

## TAKE THE PPS21 TEST :

FOR NEW HOUSES ON FARMS, INCLUDING WITHIN GREENBELTS : Please also refer to Policy CTY10 of PPS21 for further details :

- My farm business is currently active (or rented-out in cornacre) and I have a DARD farm business number, established and active (with Single-Farm Payment) for over 6 years.
- I have not sold any sites off the farm since November 2008 (10 years not retrospective)
- I have an established group of buildings on the farm, and am happy to have a site passed for a dwelling that is either visually linked or sited to cluster with these buildings.
- I may be able to access the site from an existing laneway, and own land that would enable me to achieve the required sightlines that meets current Roads Service standards.

Please note that permission for such a site will only be forthcoming once every 10 years.



FOR REPLACEMENT DWELLINGS (OLD DELAPIDATED HOUSES APPLY) : Refer also to Policy CTY3 of PPS21 for further details :

- I have an old dilapidated farmhouse that has four external walls intact (no roof required)

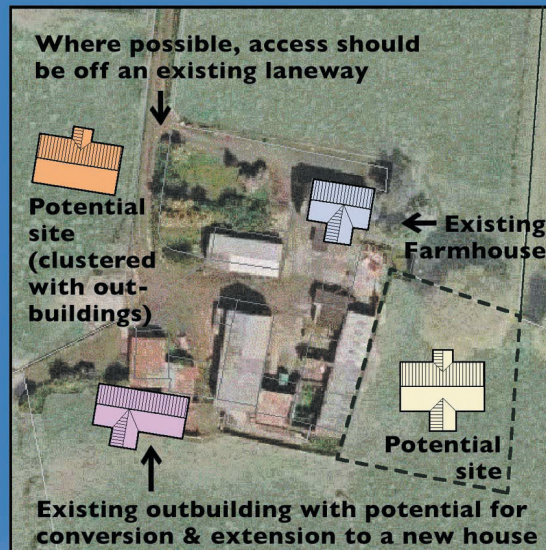


FOR BARN CONVERSIONS etc (STABLES & OUTBUILDINGS APPLY) : Refer also to Policy CTY4 of PPS21 for further details :

- I have an agricultural outbuilding of permanent construction that is capable of conversion, and could be extended and converted into a new dwelling without having a negative affect of another (existing) house or affect agricultural land,
- I own land that would enable me to achieve the required sight lines that meets current Roads Service standards.

The information provided herein is not to be taken as being comprehensive & is only to be used as a guide. It is issued without prejudice. All persons reading this should also refer to the actual policy document, which is available at your local Divisional Planning Office.

## FREE FEASIBILITY STUDY :



Have you ever wished you could get some honest, well-informed professional advice on what opportunities PPS21 might allow on your farm, with no obligation and without being pressured to move forward if you are not ready to?

Would you like to get a list of references so that you can ring previous clients and ask what an architect is really like?

We have left a trail of very satisfied customers and would be delighted to hear from you, and provide you with advice you can trust.

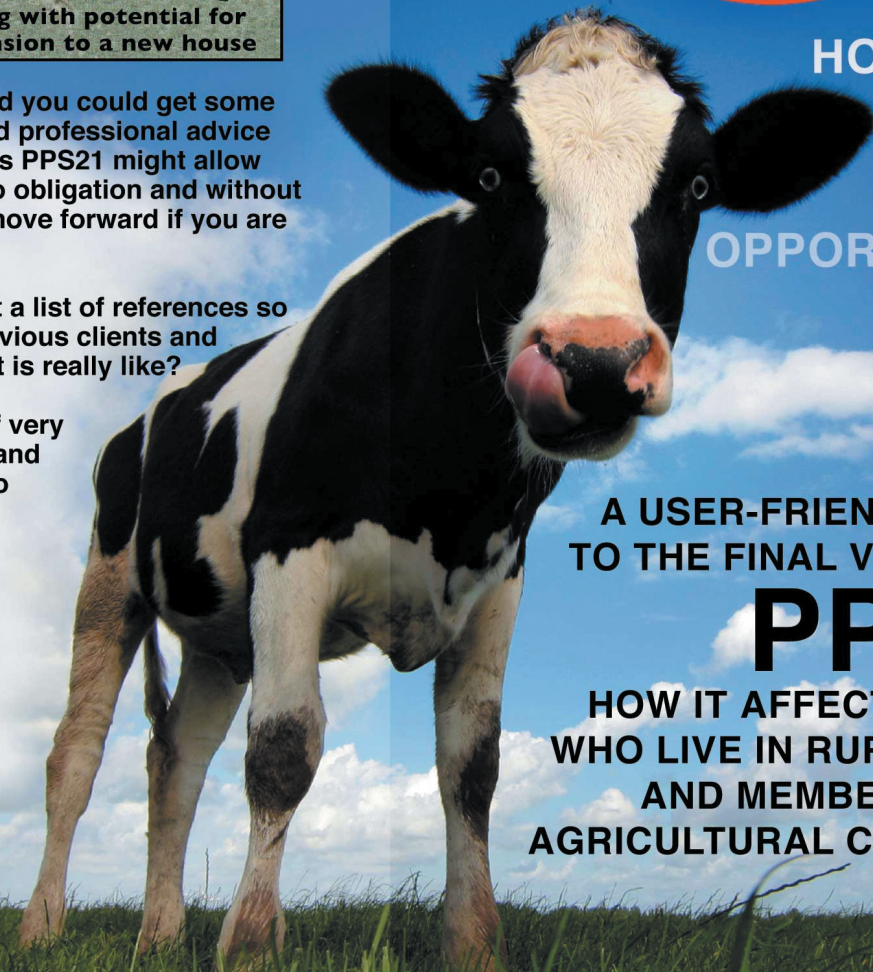


## SITES IN THE COUNTRYSIDE



HOUSES ON FARMS & OTHER OPPORTUNITIES

A USER-FRIENDLY GUIDE TO THE FINAL VERSION OF **PPS21** HOW IT AFFECTS PEOPLE WHO LIVE IN RURAL AREAS AND MEMBERS OF THE AGRICULTURAL COMMUNITY





## OUT WITH THE OLD, IN WITH PPS21...

**THE DAYS OF BEING ABLE TO GET A SITE PASSED IN A CORNER OF A FIELD (WITH A LONG LANEWAY) ARE GONE. YOU CAN NOW GET SITES PASSED IN THE GREENBELT, AND THERE ARE NO MORE RETIREMENT DWELLINGS. SO WHAT IS ALLOWED TODAY?**

**PPS21** addresses a good number of types of development in the countryside, but there are three main policies within the document which are most relevant to **farmers** and those living in rural areas, and those who **breed horses**.

There are also interesting changes to the way **replacement dwellings, barn conversions** and **gap sites** are assessed. Please contact us for more details.

**Take the "PPS21 Test" overleaf. We'd be delighted to send you more information, or to discuss potential options with you (free and without obligation).**

**Contact Big Design Architecture for a free initial feasibility study and copy of the relevant portions of PPS21. We'd be very glad to be of help.**



big design architecture 12 novara park antrim BT41 1PA

## WHAT CRITERIA DO I HAVE TO MEET?

### **POLICY CTY 10 : HOUSES ON A FARM :**

If you have been registered as a farmer with the Department of Agriculture (**DARD**) for over **6 years** and receive the **Single Farm Payment**, you are likely to meet the requirements for a new **house on your farm** (one every 10 years, subject to a few simple criteria). The new house must be clustered with existing farm buildings, & it is preferred that access is off an existing laneway. This also applies to farms in **greenbelts**. We have a good number of such applications approved.

### **POLICY CTY 3 : BARN CONVERSIONS :**

If you have an out-building (which is of permanent construction) such as a **piggery, barn, store or stable**, then (as long as it's not too near the garden of an existing house), it's likely that this can be **extended and converted** into a dwelling. We'd be delighted to show you the many examples where we've been very successful in this area.

### **CTY 4 : REPLACEMENT DWELLINGS :**

There are many old houses which would not have met the requirements of previous policy that can now be replaced. The old house does **not have to be roofed**, and could even have been used as a store. The external walls need to be largely intact, & the house must not have previously been used as the basis for a replacement.



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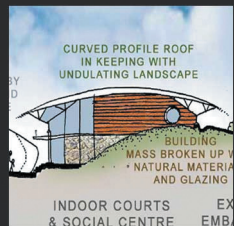
## INTRODUCING big design architecture

At **bigdesignarchitecture**, you can be assured of straight-talking honest advice & reasonable fees. We listen to what you have to say & design to suit.

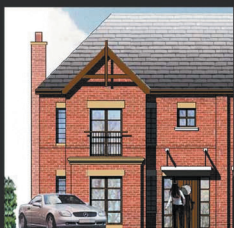
For **farmers** and those in rural areas, we are very proficient in **PPS21** and have an excellent track-record in obtaining positive results for houses in the countryside, including **houses on farms, conversions** of out-buildings and **replacement dwellings**. We also provide a **free** "initial feasibility study".



We **design houses from first principles**, & start with understanding the way you live and how you would like to enjoy your home. We pride ourselves with our **creative input**, putting the needs of our clients first, designing both contemporary & traditional design solutions where appropriate.



We also work for **developers** (such as **Patton Homes**) delivering tasteful, well-designed housing in both large developments and small urban sites. We have been very successful with "rear garden" developments and in **conservation areas**. For **commercial clients**, we have worked on retail, office, light-industrial and **equestrian** projects. We love what we do and believe that architecture should have a positive social, community and economic impact.



Our team would be delighted to answer your queries. Contact **Azman Khairuddin** (an RIBA registered **Chartered Architect** & principal of Big Design Architecture) for a free initial enquiry directly on his mobile on **0781 586 2541** today.