

case study

Fisher German specialist

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project

Permitted Development (Class Q) – Conversion of Agricultural Buildings to Residential.

Bloxhams Barn is a two storey stone building with a single storey brick, three bay, open fronted cart hovel.

client

A farming family based in South Northamptonshire

about the client

The owners of Bloxhams Barn had always hoped that they would be able to obtain planning permission for conversion to a residential dwelling,

Although no longer in use, the building has been well maintained to be wind and watertight and generally the building appears to be in good condition.

challenges

- the building is in open countryside, surrounded by open arable land.
- three previous applications for conversion had failed (including at appeal), on the grounds of the barn's open countryside, prominent location.
- local policy has not changed since the most recent refused planning application in 2008.

our approach

- when the Government revised the General Permitted Development Order (GPDO) to include the conversion of agricultural buildings to residential use, a perfect opportunity was presented to make a further application, as this National policy takes precedence.



- the planning rules clearly state that the proposed development cannot result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point. In this case, the cart hovel and two storey building are not joined to each other; rather than providing a small link extension which would have resulted in an immediate "fail" the building were kept as two distinct units

result

- having submitted the application for conversion of Bloxham's Barn, South Northamptonshire Council made very little comment on the application, save for the request to change the design of one window.
- the application was approved without further question, thereby granting approval for the conversion of a building, which was initially applied for nearly 30 years ago.

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