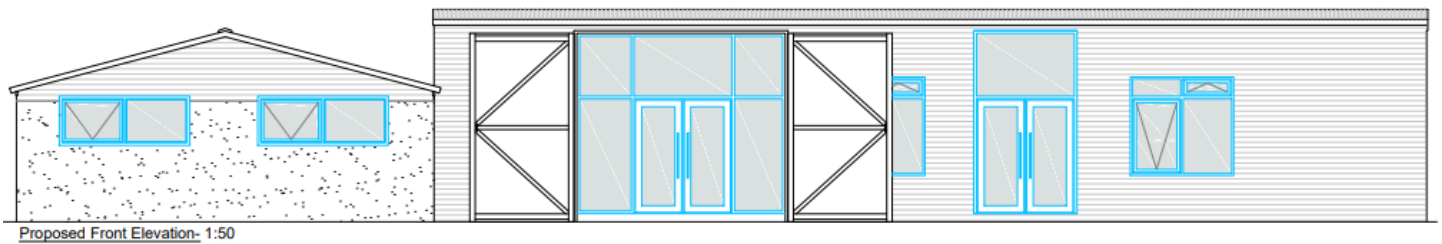
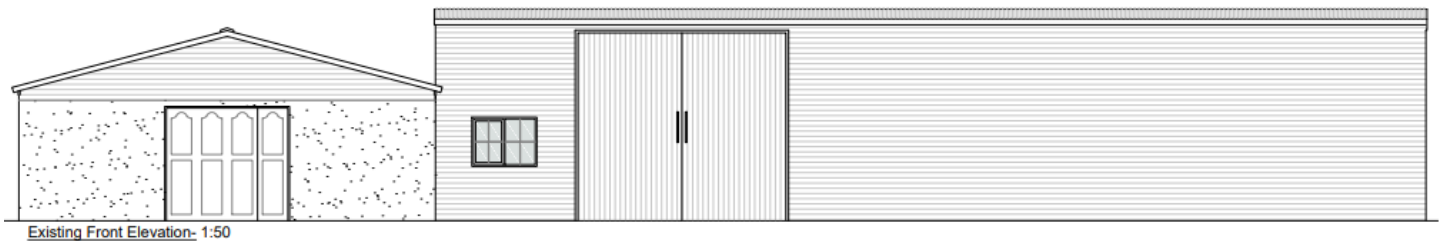


PRIOR APPROVAL, CLASS Q

HATTS COPSE FARM, BROOK LANE, BOTLEY SO30 2ER



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1. Introduction
2. The Proposed Development
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1 – INTRODUCTION

- 1.1. Class Q permitted development is permitted subject to consideration of the following:
- (a) Transport and highway impact
 - (b) Noise impact
 - (c) Contamination risks on the site
 - (d) Flooding risks on the site
 - (e) Whether the location or siting makes it otherwise impractical or otherwise undesirable for the use to change to Class 3 and;
 - (f) The design or external appearance of the building.
- 1.2. The agricultural buildings in question are located near the front of the site, behind the boundary of the neighboring properties.

2 – THE PROPOSED DEVELOPMENT

2.1. It is proposed to change the use of the barn shown on the application drawings from an agricultural use to a residential use. A total of 2 residential units are proposed as shown on the accompanying drawings. There will be no extension of the existing building while a modest curtilage for each dwelling will be provided to accommodate parking and turning and outdoor amenity space.

3 – ASSESSMENT

Q1 – Consideration

- 3.1. All relevant criteria under Class Q (a) and (b) are satisfied:
- (a) The site is and was in agricultural use on 20th March 2013 – Please see Appendix A showing expenses of ‘Kristina’s’ as well as the letter received from the ‘Rural Payments Agency’.
 - (b) The accumulative floor space changing use is less than 450m²
 - (c) The site is not occupied under an agricultural tenancy
 - (d) The site was not subject to an agricultural tenancy which has been terminated within 1 year
 - (e) No development under Class A (a) or B (a) of part 6 has taken place.
 - (f) The external dimensions will not be increased.
 - (g) The building will, along with others under Class Q, not have more than 450 sq m of floor space in total.
 - (h) The building operations include replacement of windows, doors, roofs and exterior walls and also relate to water, drainage, gas and other services to the extent reasonably necessary to carry out building operations allowed by paragraph Q1 (i) (1).
 - (i-m) The building does not fall within any of the protected areas listed.

Q2 – Consideration

Transport and Highways Impacts

While we are proposing the allocation of four additional parking spaces, two per dwelling, we do anticipate for this to have a negative impact on the local area. Given that the site regularly has tractors and lorries entering for the purpose of the agricultural business, the addition of four vehicles which will be parked off road will not encroach on any of the neighbors.

Noise Impacts

While the barn is close to the boundary separating Hatts Copse Farm to 'Naivasha', 'Bramley Cottage', 'Oak Cottage' and 'Rosewood' – there is approximately 45m between the development and the rear of these main properties. Therefore we do not anticipate for there to be any greater impact of the noise generated.

Contamination Risks

The building has been used solely for agricultural purposes mainly for the storage of machinery and other farming equipment. There are no contamination risks that would prevent the proposed use of this building for residential purposes.

Flooding Risk

The site is not within any Flood Zone and as the internal floor will be raised by adding insulation and screed, this will emit any possible of surface water running inside as it is currently the same level as the ground level.

Impractical or Undesirable

There are no reasons why the conversion would be either impractical or undesirable.

Design and External Appearance

The proposals are designed to retain the agricultural character and clear origin of the building yet provide for suitable space and living accommodation for the residents. The design retains the agricultural character through retention of the strong agricultural timber frame and steelwork and will create something wholly in keeping with the countryside and its surroundings.

House A, which is a 3B/6P proposal, is 106m² which exceeds the national space standard requirements. House B, which is to the right of the barn, is a 3B/5P proposal at 86m². All of the bedrooms exceed the requirements for the area and dimensions and are all provided with adequate natural daylight.

APPENDIX A – Provided by Applicant

Kristinas Partnership Expenses										
Outgoing	Total	Incoming	Total							
Small Holding consumables	£43,873.61	Eggs	£728.00	52 weeks	7 dozn/wk					
Small Holding Buildings/fencing/repairs	£4,404.59	Pigs	£1,800.00	5 pigs @	£300					
		Rent	£0.00	Not partnership, Kris income						
Accountancy	£540.00	Sheep Head	£1,650.00							
Rates and water	£800.00	Lambs meat	£0.00	0 lambs @	£140					
Insurance	£300.00	cow sales	£34,039.69	32off 6414.64, 1 bull £1209.28, 1 cow £510.66, 19off						
light and heating	£400.00	Calf equipment sales	£3,000.00							
Casual wages	£2,600.00	Honey Sales	£200.00	40 per jar	£5					
Asset depreciation	£2,000	Plant sales	£529.00	Rubarb/Gourds&Pumpkins						
Total	£54,918.20	Basic payment Scheme	£14,849.74							
		Total	£56,796.42							
Animal Stock year end				05-Apr-18	05-Apr-19	05-Apr-20	05-Apr-21	05-Apr-21		
Pigs				4	0	0	0	0		
Cows				6	0	5	41	0		
Lambs				0	0	0	0	0		



Rural Payments
Agency

Rural Payments Agency

PO Box 69
Reading
RG1 3YD

Telephone:
Email:
VAT registration no:

03000 200301
ruralpayments@defra.gov.uk
888 8001 81



Kristina's
HATTS COPSE FARM
BROOK LANE
BOTLEY
SOUTHAMPTON
SO30 2ER



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952A483



Remittance advice

Date 12/05/2021
Firm Reference Number 1100702644
BACS Ref PY1468091

Line number	Agreement/ Claim Number	Scheme	Marketing year	Description	Transaction Date	Amount	Transaction currency
1	1080718/MT	Countryside Stewardship Mid Tier Capital - M04 FA4a	2020		12/05/2021	9,503.00	GBP
						9,503.00	GBP

The Rural Payments Agency is an Executive Agency of the Department for Environment, Food and Rural Affairs (Defra)
For further information please go to www.gov.uk/guidance/rpa-remittance-advice-guidance