Wiltshire Council

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

Prior Approval Required and Refused

Application Reference Number: PL/2023/09756

Decision Date: 07 December 2023

Applicant:	B & M J Richards Court Farm Gastard Lane, Gastard, Wiltshire, SN13 9QP
Particulars of Development:	The building is a steel portal framed building, clad with concrete panels and Yorkshire boarding to serve as additional youngstock housing
At:	Court Farm, Gastard Lane, Gastard, Corsham, SN13 9QP

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.

Based on the information provided to the LPA at this time, the proposal does not meet the criteria to be classed as permitted development under the terms of Part 6, Class A of Schedule 2 of the Town and Country Planning General Permitted Development Order 2015.

Notwithstanding the view that the proposal is not Permitted Development under Part 6, Class A, the LPA has considered the specified Prior Approval matters which is the purpose of this application (at Part 6, Class A, Section A.2(2)).

The local planning authority has determined in this case that its prior approval is required and is **REFUSED** for the following reason(s):

Refusal Reason(s): (1)

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Due to the proximity of protected residential properties and given that the proposed building extension is required to accommodate livestock, the LPA considers that Prior Approval is required as to the siting of the building in order to protect the amenity of nearby residents. The application does not address how noise and odour associated with use of the building in this location will be managed to an acceptable level, therefore Prior Approval in respect of the siting of the building extension cannot be granted.

Parvis Khansari - Corporate Director, Place

NOTES

If you are aggrieved by the decision of Wiltshire Council to refuse the application, you may appeal to the Secretary of State for the Environment. Details of how to appeal can be obtained from the Planning Inspectorate (website: www.planning-inspectorate.gov.uk), or via the Planning Portal (website: www.planningportal.gov.uk/planning/appeals).

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK