

Rural Dwellings

New Properties

Government policy still allows for the building of dwellings essential to agriculture in the open countryside including in the Green Belt. The National Planning Policy Framework paragraph 55 states:-

‘To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- The essential need for a rural worker to live permanently at or near their place of work in the countryside; or
- Where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or



- Where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or
- The exceptional quality of innovative nature of the design of the dwelling.

Such a design should:

- Be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;
- Reflect the highest standards architecture
- Significantly enhance its immediate settings; and
- Be sensitive to the characteristics of the local area.

The Local Planning Authority (LPA) may also include policy within their Local Development Framework.

The essential need for a rural worker effectively means an applicant must prove that the dwelling is required for themselves or an employee who need to be on site for potentially 24 hours per day. The care of livestock and undercover cropping being two examples where this may occur.

Given the sensitivity of such proposals, applications must be well prepared and contain sufficient information to convince the LPA that a genuine need exists. If permission is given it will be subject to an occupancy condition.

Temporary Homes

Where a farm enterprise is in its infancy (normally three years old or less), planning permission can often only be obtained for mobile accommodation to give time for the business to develop. If the business objectives are met, permanent permission can then be sought.

Non Agricultural Enterprises

It can be possible to obtain permission for accommodation required for non agricultural enterprises, such as equine, where again an essential need exists.

Retirement

It is not possible to argue for a dwelling for retirement purposes in England. However, some recent appeal cases have successfully argued that if an existing house is unavailable as it is occupied by a retired person, this can be discounted in any assessment on availability.

Our Service

Acorus Rural Property Services offer a full planning consultancy service for those requiring new dwellings including preparation of appraisals.



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