

Permitted development rights.

In some circumstances, agricultural buildings may be converted to residential dwellings. This is regulated by the Town and Country Planning (General Permitted Development) (England) Order 2015 – the act allows for certain types of work that may proceed without the need for planning permission – in the case of converting agricultural buildings to dwellings, these are Class Q.

Permitted.

The site must have been in use solely for agricultural purposes* as part of an established established agricultural unit:

- On 20 March 2013 or
- 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
- In the case of a site which was brought into use after 20 March 2013, for a period of at least 10 years before the date development under Class Q begins

The proposal must be a conversion and the building itself cannot have any extensions or alterations to make it bigger either in width or height.

(* Horses are not considered agricultural in this context).

You may be given permission for up to:

- 3 homes within a maximum of 465m² or
- 5 smaller homes each no larger than 100m² or
- A mix of both, within a total of no more than 5 homes, of which no more than 3 may be to the maximum of 465m²

Once your application has been

determined by the Local Planning Authority, you have three years to complete the development.

Not permitted.

- Listed Buildings or scheduled monuments
- Article 2(3) land including: World Heritage Sites, Areas of Outstanding Natural Beauty, the Norfolk Broads
- Sites of Scientific Special Interest
- Safety Hazard Area
- Military explosive storage area
- Conservation areas

Your right to develop will also take into account:

- Contamination risk
- Flood risk
- Transport and Highways impact
- Noise impact
- Siting and Location makes a practical and desirable dwelling
- Design and external appearance
- Size of the curtilage
- Agricultural tenancies (including if terminated within the past year)

Middleton advice.

It's worth considering employing a planning consultant to advise on permitted development rights.

Thanks:

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