

# ATLAS

## PLANNING GROUP

### PLANNING STATEMENT

**AGRICULTURAL BUILDING TO REAR OF FOURWYNDS**

**TYTHERLEY ROAD**

**WINTERSLOW**

**SP5 1PZ**

**OCTOBER 2025**

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## INTRODUCTION

The application site relates to one agricultural building situated to the south west of Tytherely Road within the village of Winterslow. The surrounding area contains a mixture of residential and agricultural sites, where there is a loose grain of development with dwellings set in generous plots of land.

Externally, the building is a timber framed structure with dense concrete blockwork and horizontal timber cladding. Profiled cement fibre sheeting forms the roof covering. The application site has no relevant planning history. This Statement relates to the Class Q conversion of the agricultural building to one (Use Class C3) dwellinghouse. Paragraph Q.1 (j) of Part 3, Schedule 2, Class Q limits building operations permitted under Q. (b) **to the installation or replacement of windows, doors, roofs and exterior walls**, as well as water, drainage, electricity, gas or other services, to the extent reasonably necessary for the building to function as a dwellinghouse.



Figure 1 - Existing north west elevation



Figure 2 - Aerial view of building to be converted

## USE OF THE BUILDING

It is accepted that, by virtue of section 55 (2) (e) of the Town and Country Planning Act 1990 that if the building is used in a way that represents a material change of use, then the agricultural use will be at an end, and will have been supplanted by the new use that replaced it.

The building was originally constructed in 2004 and the land has been in agricultural use for over 20 years. The applicant purchased the land in 2013 and the primary use of the holding has been for the keeping of alpacas, chickens and for hay and wheat production.

Indeed, it is acknowledged that a stable block adjoins the western elevation of the barn. Nevertheless, it should not be assumed that this shed building automatically represents a non-agricultural use of the site. The building has been used for the storing of agricultural equipment and the keeping of livestock for an extensive period of time.

As such, the long-standing agricultural use has endured and the building would constitute permitted development as set out under Schedule 2, Part 3, Class Q of the GPDO (2015).

## EXTENT OF WORKS

Amendments to Class Q of Part 3 came into force in May 2024 and now permits the change of use of buildings that are no longer used for agricultural purposes, protrusions of up to 0.2 metres to accommodate building operations allowed by paragraph Q.1(j)(i) and rear extensions to buildings where there is existing hard surfaces.

The conversion will include a 3.4 metre rear extension on existing hardstanding and an extension of up to 200mm to accommodate the external treatment. Although the conversion involves alterations to the existing outer fabric, the building operations would be reasonably necessary for the building to function as a dwelling. Importantly, the proposal would utilise the existing openings, frames, internal blockwork, floor slab, roofing sheets and clad walls.

A Structural Report has been prepared by Andrew Waring Associates (October 2025) to accompany this application. It has been confirmed that the structural members are in good condition and require only minor repairs to ensure a long life and facilitate the conversion.

After all, the Government's intentions with the changes to the Class Q Permitted Development Right is clear in allowing for the change of use of more buildings into residential dwellings to help boost the national supply of housing.

## THE PROPOSAL

It is proposed that the agricultural building is converted to one Use Class C3 dwellinghouse under Schedule 2, Part 3, Class Q of the General Permitted Development Order 2015 (as amended). The application seeks to determine if prior approval from the Council is required in respects to potential impacts of the proposed development on:

- Transport and highways;
- Noise;
- Contamination;
- Flooding;
- The practicality and desirability of the change of use;
- Design and external appearance;
- The provision of adequate natural light to habitable rooms;

Class Q of Part 3 now permits development consisting of:

***“(a) a change of use of—***

- i) a building that is part of an established agricultural unit and any land within that building’s curtilage, or***
- ii) a former agricultural building that was (but is no longer) part of an established agricultural unit and any land within that building’s curtilage, to a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order,***

***(b) development referred to in sub-paragraph (a) together with the extension of the building referred to in sub-paragraph (a), or***

***(c) development referred to in sub-paragraph (a) together with building operations reasonably necessary to convert the building referred to in sub-paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule or to extend that building.”***

In this case, (a) (i) and (c) apply as the building is situated on an established agricultural unit and building operations reasonably necessary to convert the building are proposed.

Class Q.1 of the GPDO outlines circumstances where development is not permitted:

| Development Not Permitted by Class Q.1 if:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Analysis                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>(a) In the case of a site that is part of an established agricultural unit, the site was not part of the established agricultural unit—</b></p> <p><b>(i) on 24th July 2023, or</b></p> <p><b>(ii) where the site became part of the established agricultural unit after 24th July 2023, for a period of at least 10 years before the date development under Class Q begins,</b></p>                                                                                                                                                                                                                               | <p>The site was part of an established agricultural unit on 24th July 2023.</p>                                                        |
| <p><b>(b) In the case of a site that was (but is no longer) part of an established agricultural unit—</b></p> <p><b>(i) the site was part of an established agricultural unit on 24th July 2023,</b></p> <p><b>(ii) where the site ceased to be part of an established agricultural unit after 24th July 2023, the site has not been part of the established agricultural unit for a period of at least 10 years before the date development under Class Q begins, or</b></p> <p><b>(iii) since ceasing to be part of an established agricultural unit, the site has been used for any non-agricultural purpose,</b></p> | <p>N/A</p>                                                                                                                             |
| <p><b>(c) the floor space of any dwellinghouse developed under Class Q having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeds 150 square metres,</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>The proposed dwelling will not exceed 150 square metres. The dwelling will have a cumulative floor space of 55.4 square metres.</p> |
| <p><b>(d) the development under Class Q, together with any previous development under Class Q, within the original limits of an established agricultural unit (see paragraph Q.3(2) of this Part) would result in—</b></p>                                                                                                                                                                                                                                                                                                                                                                                               | <p>There has been no previous development under Class Q within the limits of the established agricultural unit.</p>                    |

|                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| <p>(i) the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 10, or</p> <p>(ii) the cumulative floor space of dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 1,000 square metres,</p>        | <p>Therefore, the cumulative number of dwellinghouses does not exceed 10 or 1000 square metres.</p>       |
| <p>(e) the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained</p>                                                                                                                                                                                                                       | <p>No agricultural tenancies exist on the site.</p>                                                       |
| <p>(f) less than 1 year before the date development begins—</p> <p>(i) an agricultural tenancy over the site has been terminated, and</p> <p>(ii) the termination was for the purpose of carrying out development under Class Q, unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural use,</p>         | <p>No agricultural tenancy over the site has been terminated prior to submission of this application.</p> |
| <p>(g) development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has been carried out on the established agricultural unit during the period which is 10 years before the date development under Class Q begins,</p>                                                                                              | <p>No such development has taken place on the agricultural unit within ten years.</p>                     |
| <p>(h) the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point, other than—</p> <p>(i) extension of the building allowed by paragraph Q.1(i);</p> <p>(ii) protrusions of up to 0.2 metres to accommodate building operations allowed by paragraph Q.1(j)(i),</p> | <p>An extension of up to 200 mm to accommodate the external treatment is proposed.</p>                    |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                     |
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| <p><b>(i) the development under Class Q(b) would result in an extension that—</b></p> <ul style="list-style-type: none"> <li><b>(i) has more than one storey,</b></li> <li><b>(ii) is sited anywhere other than to the rear of the existing building,</b></li> <li><b>(iii) extends beyond the rear wall of the existing building by more than 4 metres,</b></li> <li><b>(iv) has eaves the height of which exceed the height of the eaves of the existing building,</b></li> <li><b>(v) is higher than whichever is the lower of—</b> <ul style="list-style-type: none"> <li><b>(aa) the highest part of the roof of the existing building, or</b></li> <li><b>(bb) a height of 4 metres above the ground,</b></li> </ul> </li> <li><b>(vi) extends beyond a wall that forms a side or principal elevation of the existing building, or</b></li> <li><b>(vii) would be sited on land that, before the development under Class Q(b), is not covered by a hard surface that was provided on the land by virtue of any development, and—</b> <ul style="list-style-type: none"> <li><b>(aa) the hard surface was not provided on the land on or before 24th July 2023, or</b></li> <li><b>(bb) where the hard surface was provided on the land after 24th July 2023, the hard surface has not been situated on the land for a period of at least 10 years before the date development under Class Q(b) begins,</b></li> </ul> </li> </ul> | <p>A rear extension forms part of the proposals. The extension will be sited on existing hard standing and replace the existing lean-to.</p> <p>The rear extension will not extend beyond the rear wall by more than 4 metres nor exceed the highest part of the existing roof.</p> |
| <p><b>(j) the development under Class Q(c) would consist of building operations other than—</b></p> <ul style="list-style-type: none"> <li><b>(i) the installation or replacement of—</b> <ul style="list-style-type: none"> <li><b>(aa) windows, doors, roofs, or exterior walls, or</b></li> </ul> </li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>The application is accompanied by a Structural Report produced by Andrew Waring Associates (September 2025). The report confirms that the roof members</p>                                                                                                                       |

|                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>(bb) water, drainage, electricity, gas or other services, to the extent reasonably necessary for the building to function as a dwellinghouse, and</b></p> <p><b>(iii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(j)(i),</b></p>                                                                         | <p>can support the existing loads and additional internal finishes.</p> <p>Overall, the building has been assessed as being capable of conversion to a residential use. The existing blockwork, roof sheeting and timber frame will be retained.</p> <p>Only building operations listed at (j)(i) and (iii) are proposed.</p> |
| <b>(k) The site is on article 2(3) land</b>                                                                                                                                                                                                                                                                                                                                        | The site is not on article 2(3) land.                                                                                                                                                                                                                                                                                         |
| <p><b>(l) The site is, or forms part of –</b></p> <p><b>(i) A site of special scientific interest;</b></p> <p><b>(ii) A safety hazard area;</b></p> <p><b>(iii) A military explosives storage area</b></p>                                                                                                                                                                         | The site is not and does not form part of any of the identified designations.                                                                                                                                                                                                                                                 |
| <b>(m) The site is, or contains, a scheduled monument</b>                                                                                                                                                                                                                                                                                                                          | The site is not and does not contain a scheduled monument.                                                                                                                                                                                                                                                                    |
| <b>(n) The building is a listed building</b>                                                                                                                                                                                                                                                                                                                                       | The building which is proposed for conversion is not listed.                                                                                                                                                                                                                                                                  |
| <b>(o) the existing building, excluding any proposed extension under Class Q(b) but including any proposed building operations under Class Q(c), would not be capable of complying with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015 as read with the notes dated 19th May 2016 which apply to it,</b> | The one-bedroom dwellinghouse complies with the nationally described space standards.                                                                                                                                                                                                                                         |

|                                                                                     |                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| or                                                                                  |                                                                                                                                                                                                                                                                                         |
| <b>(p) The building does not have suitable existing access to a public highway.</b> | The site is served by an established access off Tytherley Road. Adequate visibility splays can be achieved, and the proposal will result in a betterment in terms of highway safety with the reduction in large vehicle movements associated with the agricultural use of the building. |

As the development passes all the above criteria it is considered that development is permitted, subject to the Council considering that prior approval is not required for the matters outlined below.

## PLANNING CONSIDERATIONS

### TRANSPORT AND HIGHWAYS

An existing access and private track off Tytherley Road will be used in association with the proposed development to allow vehicles to enter and exit the site. Tytherley Road is a C-road with a 30mph speed limit. In accordance with the Manual for Streets, a satisfactory level of visibility in both directions is provided, and the conversion of the agricultural building to one dwelling can be considered as an improvement to the access when compared with vehicle movements associated with the current agricultural activities.

Due to the use of the site, it can be expected that large vehicles (tractors, lorries and vans) may visit the site daily and the traffic associated with the agricultural use is likely to involve larger vehicles using the road than vehicles associated with the proposed residential use. With the conversion to a residential use and the access no longer being used in conjunction with the operations of the agricultural building, such vehicle movements will have less of a harmful impact on highway safety.

One dedicated car parking space will serve the dwellinghouse. Adequate turning areas are also provided so vehicles can enter and egress the site in a forward gear. As such, it is considered that there is sufficient access and parking provision to serve the proposed dwelling.

After all, NPPF Paragraph 116 states that “Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, **would be severe**, taking into account all reasonable future scenarios”.



Figure 3 - Existing access looking south east (red dot)



Figure 4 - Existing access looking north west (red dot)

## NOISE IMPACTS

The proposed change of use is unlikely to have any adverse noise implications. The dwelling would not be situated in an area where industrial or commercial noise pollution would occur, and it is therefore considered that noise disturbance would be minimal.

Although development is relatively sparse in this rural setting, there are other dwellings along Tytherely Road so the addition of a single dwelling in this location is acceptable from a residential amenity standpoint. For the same reason, the proposed dwelling is not anticipated to generate any noise nuisance either.

Whilst the dwelling may be exposed to noise during farming season, given the Class Q permitted development right allows for the conversion of agricultural buildings which would inherently be within or near agricultural units, some disturbance from noise would be reasonably expected and future residents would make an informed choice as to whether to reside in this rural location. Accordingly, the site is suitable for residential use.

## CONTAMINATION

The land has never been used for a use which would indicate that contamination would be likely. Therefore, it is considered that prior approval is not required with regards to this aspect of the development.

## FLOODING

The application site is located in Flood Zone 1, and is not known to be at risk from any form of flooding. Therefore, the conversion of the building on an existing built footprint will not materially impact the risk of flooding in the area.

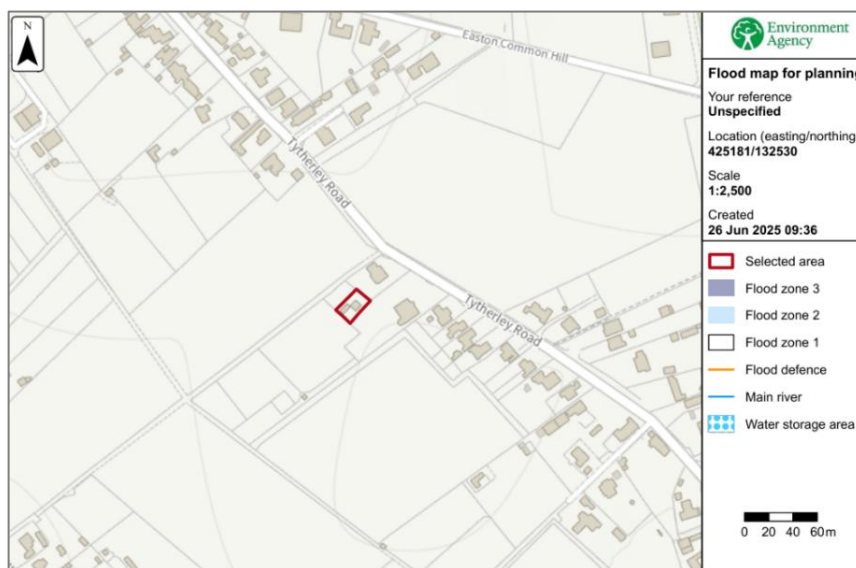


Figure 5 - Application site within Flood Zone 1

## PRACTICALITY & DESIREABILITY OF THE CHANGE OF USE

### PRACTICALITY

There are no obvious barriers to the proposed change of use. The existing building is sited in a position where vehicle access is already provided by an established agricultural track off Tytherley Road. Whilst the building is not located within a defined settlement boundary, the building is near other residential dwellings in the rural area surrounding the Winterslows, West Tytherley and Lopcombe.

The site is located less than 7 miles from the centre of Salisbury and Amesbury, where there are a range of services and facilities. It is therefore considered that the proposal would not be any less practical than the numerous dwellings already located in this rural setting.

Barn Owl House is the nearest residential dwelling situated approximately 25 metres north east of the application site, and the existing house benefits from natural screening on its south western boundary. Since only limited amounts of glazing is proposed on the north east elevation facing the neighbouring properties, there will be negligible risk of adverse overlooking or in-looking occurring.

## DESIREABILITY

The proposed change of use is also considered desirable. The application barn is arguably the type of building which the Government intended Class Q of the GPDO to be used for. The proposal will introduce a new dwelling to the area, providing more choice for house buyers and helping to achieve housing targets in Wiltshire, particularly in the context of the Council's current shortfall.

In the short term, the conversion of the building will provide employment benefits for the construction industry, which is a clear economic benefit of the scheme. Another longer-term economic benefit of the proposed change of use is the boost to the local economy which will come from new residents utilising local services. Existing rural business will benefit from the increased custom and the occupiers will equally contribute to local services to help support and sustain rural communities over the longer term.

## DESIGN & EXTERNAL APPEARANCE

The one-bedroom dwelling has been designed to complement the agricultural form of the existing building and will appear entirely appropriate within the rural setting. It is proposed that the conversion will improve the existing finish with the timber cladding and low-level blockwork retained, repaired and new fitted where necessary.

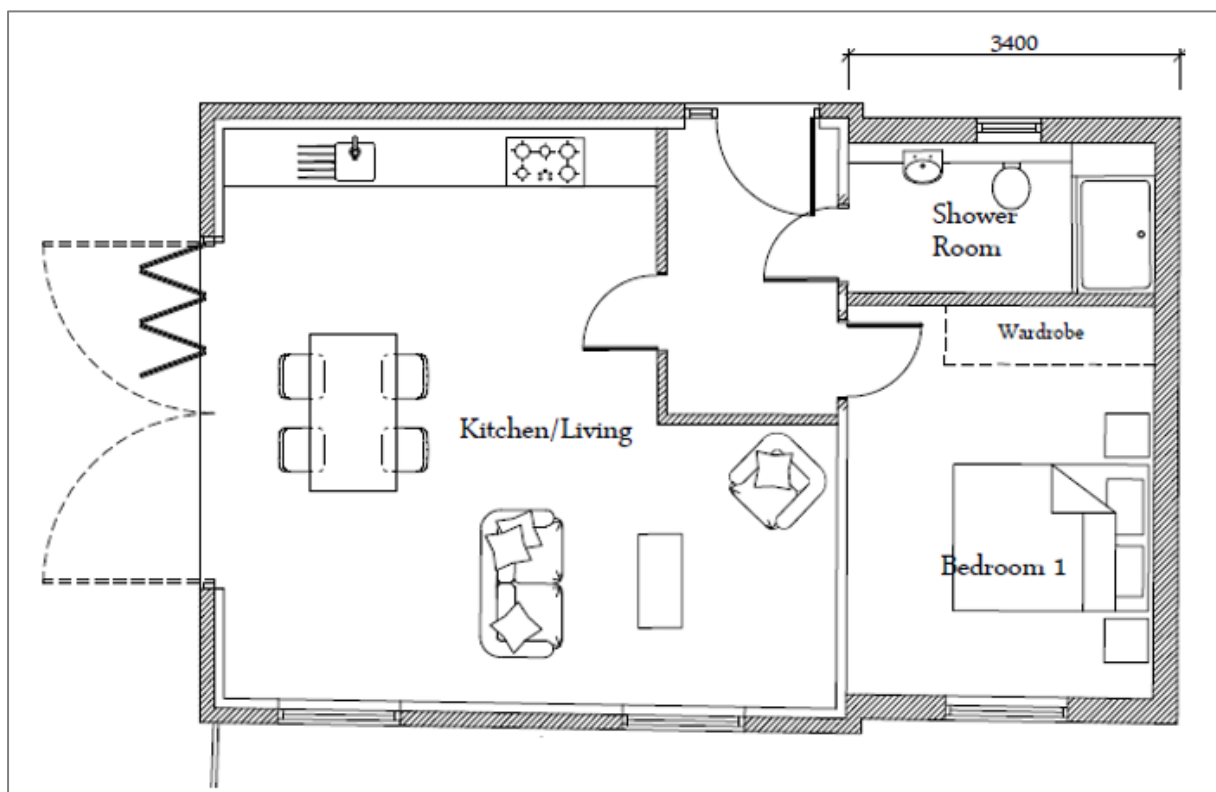


Figure 6 - Proposed floor plan

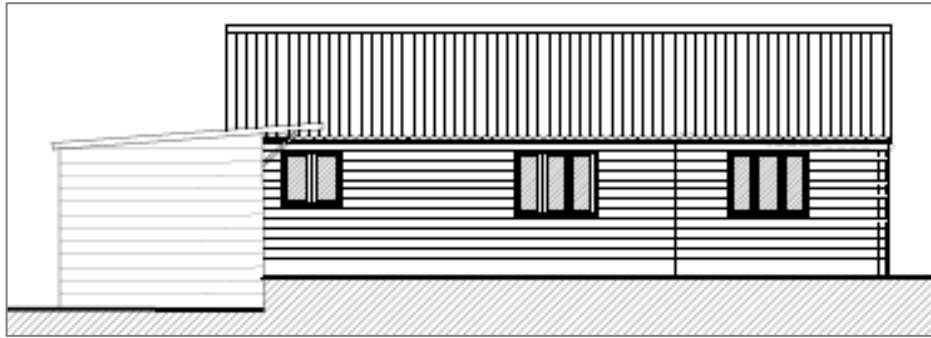


Figure 7 - Proposed south west elevation

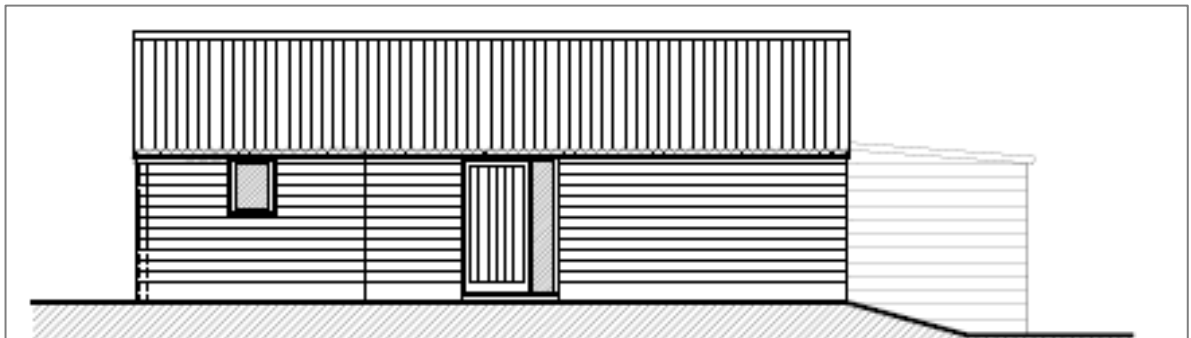


Figure 8 - Proposed north east elevation

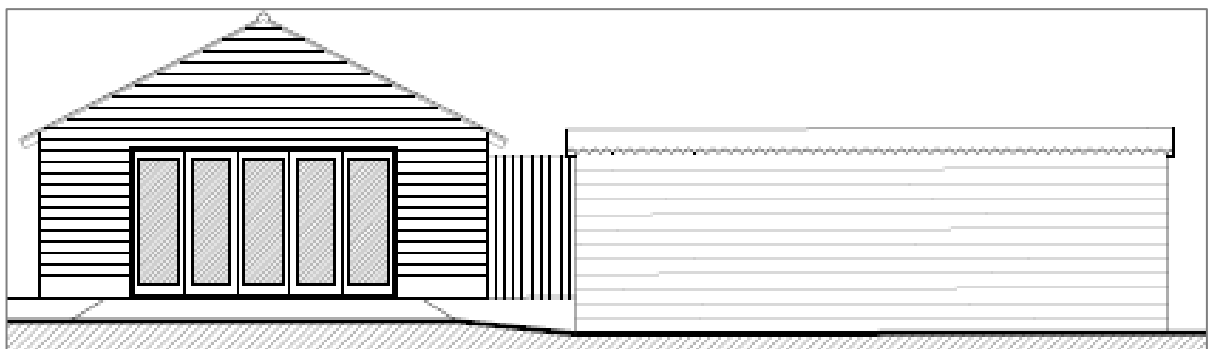


Figure 9 - Proposed north west elevation

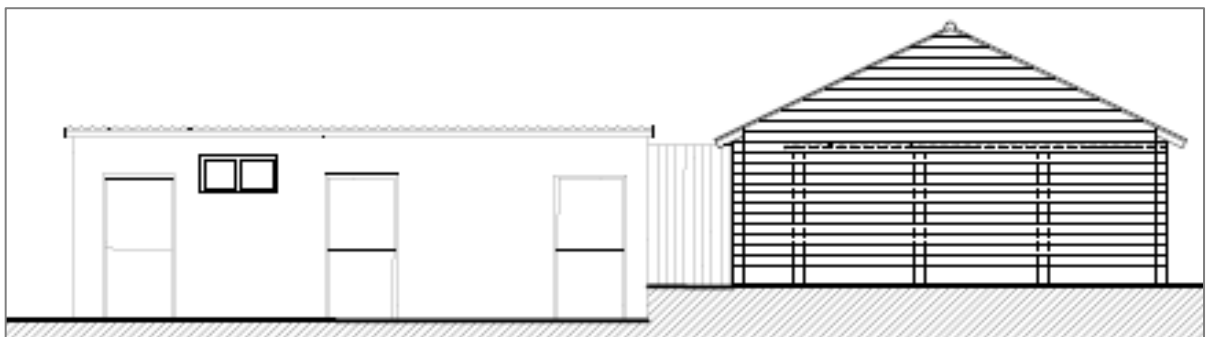


Figure 10 - Proposed south east elevation

## PROVISION OF NATURAL LIGHT TO HABITABLE ROOMS

Owing to the proposed open plan kitchen, dining and living arrangement, all habitable rooms will be served by windows, which are of sufficient size and placement to provide natural light to all habitable spaces.

## ECOLOGY

This prior approval application is supported by an Ecological Impact Assessment produced by Pro Vision (September 2025). A preliminary roost assessment was undertaken in June 2025 which assessed the building as having moderate potential to support roosting bats. Two dusk surveys were therefore carried out during August 2025.

The phase two surveys confirmed that no bats were recorded emerging from the application building. Whilst the shed located adjacent to the site has been identified as a day roost for common pipistrelle, this building is not subject of the current application. Any works to this building would require further surveys and a Natural England EPSM licence.

Precautionary avoidance measures have been recommended to ensure that internal and external lighting will not disturb foraging and commuting bats. Additionally, enhancement measures are proposed which include the insertion of an integrated bat and bird box. Given such precautionary avoidance and enhancement measures can be secured by planning condition, the development can proceed without risk of adversely impacting protected species.

## CONCLUSION

The proposal is for the change of use of an agricultural building to one (Use Class C3) dwellinghouse under Class Q of the General Permitted Development Order 2015. The proposal ensures that:

- ✓ All relevant criteria of Class Q are met;
- ✓ It will not have a detrimental impact on highways in the surrounding area;
- ✓ It will not increase the risk of flooding in the locality;
- ✓ Issues concerning noise on amenity are not anticipated to occur;
- ✓ The conversion is both practical and desirable;
- ✓ The design and external appearance of the dwelling is suitable;
- ✓ It will provide adequate natural light to all habitable rooms;
- ✓ It will not adversely impact protected species.

For these reasons, we commend the proposal to you.