



Appeal Decision

Site visit made on 24 April 2025

by Tamsin Law BSc MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 05 June 2025.

Appeal Ref: APP/R1845/W/25/3359267

Barns at Brown Westhead Park, Wolverley, Kidderminster, DY10 3PX

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant approval required under Article 3(1) and Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- The appeal is made by Mr L Strong (Strong Farms 1988 Ltd) against the decision of Wyre Forest District Council.
- The application Ref is 24/0567/PNR.
- The development proposed is conversion of existing agricultural barn to form 5 no dwellings.

Decision

1. The appeal is allowed and prior approval is granted under the provisions of Article 3(1) and Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for conversion of existing agricultural barn to form 5 no dwellings at Barns at Brown Westhead Park, Wolverley, Kidderminster, DY10 3PX in accordance with the application 24/0567/PNR and the details submitted with it, pursuant to Article 3(1), Schedule 2, Part 3, Class Q, and subject to the conditions in the attached schedule.

Background and Main Issues

2. Article 3, Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (the GPDO) permits the change of use of a building and that is part of an established agricultural unit and any land within that building's curtilage to a use falling within use class C3 (dwellinghouses). Class Q also allows building operations reasonably necessary to convert the building to a dwellinghouse use, subject to various clauses and conditions, including a requirement for an application to be made to the local planning authority as to whether prior approval is required on various matters before beginning the proposed development.
3. The Council's reasons for refusal refers to the lack of evidence regarding the agricultural use of the buildings and the effect of the proposed development on protected species. The main issue is therefore whether the proposal would be permitted development under Article 3, Schedule 2, Part 3, Class Q of the GPDO, and the effect of the proposed development on protected species.