

Application for Prior Approval to Change the Use of Land/Buildings From Agriculture to Dwellinghouses

Information Required

This sets out what information is required for the council to accept a valid application.

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| <p>Written Description A written description of the proposed development. An application form is available at: http://www.planningportal.co.uk/uploads/1app/forms/prior_approval_of_agricultural_to_residential.pdf</p> | |
| <p>Application Fee Please use the Planning Portal Fee Calculator or the Schedule of Fees to determine the appropriate fee. The planning fee can be paid online where an application is submitted through the Planning Portal. Otherwise, the fee can only be paid by cheque or postal order, made payable to Mendip District Council. A reason should be provided if no fee is paid or the application may otherwise be invalidated if it is not clear why no fee is paid.</p> | |
| <p>Plan A plan indicating the site and the proposed development. This should identify the building/s for conversion and proposed residential curtilage.</p> | |
| <p>Flood Risk Assessment A Flood Risk Assessment is required if the land is within Flood Zones 2 or 3.</p> | |
| <p>Building Operations</p> <ul style="list-style-type: none"> • A schedule of building operations in relation to the installation or replacement of windows, doors, roofs, or exterior walls, or water, drainage, electricity, gas or other services. • A schedule of materials/finishes/colours in relation to the installation or replacement of windows, doors, roofs or exterior walls. • Explanation of why the extent of building operations is reasonably necessary for the building to function as a dwellinghouse. • Photographs of the building/s and land subject to the application. • A Structural Survey and Existing/Proposed Elevations are recommended but not mandatory. | |
| <p>Demolition Details of any partial demolition required and an explanation of why demolition is reasonably necessary to carry out any building operations.</p> | |
| <p>Additional Information The local planning authority is required to determine whether prior approval will be required as to—</p> <ol style="list-style-type: none"> a) transport and highways impacts of the development, b) noise impacts of the development, c) contamination risks on the site, d) flooding risks on the site, or e) whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a dwellinghouses. f) design or external appearance of the building (if building operations are proposed) <p>It is highly recommended that any information relating to these matters is submitted with the application as there will be insufficient time to request and consider such information within the prescribed determination period.</p> | |