28th November 2023

Our Ref: SWLC.LPC4086

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

Dear Sir/Madam

Town and Country (General Permitted Development) (England) (Order) 2015 (as amended) – Class Q, Conversion of agricultural building at Godwins Farmhouse, Rodbourne, Malmesbury Wiltshire, SN16 0EY to create 1 No new dwelling

As your records will show Prior Approval was previously granted in respect of the above development by application reference: PL/2021/10375, renewing application 18/08298/PNCOU and necessitated as a consequence of the Covid-19 pandemic. Works have though still not yet started, although there has been no material change in circumstances, and the substantial completion target is over a year away. There are no reasons why the target cannot be met, but to provide some comfort it is the purpose of the enclosed application to simply renew the permission thus extending the completion target.

In that regard I have simply attached the approved plans and related structural engineer's assessment. As said there has been no physical change in circumstances since the grant of permission and accordingly the case presented is unchanged, as are the plans.

For the avoidance of doubt the extant permission was subject to an objection from the Environment Agency, which was reported in the officer's delegated report as follows;

The Environment Agency has objected to the proposal as the submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 30 to 32 of the Flood Risk and Coastal Change section of the planning practice guidance. The FRA was produced in January 2018 and appears to refer to a different proposal. However, the proposal is in reality, a renewal of the previous application 18/07270/PNCOU, where prior approval was not required. Furthermore, the building and access arrangements already exist. It is therefore not considered necessary in this instance to request a new FRA.

The Environment Agency also highlight flood resistance/resilience and foul drainage as the site is within a Source Protection Zone 1. This could be suitably covered by

[redacted]

[redacted]

conditions and an informative in relation to the need for an Environment Agency permit.

Therefore, no objections are raised in regard to flood risks in this instance.

As stressed there have been no material change in circumstances and I have not therefore included any drainage assessment information, and therefore anticipate that there are no grounds to introduce new flood risk concerns and that a suitable informative note will be reapplied.

I trust the above brief comments are clear and that the resubmitted application bundle is therefore itself also acceptable, however if there are any questions arising to ensure your prompt and favourable determination, please do not hesitate to contact me.

Yours faithfully

[redacted]

Simon Chambers
Director

Enc.

Cc: Mr & Mrs J Durr