22nd September 2023

Our Ref: SWLC.LPC5675

Development Services – North
Wiltshire Council
Monkton Park
Chippenham
Wiltshire
SN15 1ER

Dear Sir/Madam

Town and Country Planning Act 1990
Operations works pursuant to application PL/2023/06527 –
Great Ridgeway Farm, Christian Malford, Wiltshire, SN15 4DF

With regard to the above referenced application, made further to Part 3, Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Ms Lisa Davis confirmed by email dated 18th August 2023, your Council's view that the 'infilling over those existing areas of partial walling' were not considered to be de minimis. Accordingly, it was agreed by email dated 30th August 2023 that they should be removed from the Class R3 (1) (a) notification and be presented as a standalone application.

The GDPO at Class R3 (4) describes, "associated operational development" as building or other operations in relation to the same building or land which are reasonably necessary to use the building or land for the use proposed under Class R.

The enclosed application therefore seeks permission for the associated external changes proposed to the western elevation of the application building providing blockwork infill panels to match the existing walling. At the same time 2No new windows are shown on the eastern side of the building providing improved lighting to the tandem office and workshop/storage rooms. These works are maintained to fall within the scope of the 'associated operation development' commonly agreed to facilitate such flexible uses.

The intended use of the building was not disputed by application PL/2023/06527 and is of course outwith the scope of this submission, falling within Class E (commercial, business or service) to the Schedule to the Use Classes Order. The storage aspects within the northern workshop space are incidental to the Class E use covered by the flexible use sought.

Those other changes previously shown externally to the south of the building, involving the insertion of new joinery to the existing openings are of course included as part of the application particulars, but in and of themselves were not disputed as de minimis as part of application PL/2023/06527, representing a typical change,

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without changing the fabric of the building and amounting to material operational development. The same applies to the internal changes shown for completeness too, which of course do not represent development within the meaning assigned at section 55 of the Town and Country Planning Act 1990.

The application development therefore amounts to the raising of the blockwork infilling of two bays on the west and the insertion of 2 No new windows on the opposite side of the building. The floor area of the resulting new flexible chapter of use is unchanged, being less than 150m² as determined by Class R3 (1) (a).

The photographs below show in part the large southern opening to be amended to receive a set of centrally positioned double glazed doors with an equal sized glazed panel to either side. It also shows the first three bays accommodating the floor area in question, and where the left and right hand side bays will receive new window openings, on the eastern side. On the next page the other existing pedestrian door to be glazed on the south of the building is shown, and below that the area of western walling to be infilled to match the rest of the building's blockwork construction is marked with a blue arrow.







Yours faithfully

Simon Chambers
Director
Enc

Cc Mr M Robinson