



Planning Potential successfully secured Prior Approval for change of use from agricultural to residential use under Permitted Development Rights at Round Tree Farm, West Horsley.

Planning Potential initially advised on planning opportunities in respect of a farmstead in West Horsley, Guildford, which was subject of a chequered planning history across several years. A critical objective was to obtain a deliverable consent for change of use of an existing farm building to residential, to enable its conversion into a new family dwelling.

Following a detailed initial appraisal of Permitted Development opportunities, we coordinated a robust planning submission under Class O of the GPDO for Prior Approval for change of use. Class O sets out very specific requirements for the suitability of buildings to be converted under Class O, and our approach was to set out a step by step assessment of the proposals against the criteria for Class O. We worked with the architect to produce a detailed set of plans that met GPDO requirements, and coordinated the production of supporting reports including a structural statement.

Our knowledge and application of Class O was critical to the success of the project. Our forensic approach managed planning risk on behalf of our client and provided the Local Planning Authority with an unambiguous case in favour of change of use, which cut through several complications associated with the planning history.

We continue to advise on wider planning prospects associated with the farmstead, including the application of Green Belt planning policy and associated heritage planning matters.

Summary of achievements

- Appraisal of complex planning history and establishment of planning strategy
- Knowledge and understanding of the General Permitted Development Order
- Coordination of application for Prior Approval for Change of Use
- Liaison with LPA