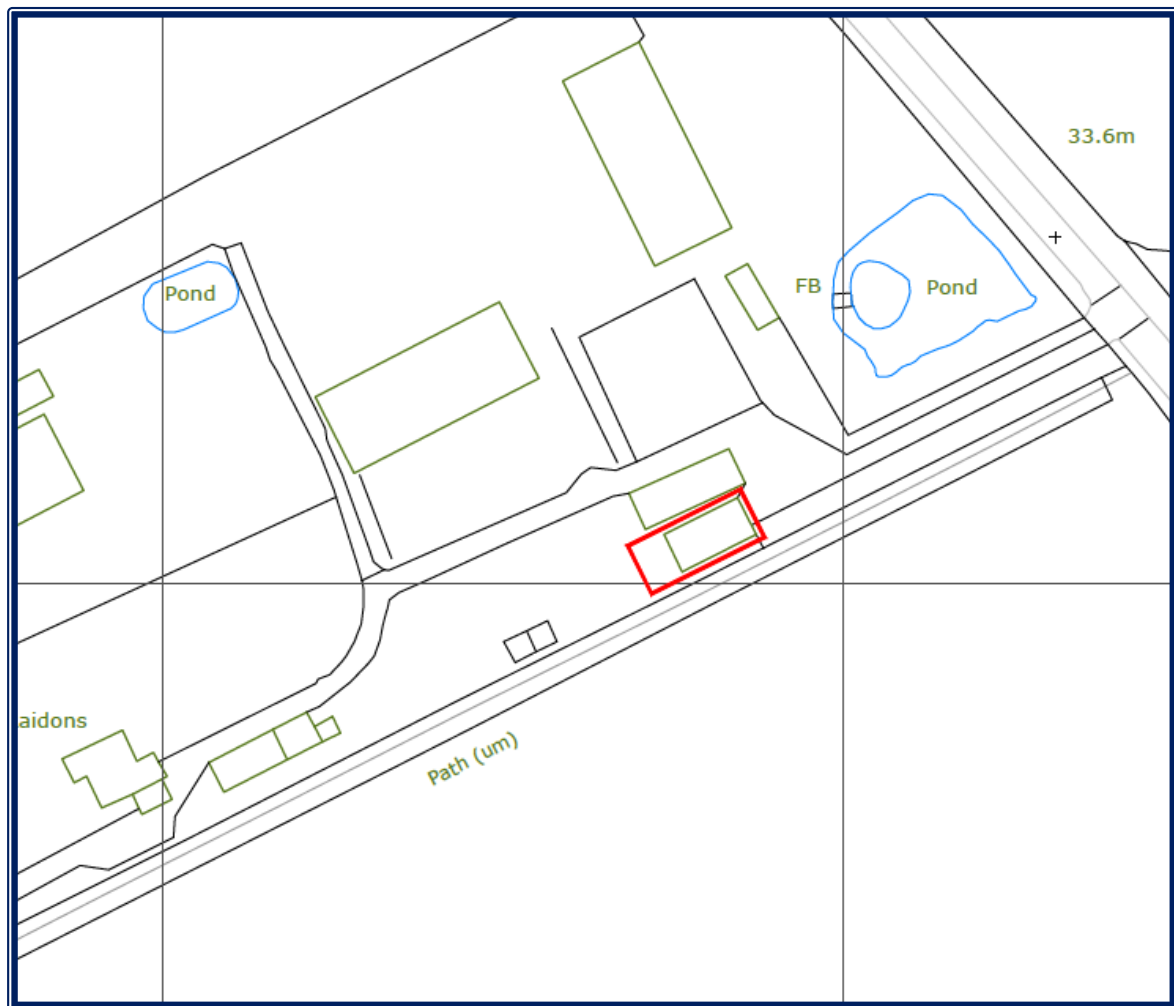


Figure 1: Site Location / Red Line Area

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## **1. Introduction**

- 1.1 MME Planning Services is instructed to submit an application for prior approval in respect of the change of use of an agricultural barn to a use falling within Class C3 (dwellinghouses) together with alterations, under Schedule 2, Part 3, Class Q of the General Permitted Development Order (GPDO) 2015 (as amended).
- 1.2 This statement sets out the proposed scheme in detail with regard to the following aspects: a description of the site, an explanation of the proposed change of use, and a demonstration that the change of use fully complies with the stipulations and restrictions set out in the GPDO.
- 1.3 It is noted that this application is a re-submission of a previously permitted Prior Approval application under planning reference DC/22/1036 which was granted in July 2022.

## **2. Site and Surroundings**

- 2.1 The application site relates to a brick built agricultural storage building located within the wider site known as Raidons, on the eastern side of Nutbourne Lane. The site is located within the countryside in policy terms, but no other statutory designations cover the site. The site is within a rural area characterised by farms, commercial uses and individually designed dwellings.
- 2.2 A previous Class Q Prior Approval application relating to the application building, under planning reference DC/23/1098, was permitted on 24 July 2023 (which incidentally is the new qualifying date for Class Q Prior Approvals) and confirmed the use of the building for agricultural purposes.
- 2.3 This situation has not changed and it is again confirmed that the existing building remains in agricultural use with no intervening uses taking place or permissions granted for the building in relation to any other uses.

### 3. Development Proposal

- 3.1 It is proposed that the existing agricultural barn be converted to 1 no residential dwelling (Use Class C3), incorporating external alterations to the building. The application seeks to ascertain whether the prior approval of the Local Planning Authority is required, under Schedule 2, Part 3, Class Q of the General Permitted Development Order (GPDO) 2015 (as amended).
- 3.2 The proposal comprises the creation of 1x 1-bed dwelling. The proposals include modest external alterations including the provision of windows and doors, and alterations to the walls. All habitable rooms would benefit from good levels of natural light as they are served by large / multiple external windows / rooflights. The proposed dwelling would also comply with Nationally Described Space Standards (NDSS), having a Gross Internal Areas (GIA) of approximately 58sqm.
- 3.3 As detailed above, the proposal is a re-submission and is identical to that previously approved under planning reference DC/23/1098, and would continue to comply with the current limitations and stipulations as set out within the GPDO.

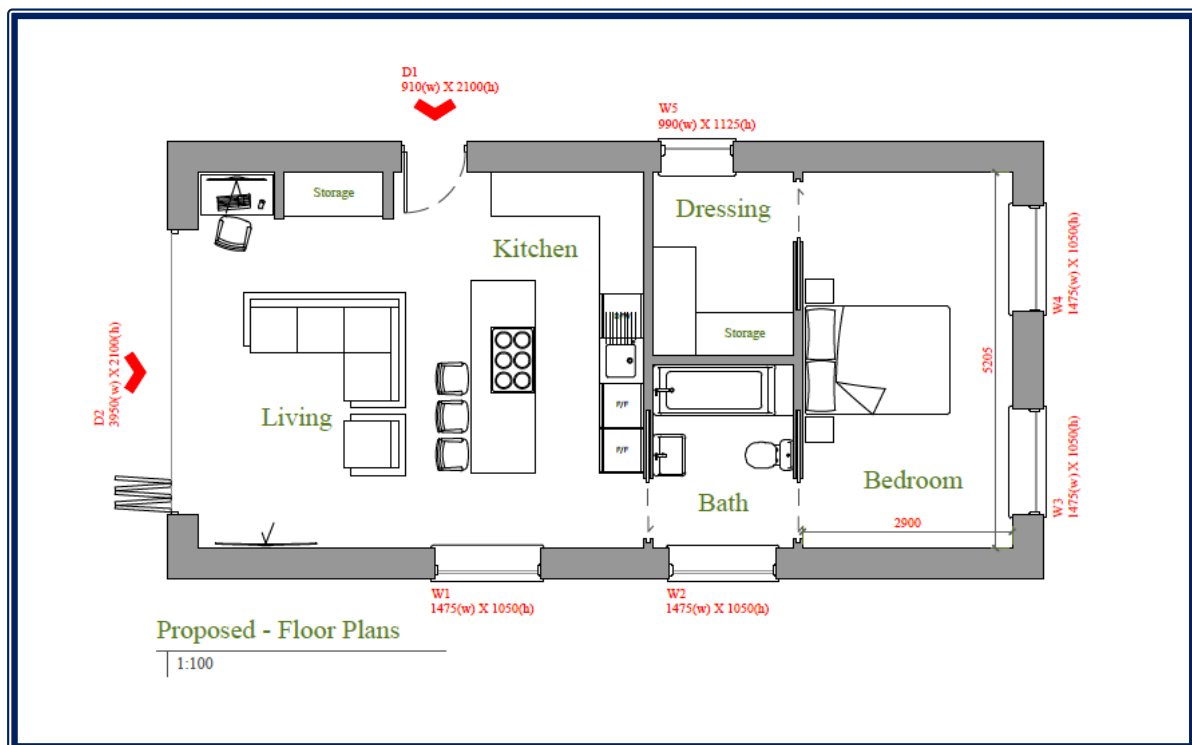


Figure 2: Proposed Floor Plan

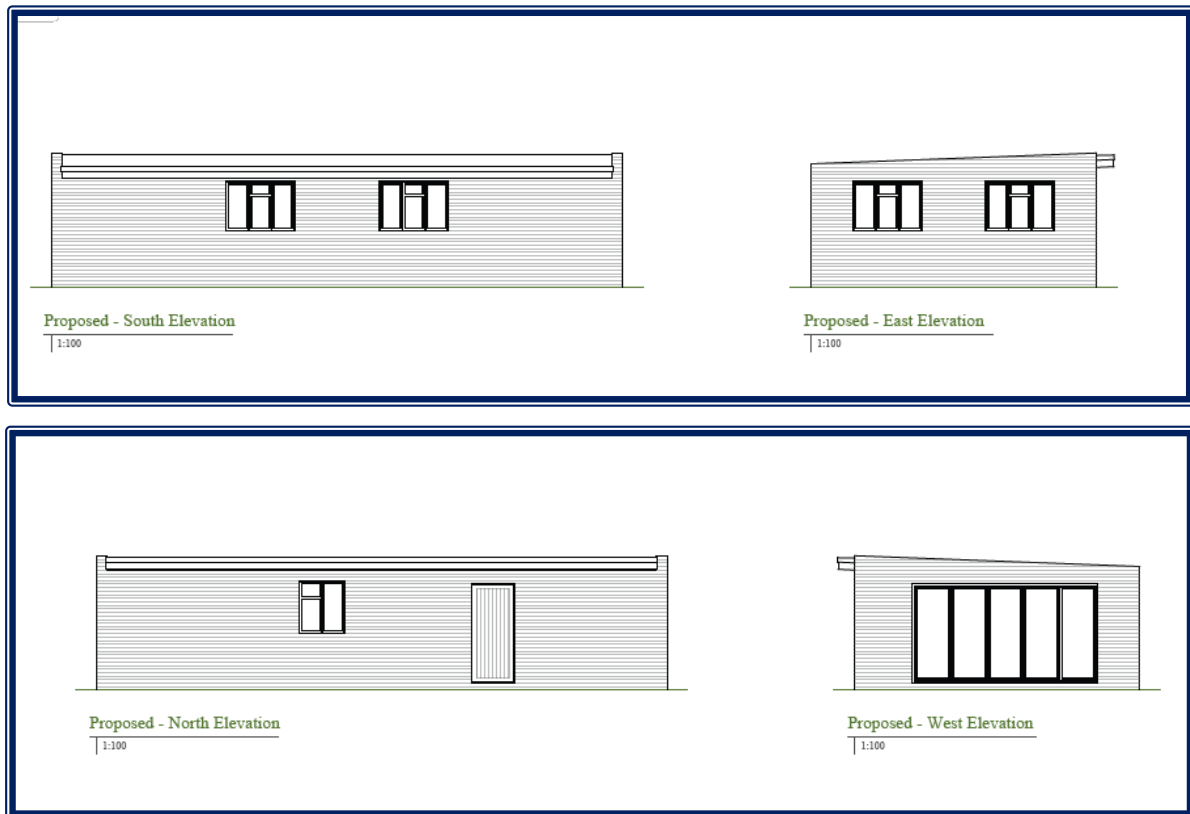


Figure 3: Proposed Elevations

#### 4. Class Q Stipulations and Restrictions

- 4.1 The proposed change of use from agricultural to 1x residential dwelling (Use Class C3) complies entirely with the restrictions set out in Class Q, as demonstrated below. The proposals would comply with Q.1 and Q.2.
- 4.2 Class Q. Development consisting of a change of use of a building and any land within its curtilage from a use as an agricultural building of Schedule 2 to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of Schedule 1 to that Order.
- 4.3 **Class Q. Development consisting of—**
  - (a) a change of use of—
    - (i) a building that is part of an established agricultural unit and any land within that building's curtilage, or

**(ii) a former agricultural building that was (but is no longer) part of an established agricultural unit and any land within that building's curtilage, to a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order,**

**(b) development referred to in sub-paragraph (a) together with the extension of the building referred to in sub-paragraph (a), or**

**(c) development referred to in sub-paragraph (a) together with building operations reasonably necessary to convert the building referred to in sub-paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule or to extend that building.**

***Development not permitted***

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

***(a) in the case of a site that is part of an established agricultural unit, the site was not part of the established agricultural unit—***

***(i) on 24th July 2023, or***

***(ii) where the site became part of the established agricultural unit after 24th July 2023, for a period of at least 10 years before the date development under Class Q begins,***

The site was in agricultural use as part of an established agricultural unit at the time of this application and the requisite date above. As detailed under section 2 of this statement, the previous approval under planning reference DC/23/1098 was granted on 24 July 2023 where the Council were satisfied that the building was in sole and continuous agricultural use at the time of this. This has continued up to the present day. This criteria is therefore met.

***(b) in the case of a site that was (but is no longer) part of an established agricultural unit—***

***(i) the site was part of an established agricultural unit on 24th July 2023,***

***(ii) where the site ceased to be part of an established agricultural unit after 24th July 2023, the site has not been part of the established agricultural unit for a period of at least 10 years before the date development under Class Q begins, or***

***(iii) since ceasing to be part of an established agricultural unit, the site has been used for any non-agricultural purpose,***

The building was part of the established agricultural unit on 24th July 2023, as confirmed under the previous prior approval application, reference DC/23/1098.

***(c) the floor space of any dwellinghouse developed under Class Q having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeds 150 square metres,***

The floor plans show that the GIA of the proposed dwelling would be approximately 58sqm. The above criteria is therefore met.

***(d) the development under Class Q, together with any previous development under Class Q, within the original limits of an established agricultural unit (see paragraph Q.3(2) of this Part) would result in—***

***(i) the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 10, or***

***(ii) the cumulative floor space of dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 1,000 square metres,***

Criteria met. The total number of dwellings provided within the agricultural unit under Class Q would not exceed 10 and the floor area would not exceed 1,000sqm

***(e) the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained,***

The application site is owned by the applicant and as such, the above criteria is met.

***(f) less than 1 year before the date development begins—***

***(i) an agricultural tenancy over the site has been terminated, and***

***(ii) the termination was for the purpose of carrying out development under Class Q, unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural use,***

An agricultural tenancy has not been terminated on the site within the last year. Criteria met.

***(g) development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has been carried out on the established agricultural unit during the period which is 10 years before the date development under Class Q begins,***

No development falling under Class A(a) or Class B(a) of Part 6 of Schedule 2 has been undertaken within the last 10 years. Therefore, the above criteria is met.

***(h) the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point, other than—***

***(i) extension of the building allowed by paragraph Q.1(i);***

***(ii) protrusions of up to 0.2 metres to accommodate building operations allowed by paragraph Q.1(j)(i),***

As detailed within the submitted plans, the works would not result in any extension or enlargement of the existing building. Therefore, the above criteria is met.

***(i) the development under Class Q(b) would result in an extension that—***

***(i) has more than one storey,***

***(ii) is sited anywhere other than to the rear of the existing building,***

***(iii) extends beyond the rear wall of the existing building by more than 4 metres,***

***(iv) has eaves the height of which exceed the height of the eaves of the existing building,***

***(v) is higher than whichever is the lower of—***

***(aa) the highest part of the roof of the existing building, or***

***(bb) a height of 4 metres above the ground,***

***(vi) extends beyond a wall that forms a side or principal elevation of the existing building, or***

***(vii) would be sited on land that, before the development under Class Q(b), is not covered by a hard surface that was provided on the land by virtue of any development, and—***

***(aa) the hard surface was not provided on the land on or before 24th July 2023, or***

***(bb) where the hard surface was provided on the land after 24th July 2023, the hard surface has not been situated on the land for a period of at least 10 years before the date development under Class Q(b) begins,***

N/A.

***(j) the development under Class Q(c) would consist of building operations other than—***

***(i) the installation or replacement of—***

***(aa) windows, doors, roofs, or exterior walls, or***

***(bb) water, drainage, electricity, gas or other services, to the extent reasonably necessary for the building to function as a dwellinghouse, and***

***(ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(j)(i),***

The works as set out within the proposals detail relatively modest alterations to the existing building, in the form of the installation of fenestration, installation of cladding to the external walls and entrance doors. The building is considered structurally capable of conversion, as previously confirmed. It is considered that the proposed works would be 'reasonably necessary' to support the conversion / change of use.

***(k) the site is on article 2(3) land,***

N/A

***(l) the site is, or forms part of—***

***(i) a site of special scientific interest;***

***(ii) a safety hazard area;***

***(iii) a military explosives storage area,***

N/A

***(m) the site is, or contains, a scheduled monument,***

N/A

***(n) the building is a listed building,***

N/A

***(o) the existing building, excluding any proposed extension under Class Q(b) but including any proposed building operations under Class Q(c), would not be capable of complying with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015 as read with the notes dated 19th May 2016 which apply to it, or***

As detailed above, the floor plans show that the GIA of the proposed dwelling would be approximately 58sqm, complying with nationally described space standards. The above criteria is therefore met.

***(p) the building does not have suitable existing access to a public highway.***

The site is accessed from the public highway to the east at Gay Street Lane and the existing access is suitable to serve the proposed development. The above criteria is therefore met.

#### **4.4 Conditions**

***Q.2. —(1) Where the development proposed is development under Class Q(a) together with development under Class Q(c), 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—***

***(a) transport and highways impacts of the development,***

With regard to transport implications, the proposed development is likely to lead to a net reduction in vehicle movements when comparing the existing use to the proposed use. The existing access to the east from Gay Street Lane would be used to serve the development and already serves the wider site. Overall, the proposed development would not result in harmful transport or highways impact, as per the previous approval.

***(b) noise impacts of the development,***

The proposed development is well located in relation to adjacent residential dwellings / and other buildings. In any event any noise impacts in relation to residential accommodation on the site would be less than the equivalent agricultural activity with associated commercial vehicle movements. No remediation measures proposed or required. It is also considered that the adjoining and neighbouring uses would not have a detrimental impact on the amenity of future occupiers, as per the previous approval.

So as to comply with building regulations and meet the current requirements, the level of thermal insulation required within the building will provide significant acoustic insulation. Additional insulation can be used to provide further acoustic properties if required.

In addition to the above, the residential use of the application building would not have a detrimental impact on neighbouring residential amenity.

***(c) contamination risks on the site,***

It is noted that a contamination condition was added to the previous approval relating to the building, under planning reference DC/23/1098, and the applicant would be happy for a similar condition to be added to this application.

***(d) flooding risks on the site,***

The site lies within Flood Zone 1. As such, no concerns in respect of flooding are therefore raised, as per the previous approval.

***(e) whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order,***

As per the previous notification, the building is accessible via a pre-existing metalled access and not in a setting where conversion would compromise the operation of surrounding uses. No policy considerations in relation to sustainability or development within the countryside are applicable under Class Q. Utilities and services are available in the vicinity and there is nothing to suggest that a change of use and the proposed building operations could not be undertaken in practical terms.

The surrounding area consists of a mixture of uses where future occupiers would not be harmfully impacted by existing development within the vicinity, as confirmed within the previous approval under reference DC/23/1098.

***(f) the design or external appearance of the building, and***

As per the previous notification, the proposed plans indicate a resulting building which would largely retain its existing form and character. The proposed materials and nature of the alterations would retain its agricultural appearance which would be appropriate within this rural setting, with the proposed openings proportionately dimensioned.

***(g) the provision of adequate natural light in all habitable rooms of the dwellinghouses.***

As detailed within the submitted plans, all habitable rooms would be served by sufficient windows which will provide high levels of light. The proposals would therefore be acceptable in this regard, as per the previous approval.

Other Matters

- 4.5 As indicated within the application details and plans, the notification would adhere to the requirements of Paragraphs W of Part 3 of Schedule 2.

## **5. Conclusion**

- 5.1 The existing building and the proposed development would comply with all relevant restrictions set out within Class Q. Furthermore, the proposed development is acceptable with regard to transport impacts, noise impacts, land contamination, flood risk, the location of the building, design and appearance and the provision of adequate natural light. It is therefore respectfully requested that the application be approved.