

## **APPEAL SYNOPSIS**

**Planning Inspectorate Reference: APP/Q4625/W/19/3224131**

**Location: Blythe View Farm, Kenilworth Road Knowle, B930AD**

**Planning Application Number: PL/2018/02174/PNCUDW**

**Appeal Decision notice date: 24 June 2019. Appeal Dismissed**

This appeal relates to the Council's decision to refuse Prior Approval for a change of use of an agricultural building to a dwelling house under Schedule 2, Part 3, Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO). Class Q (a) permits development consisting of a change of use of a building and any land within its curtilage from a use as an agricultural building to a Class C3 use (dwellinghouse). This provision also includes, at (b) any building operations reasonably necessary to convert the building.

The main issue identified by the Inspector is whether the location and design of the proposed dwelling would be appropriate and whether the location or siting makes it impractical or desirable for the building to change use for example, that a location may be impractical if a barn has no road access, power source or other services.

The Inspector noted the barn was located around 200 m from the highway within an enclosed section of a larger field, appeared to have no power source or other services and stood away from both the adjacent housing estate. Consequently, an occupier would have to cross a farm track and then an open field to access the property. The unconsolidated farm track would degrade in poor weather and it would be unsuitable for access by a private car as the track and a lack of suitable vehicle turning area would present the risk of grounding and would require substantial improvement to meet the daily requirements of attending a dwelling. Therefore, irrespective of its lawful status, the current track was of limited practical use. As such, the location was both impractical and undesirable for a dwelling and failed to satisfy provision (e) of Schedule 2, Part 3, Class Q.2 (1) of the GDPO.

The Inspector noted the building has a floorspace of only 16.77 sqm which would result in the creation of a very small dwelling and without evidence to illustrate how the dwelling would be internally arranged. Considering the exceptionally small footprint of the barn it would not result in the creation of a high standard of amenity for an occupier and concluded that the dwelling would be of poor design.

Based on the above the Appeal was therefore dismissed and prior approval was not granted.