

Planning Department
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
BA14 8JQ

28th October 2025

Dear Sir/Madam,

Application for Prior Approval in relation to a proposal to convert vacant use Class E (g) office to residential use under Class MA of the General Permitted Development Order 2015 (as amended).

At: Building 2, Renshaw Barns, Netton, SP4 6FA

I write in connection with the submission of an application seeking Prior Approval for the change of use of a Class E unit to a dwelling.

The proposals comply with Schedule 2, Part 3, Class MA of the General Permitted Development Order (2015) (as amended). This Class of the GPDO allows for the change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of Schedule 1 to that Order.

Building 2 (the subject of this application) forms part of an existing courtyard of three office buildings, and is situated at the north eastern side of the courtyard, as shown in Figure 1 below.

Buildings 1 and 3 were both granted Prior Approval for the conversion from offices to a dwelling each on 14th March 2025 (LPA Refs: PL/2023/10595 & PL/2023/10467 respectively).



Figure 1 - Courtyard layout with application site edged red



Figure 2 - Front elevation of Building 2 with parking in front

GPDO Requirement	Analysis:
MA.1 Development is not permitted by Class MA-	
(b) unless the use of the building fell within one or more of the classes specified in sub paragraph (2) for a continuous period of at least 2 years prior to the date of the application for prior approval;	The building fell within Class E (g) for a continuous period of at least 2 years prior to the date of the application for prior approval. The building was vacated in October 2025 and has not been in any other use since.
(d) If land covered by, or within the curtilage of, the building— (i) is or forms part of a site of special scientific interest; (ii) is or forms part of a listed building or land within its curtilage; (iii) is or forms part of a scheduled monument or land within its curtilage; (iv) is or forms part of a safety hazard area; or (v) is or forms part of a military explosives storage area;	The building is not situated within any of these designations.
(e) If the building is within— (i) an area of outstanding natural beauty; (ii) an area specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981; (iii) the Broads; (iv) a National Park; or (v) a World Heritage Site;	The building is not situated within any of these designations.

(f) if the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained; or	The site is not occupied under an agricultural tenancy.
(g) before 1 August 2022, if— (i) the proposed development is of a description falling within Class O of this Part as that Class had effect immediately before 1st August 2021; and (ii) the development would not have been permitted under Class O immediately before 1st August 2021 by virtue of the operation of a direction under article 4(1) of this Order which has not since been cancelled in accordance with the provisions of Schedule 3.	No such Article 4 Direction exists.

Given compliance with the above, MA.2 of the GPDO requires determination from the LPA as to whether prior approval of the authority will be required as:

(a) transport impacts of the development, particularly to ensure safe site access;

The application proposes the change of use of an existing office building to a 2 bed 3 person dwelling. The existing parking court to the front of the building is retained and has sufficient space for at least 2 vehicles to park, in accordance with Wiltshire parking standards.

When considering other applications on Buildings 1 & 3, no Highways objection was raised given conformity to parking standards.

There has been no change of circumstances that would lead to a different conclusion here.

(b) contamination risks in relation to the building;

The building is not known to be contaminated and has not previously been in use for any purpose likely to generate contamination.

When considering other applications on Buildings 1 & 3, no objection on the grounds of contamination was raised and there has been no change of circumstances that would lead to a different conclusion here.

(c) flooding risks in relation to the building;

The site is located in Flood Zone 1, which is the area at lowest risk of flooding and the Wiltshire SFRA shows there to be a low risk of groundwater flooding.

As such, the building is not considered to be at risk from flooding.

(d) impacts of noise from commercial premises on the intended occupiers of the development;

The proposed change of use is for one of three buildings in the courtyard to residential. The other two buildings are currently vacant with extant permissions for residential use. Even if they were to be brought back into use, office uses would be compatible with residential uses and there would be no material noise impact on future residential occupiers.

(e) where the building is located in a conservation area, and the development involves a change of use of the whole or part of the ground floor, the impact of that change of use on the character or sustainability of the conservation area;

The site is not located within a conservation area.

(f) the provision of adequate natural light in all habitable rooms of the dwellinghouses;

All habitable rooms are served by windows on the southern elevation, so will receive sun light and day light throughout the day.

(g) the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses;

The application site is not in an area the Authority can consider to be important for general or heavy industry, waste management, storage and distribution or a mix of such uses.

(h) where the development involves the loss of services provided by— a registered nursery, or a health centre maintained under section 2 or 3 of the National Health Service Act 2006, the impact on the local provision of the type of services lost;

The development does not involve the loss of any such service.

(i) where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building.

The development falls well below the height threshold of 18m and therefore does not meet the fire risk condition.

I trust the information submitted alongside this letter will be sufficient to validate and determine the application, but should you require any further information please do not hesitate to contact me.

Yours faithfully

Dan Roycroft

Dan Roycroft BA (Hons) MA MRTPI

Director

01722 638 008

dan@atlasplanninggroup.co.uk