



Permitted Development Rights & Opportunities for Farmers

Are your buildings reaching their full potential?

Permitted development rights could give you an opportunity, to convert your building to residential or commercial use. Take a look at the criteria below, could your building might meet the requirements?

Agricultural Building To A Residential Dwelling - (Class Q)

- The building was used for agricultural purposes on 20th March 2013.
- The building is not within a Conservation Area, Area of Outstanding Natural Beauty or National Park.
- The maximum floorspace is 865 sqm.
- The building is not listed or curtilage listed.

A Class Q consent can then be 'traded in' for a new build scheme which can often be justified with design, layout and landscaping improvements.

Conversion To Flexible Commercial Use (e.g. Shop - Café - Business - Storage - Leisure) - (Class R)

- The building was used for agricultural purposes on 3rd July 2012.
- The building is 500sqm or under.
- The building is not listed or curtilage listed.

Construction of New Dwellings in place of Redundant Workshop/Office Buildings - (Class ZA)

- The building was constructed before 31st December 1989 and under 1,000 sqm in area.
- The building must have been vacant for at least 6 months prior to the application.
- The building is not within a Conservation Area, Area of Outstanding Natural Beauty or National Park.

**Suitable for diversified farms as the office/workshop use must have no connection to farming.*

Please see over page for a selection of our successful planning applications.

**Batcheller
Monkhouse**



Surrey

Planning consent granted for various farm diversification projects including the change of use of redundant farm buildings to micro-brewery, gin distillery and residential dwelling.



West Sussex

Residential redevelopment of a farmyard with 5 large houses.



A Class Q consent confirmed the principle of one dwelling on the site to be acceptable, however, we advised that a new build alternative scheme should be considered. Working with the client's architect a scheme was developed which re-sited the dwelling thus affording better views and privacy. To help 'offset' this and the 30% increase in size of the house, ecological and landscape improvements were incorporated into the scheme. These factors together with a significantly improved design assisted the planning authority in viewing the application as an improvement on the Class Q scheme.

To discuss your ideas and options please contact the Batcheller Monkhouse PlanningTeam:-

Pulborough - 01798 877555 - professional@batchellermonkhouse.com

Clare Bartlett Partner BSc (Hons) DipTP MRTPI PIEMA

Hannah McLaughlin MPLAN MRTPI

Charlotte Catton-Giltinane

Tunbridge Wells - 01892 509280 - enquiries@batchellermonkhouse.com

Kirsty Castle Partner BSc (Hons) PgDip MRTPI AIEMA

Harriet Richardson BA(Hons) MSc MRTPI

Nick Webb BA(Hons)-

Scott Smith MRICS Assoc RTPI

**Batcheller
Monkhouse**