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/2023/09735

Decision Date: 13 December 2023

Applicant:	Mr & Mrs S Williams Piccadilly House Folly Lane, Lacock, Wiltshire, SN15 2LP
Particulars of Development:	Prior Notification of proposed change of use of 1. No agricultural building to 1. No residential under Class Q
At:	BARN AT PICCADILLY, FOLLY LANE, LACOCK, CHIPPENHAM, SN15 2LP

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): (3)

1 The lawful use of the building, in its entirety, was not in agricultural use, as part of an established agricultural unit, on 20th March 2013, and it was not last in use solely for an agricultural use, as part of an established agricultural unit. For the purposes of Part 3, Class Q, 'agricultural use' means a building used for agriculture and which is so used for the purpose of a trade or business, and 'agricultural use' refers to such uses. Insufficient information has been provided to conclude that the building forms part of an established agricultural unit which is so used for the purposes of a trade or business.

2 The siting and location of the building, and proximity of the neighbouring residential and caravan park uses, is such that the change of use of the building to a dwelling is inappropriate and undesirable in terms of the activity, noise and amenity impacts, thus being contrary to the aims of Core Policy 57.

3 The lack of any window openings on the northern and eastern elevations of the building as proposed means that there will be a lack of natural light penetration into the dwelling, particularly the rooms along the eastern side, and as such the levels of amenity for future occupants is not considered to be of suitable standard resulting in the application conflicting with Core Policy 57. It also gives rise to conflict with Core Policy 41 in terms of meeting climate adaptation aims and objectives.

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)).