

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. Planning Policy Statement 7 (PPS7) outlines the criteria to be satisfied, the key issues being:-

- Functional requirement
- Financial assessment
- Full time labour

Effectively, 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.



The Financial test is in effect, a proof of viability and long term sustainability of the business.

Given the sensitivity of such proposals, applications must be well prepared and contain sufficient information to convince the Local Authority 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 proposals to develop. If proposals are then completed, permanent permission can then be sought.



Non Agricultural Enterprises

It can be possible to get permission for accommodation required for non agricultural enterprises, such as equine, where again an essential need exists. PPS7 was the first Government advice that recognised this.

Retirement

It is not possible to argue for a dwelling for retirement purposes. 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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