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/2023/08618

Decision Date: 27 November 2023

Applicant:	Mr Peter Hayes Shrewton Lodge Stud London Road, Shrewton, Wiltshire, SP3 4DP
Particulars of Development:	It is proposed for the agricultural building to be converted into 1 dwelling under Schedule 2, Part 3, Class Q (b) of the General Permitted Development Order 2015 (as amended). The proposal is to be a 2-bedrooms dwelling.
At:	SHREWTON LODGE STUD, LONDON ROAD, SHREWTON, SALISBURY, SP3 4DP

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 prior approval is refused for the following reason(s):

Refusal Reason(s): (1)

1 The access and associated track will need planning permission (both in terms of the operational development to create the access track and change of use of land on the basis that the access is not for agricultural purposes but is on agricultural land) and in the absence of this being in place, there is no access to the proposed site. A consideration of the merits of a full application for development on land outside of the application cannot be predetermined against the conditions of Q.2. The proposal for conversion under Class Q cannot therefore demonstrate a suitable access and the location and siting of the building is also therefore considered to be impractical and undesirable for a dwelling. The proposals do not therefore satisfy the provisions of the National Planning Policy Framework or the requirements of criteria (a) and (e) of Class Q, of Part 3, or Schedule 2 of the Town & Country Planning (General Permitted Development) (England) 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)).