Wiltshire Council

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Refusal of Prior approval Part 3 Class Q: Agricultural buildings to dwellinghouses

Application Reference Number: PL/2023/06516

Decision Date: 27 September 2023

Applicant:	Heather Waddington Church Farm , Lower Seagry, Wiltshire, SN15 5EP
Particulars of Development:	Prior notification of a change of use from 1 No. agricultural building to 1 No. residential dwelling (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) to include operational development
At:	Church Farm, Lower Seagry, Lower Seagry, SN15 5EP

I refer to your application for a determination as to whether the prior approval of the local planning authority will be required for this development. The local planning authority has determined in this case that the proposal is not permitted development and prior approval is refused for the following reasons:

Refusal Reason(s): (4)

1 The development would consist of building operations which exceed that which would be reasonably necessary for the buildings to function as a dwellinghouse, due to the significant amount of fenestration proposed. The proposal would not accord with the provisions set out within Paragraph Q.1 (i) of Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

2 The application site is identified within Wiltshire Council's Strategic Flood Risk Assessment as having ground water and surface water flood risk. Prior approval is required in relation to Paragraph Q.2 (d) flooding risks on the site of Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). No flood risk assessment has been submitted.

3 The development would be sited within the setting of Grade II listed buildings (Tithe Barn At Church Farm, Church Of St Mary and associated monuments). It is considered the proposed design is not compatible with the setting of the nearby listed buildings and causes harm to the setting of heritage assets. The development's

design and siting makes it undesirable for the buildings to change use to a dwelling house. The proposal would not accord with the prior approval matters Paragraph Q.2 (e and f) of Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

4 The proposed outdoor amenity space appears to be of poor outlook and quality. For this reason the change of use of the buildings (and associated land) to a dwelling house is undesirable. The proposal would not accord with the prior approval matter Paragraph Q.2 (e) of Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

Parvis Khansari - **Corporate Director, Place**

NOTES

1. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to refuse permission, they may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - Appeal a planning decision: Overview - GOV.UK (www.gov.uk)).