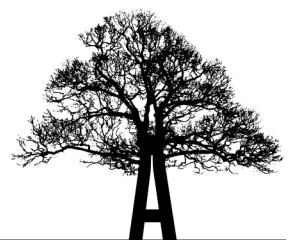


PLANNING REPORT

Site Name : Bonakers Farm, Idmiston Road,

Site Location : Porton, SP4 0LD.

Planning Statement in support of Prior Notification of a proposed change of use of an agricultural building to a dwelling.



On behalf of

Mr Joe Li.

August 2025.

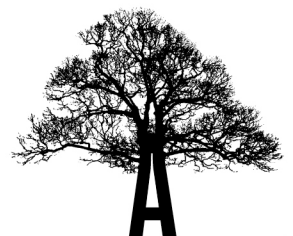
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Limitations

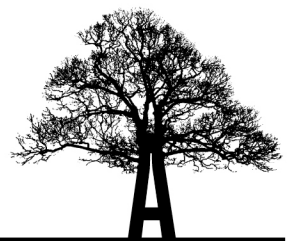
The conclusions drawn by Acorn Planning Ltd are based on information supplied and could differ if the information is found to be inaccurate or misleading, in which case Acorn Planning Ltd accepts no liability should additional information exist or becomes available with respect to this project.

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Document Contents

1. Introduction.	1
1.1 Background	1
1.2 The site and its surroundings.	2
1.3 Planning History.	3
1.4 The proposal.	3
2. Analysis of the relevant criteria.	4
2.1 Introduction	4
3. The notification procedure.	8
3.1 Conditions applying to Class Q.	8
3.2 Response to Relevant Matters.	8
4. Conclusions.	11



1.Introduction

1.1. Background.

1.1.1. Acorn Planning Ltd are instructed by Mr Joe Li to advise on a Prior Notification application for the proposed change of use of an agricultural building to a dwelling, at Bonakers Farm, Idmiston Road, Porton.

1.1.2. In our view, the proposal constitutes permitted development as a consequence of The Town & Country Planning (General Permitted Development) (England) Order 2015 which came into force on 15th April 2015 as amended by The Town & Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2021 which came into force on 21st April 2021 (SI 2021 No.428).

1.1.3. Class Q of Part 3 of Schedule 2 of the 2015 Order (as amended) notes that permitted development includes:

“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”

1.1.4. This report deals initially with the permitted change of use and finally with the application for a determination as to whether the prior approval of the authority is required (the Notification procedure). It provides a logical and in-depth analysis of the salient issues and draws upon other documentation that accompanies the application for support.

1.1.5. This application is accompanied by a Structural Survey report which confirms that, in structural terms, the existing building is capable of functioning as a dwelling, and is capable of conversion without requiring substantial building operations.



1.2. The Site and its surroundings.

- 1.2.1. The application site is an established agricultural unit located on the eastern edge of the village of Porton. An existing metalled track provides direct access onto Idmiston Road.
- 1.2.2. Residential development lies on the opposite side of Idmiston Road. Porton Memorial Hall is located to the south of the access track at the junction with Idmiston Road. There are residential properties which form part of the settlement further to the north. The Porton garden centre lies approximately 70m to the south of the site.
- 1.2.3. The application relates to a agricultural building comprising 80.6m² of internal floorspace, located at the southern boundary of the site. The image extracted from Google Earth below confirms the building was in situ in 2001:

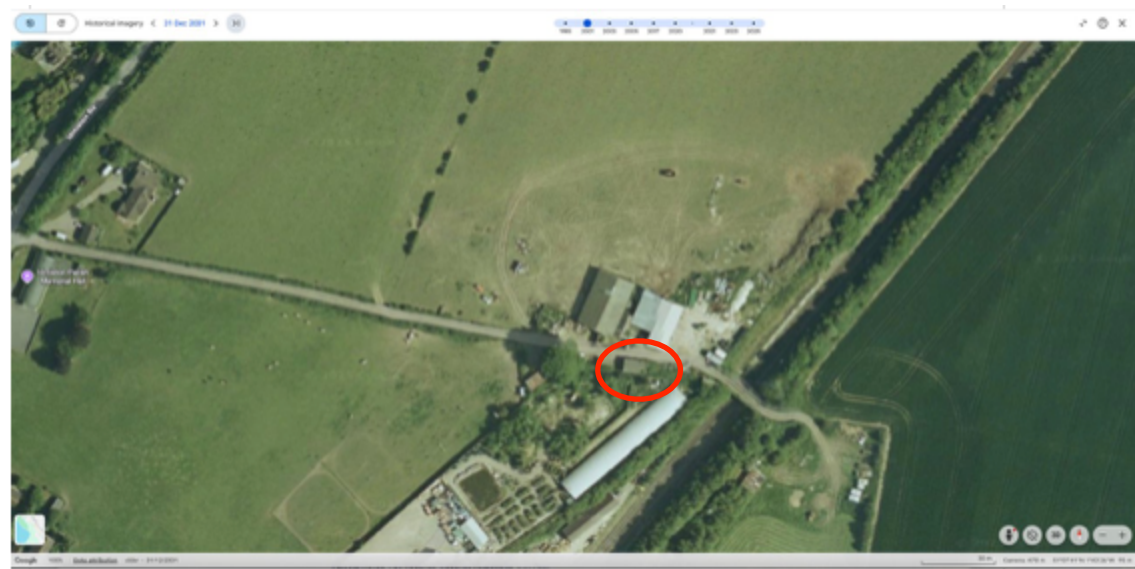


Image 1 – 2001 dated Google Earth Aerial Photo image.

- 1.2.4. Submitted plan PR.02.1 includes an Ordnance Survey Extract which shows the location of the site at 1:1250 scale.



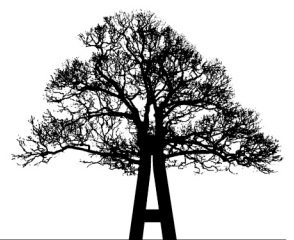
1.3. Planning History.

1.3.1. While there is no history directly relating to the application building, in February 2025 planning permission was granted on the wider site (ref PL/2024/07489) for "Demolition of existing dwelling and annex and construction of 4 dwellings."

1.4. The Proposal.

1.4.1. The proposal is to convert the existing building into a 2 bedroom dwelling.

1.4.2. As well as new window and door openings, an approximately 14 m.sq extension is proposed to the east facing of the building.



2. Analysis of the relevant criteria.

2.1. Introduction.

2.1.1. This part of the statement considers whether the proposed change of use complies with the various tests contained in paragraph Q of The Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2.1.2. The following section runs through the various tests in order, commenting on whether the proposed change of use (as shown on the submitted drawings) complies or does not. The tests are all prefixed by the words “***Q -(1) Development is not permitted by Class Q-***”, so all responses are framed with this in mind.

(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—

(i) on 24th July 2023, or

(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,;

The barn existed on or before 24th July 2023 and was at that time part of an established agricultural unit. The use of the surrounding land as an agricultural unit still subsists, this being confirmed when the February 2025 application was approved, which included a rural workers dwelling linked to the established agricultural enterprise.

(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,

The proposed dwelling is 94 m.sq.



(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—

- (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**
- (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,**

No previous development under Class Q has been undertaken within the limits of the agricultural unit.

(e) the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained,

The site is not occupied under an agricultural tenancy.

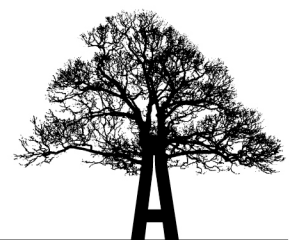
(f) less than 1 year before the date development begins—

- (i) an agricultural tenancy over the site has been terminated, and**
- (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,**

The site was not previously occupied under an agricultural tenancy.

(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,

No development under Class A(a) or Class B(a) of Part 6 (agricultural buildings and operations) has been carried out on the established agricultural unit within the previous 10 years.



- (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—**
- (i) extension of the building allowed by paragraph Q.1(i);**
 - (ii) protrusions of up to 0.2 metres to accommodate building operations allowed by paragraph Q.1(j)(i),**

The development will not result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point, other than—

- (i) extension of the building allowed by paragraph Q.1(i), see below;

- (i) the development under Class Q(b) would result in an extension that—**
- (i) has more than one storey,**
 - (ii) is sited anywhere other than to the rear of the existing building,**
 - (iii) extends beyond the rear wall of the existing building by more than 4 metres,**
 - (iv) has eaves the height of which exceed the height of the eaves of the existing building,**
 - (v) is higher than whichever is the lower of—**
 - (aa) the highest part of the roof of the existing building, or**
 - (bb) a height of 4 metres above the ground,**
 - (vi) extends beyond a wall that forms a side or principal elevation of the existing building, or**
 - (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—**
 - (aa) the hard surface was not provided on the land on or before 24th July 2023, or**
 - (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,**



The proposed development is under Class Q b). In addition to installation of doors, windows and services, an extension is proposed that:

- i) Is single storey
- ii) Is sited to the east facing of the building, ie rear of the highways fronting west facing.
- iii) Only extends 4 m.
- iv) Eaves height does not exceed the height of the eaves of the existing building.
- v) Is not higher than the height of the existing building, and less than 4m in height,
- vi) Does not extend beyond the principle elevation (north facing) or the side elevations (north and south facing)
- vii) The extension is onto existing hard surface.

(k) the site is on article 2(3) land,

The site is not article 2(3) land (an area of outstanding natural beauty (AONB), National Park, the Broads or a World Heritage Site.)

(l) (I) the site is, or forms part of—

- (i) a site of special scientific interest;**
- (ii) a safety hazard area;**
- (iii) a military explosives storage area**

The site is not and does not form part of a site of special scientific interest. The site is not and does not form part of a safety hazard area and the site is not and does not form part of a military explosives storage area.

(m) the site is, or contains, a scheduled monument,

The site is not a scheduled monument and is not within the curtilage of a scheduled monument.

(n) the building is a listed building,

The site is not a statutorily listed building and is not within the curtilage of a statutorily listed building.



- (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, or**

The submitted layout plan shows a double bedroom of 16.7 m² and a single bedroom of 8.6m² which meet and exceed the respective Nationally Described Space Standards (for a double room 11.5m², for a single 7.5m²)

- (p) the building does not have suitable existing access to a public highway.**

The building has an exiting access to a public highway. The existing metalled drive, provides direct access onto Idmiston Road.

- 2.1.3. Given the above, the use of the building for Class C3 (dwelling house) purposes is permitted development by virtue of Class Q of Part 3 of Schedule 2 of The Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended).



3.The notification procedure.

3.1. Conditions applying to Class Q.

3.1.1. The conditions applying to Class Q development are set out in The Town & Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2021. In particular:-

“Q.2. —(1) Where the development proposed is development under Class Q(a) together with development under Class Q(c), development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

(a) transport and highways impacts of the development,

(b) noise impacts of the development,

(c) contamination risks on the site,

(d) flooding risks on the site,

(e) whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order,

(f) the design or external appearance of the building, and

(g) the provision of adequate natural light in all habitable rooms of the dwellinghouses, and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

3.2. Response to Relevant Matters.

3.2.1. In response to the relevant matters the following is provided:.

3.2.2. Transport and highways impacts of the development.

3.2.3. The site can be safely accessed from an exiting metalled/track drive off an existing drop kerb access way onto Idmiston Road. No undue transport or highway impacts are foreseen.

3.2.4. Noise impacts of the development.

3.2.5. The site is remote from neighbouring dwellings. There are no potentially noise generating uses in proximity to the site.



3.2.6. Contamination risks on the site.

3.2.7. There is no history of potentially contaminating uses, and hence there are no undue contamination risks in relation to the building.

3.2.8. Flooding Risk of the site.

3.2.9. The proposed change of use involves an increase in the vulnerability of the land use to flooding from Less Vulnerable to More Vulnerable.

3.2.10. The Environment Agency Flood Maps indicate the building and proposed residential curtilage are entirely within Flood Zone 1. The NPPF and the Planning Practice Guidance thereto notes that More Vulnerable uses are appropriate for inclusion in Flood Zone 1.

3.2.11. The proposed change of use is therefore appropriate on grounds of flood risk. Sub-paragraph d) does not require the submission of a site specific flood risk assessment in this case.

3.2.12. Whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order.

3.2.13. The location and siting of the building raises no unusual or extraordinary circumstances such as to prevent a Class Q conversion/use of the building as a C3 Dwelling.

3.2.14. Design or external appearance of the building.

3.2.15. External alterations proposed are minimal, a 14m.sq extension designed to blend in with the existing linear form of the building, and the insertion of windows on the north elevation and a patio door on the west elevation. Hence design impacts are likely to be minimal with little change in appearance anticipated, certainly of no such magnitude as to result in unacceptable offence against policies/interests of good design.



- 3.2.16. Provision of adequate natural light in all habitable rooms of the dwellinghouses, and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.
- 3.2.17. All rooms receive adequate natural light from a window. Habitable rooms are defined as any room used or intended to be used for sleeping or living which are not solely used for cooking purposes, but does not include bath or toilet facilities, service rooms, corridors, laundry rooms or utility rooms. In terms of the current proposal, the habitable rooms are bedrooms as well as kitchen/ diner/living areas.
- 3.2.18. The provision and dimensions of windows, doors and walls is shown on submitted drawings. It is confirmed that this is based on utilisation of existing openings and installation of new windows, which is allowed under class Q and thus is not reliant on subsequent planning permission for operational development.
- 3.2.19. In summary, the proposed external and internal specification will ensure the provision of adequate natural light to all of the proposed habitable rooms.
- 3.2.20. This application meets the prior approval application requirements set out in Para W "Procedure for applications for prior approval under Part 3".



4. Conclusions.

- 4.1. The evidence, analysis and justification submitted with this application confirms that the proposed change of use of an agricultural building at Bonakers Farm. Porton to a C3 dwelling is permitted development in accordance with the provisions of The Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 4.2. The Local Planning Authority has 56 days following the receipt of this application within which to determine whether prior approval is not required, granted, or refused.

