

PLANNING STATEMENT

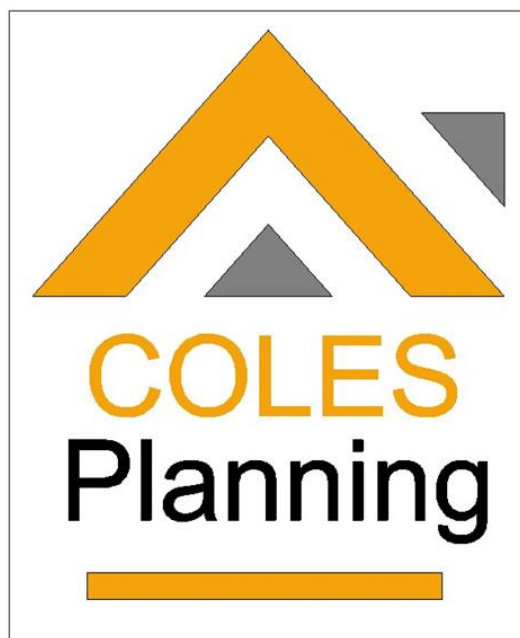
The Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 3, Class P – storage /distribution centres to dwellinghouses.

Change of use of a building and land within its curtilage from a use falling within Class B8 (storage or distribution centre) of the schedule to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of that schedule.

Under the provisions of Class P of the above order this statement is in support of an application for the change of use of a redundant building, The Old Engine Shed, Lenham Heath Road, Lenham, ME17 2BS, to residential dwellings within a 3 year period from either prior approval being granted or the period of days referred to in paragraph N(9)(c) of this Part expires without the local planning authority notifying the developer as to whether prior approval for the development is given or refused.

It is proposed to change the use of the redundant building to 2 No two-bedroom dwellings.

March 2021



APPLICANT

Mr C Gillett

AGENT

COLES GROUP (PLANNING)

Michael Tamsett

1 APPLICATION SITE

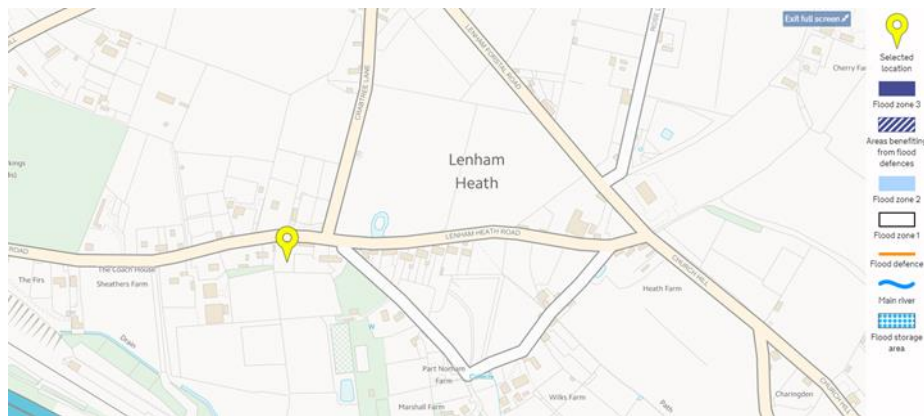
1.1 The site is within the open countryside.

1.2 Access to the site is off Lenham Heath Road

1.3 The Old Engine Shed building has a footprint of 201.5m².

1.4 The site does not lie within a conservation area or an Area of Outstanding Natural Beauty.

1.5 The site lies in a Flood Zone 1 area with a low probability of flooding.



Environment Agency Flood Map

1.6 The building is constructed of a timber frame (in good condition) with brickwork plinth walls and buttresses, timber weatherboarding to three elevations, profiled metal cladding sheets to the fourth elevation and a profiled steel clad roof.



Timber frame



North Elevation fronting Lenham Heath Road.



South Elevation to the rear.

2 SITE PLANNING HISTORY

- 2.1 Maidstone Borough Council's website indicates three previous planning applications on the site.
- 2.2 Outline application for demolition of existing barn and erection of a pair of semi-detached houses
Ref. No: 74/0096 | Status: Refused
- 2.3 Erection of agricultural dwelling as amended by letter dated 24th September 1979.
Ref. No: 79/0771 | Status: Approved
- 2.4 Conversion of existing barn to provide accommodation for single elderly relative as amended by agents letter dated 25/3/81 and accompanying drawing no. 600/32/1D
Ref. No: 81/0214 | Status: Approved

3 CONFORMING TO CLASS P.

Class P – storage and distribution buildings to dwellinghouses

Permitted development

P. Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class C3 (dwellinghouses).

Development not permitted

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

(a) the site was not used solely for a storage or distribution centre use on 19th March 2014 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;

The Old Engine Shed was in use on March 19th 2014 by Premier Marine Paints Ltd. operating a mail order sales business selling Marine paints to boat owners and the trade.

(b) the building was not solely for a storage or distribution centre use for a period of at least 4 years before the date development under Class P begins;

The use has remained solely as a storage and distribution centre.

(c) use of the building falling within Class C3 (dwellinghouses) of that Schedule was begun after 15th April 2018;

(d) the gross floor space of the existing building exceeds 500 square metres;

The building has a gross floor area of 189 square metres.

(e) the site is occupied under an agricultural tenancy;

The site is not under an agricultural tenancy.

(f) less than 1 year before the date the 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 this class.

No agricultural tenancy involved.

(g) the building is within—

- (i) an area of outstanding natural beauty;
- (ii) an area specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981(6);
- (iii) the Broads; or

- (iv) a National Park;
- (v) a World Heritage Site;
- (h) 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;
 - (i) the building is a listed building or is within the curtilage of a listed building; or
 - (j) the site is, or contains, a scheduled monument.

The building is not within any of the aforementioned designated sites nor does it form part of any of the above sites and areas.

The building is not a listed building or within the curtilage of a listed building and the site does not contain a scheduled monument.

The proposed conversion therefore complies with Class P.

Conditions

P.2 Development is permitted by Class P subject to the condition that before beginning the development, the developer must—

(a) submit a statement, which must accompany the application referred to in paragraph (b), to the local planning authority setting out the evidence the developer relies upon to demonstrate that the building was used solely for a storage or distribution centre use on the date referred to in paragraph P.1(a) and for the period referred to in paragraph P.1(b);

(b) apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

(i) impacts of air quality on the intended occupiers of the development;

The site lies within the open countryside having good air quality.

(ii) transport and highways impacts of the development,

It is considered the addition of two new dwellings will have minimal impact on transport and highways.

(iii) contamination risks in relation to the building,

There are no known contamination risks.

(iv) flooding risks in relation to the building,

The site lies in a Flood Zone 1 having a low probability of flooding.

(v) noise impacts of the development,

It is considered the proposed conversion, by view of its location, will not provide any harmful noise impact to neighbouring properties.

(vi) where the authority considers the building to which the development relates is located in an area that is important for providing storage or distribution services or industrial services or a mix of those services, whether the introduction of, or an increase in, a residential use of premises in the area would have an adverse impact on the sustainability of the provision of those services,

and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

This application seeks determination as to whether the prior approval of the authority will be required.

4 CONCLUSION

It is considered that the proposal conforms with The Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 3, Class P – storage and distribution centre buildings to dwellinghouses and ask for the application to be looked on favourably.