

SUPPORTING STATEMENT

IN RELATION TO A

PERMISSION IN PRINCIPLE APPLICATION

**FOR THE RESIDENTIAL CONVERSION OF A STEEL PORTAL
FRAME DOMESTIC STORAGE BUILDING**

AT:

**OLD PARK FARM
OLD PARK
DEVIZES
WILTSHIRE
SN10 5JP**

APPLICANT:

OLD PARK FARM LTD C/O MR ADRIAN BLYTH

PREPARED BY:

**WEBBPATON
THE DAIRY
HOOK
ROYAL WOOTTON BASSETT
WILTSHIRE
SN4 8EF**

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INTRODUCTION

This supporting statement has been prepared by WebbPaton LLP in support of a Permission in Principle (PiP) application on behalf of Mr Adrian Blyth. The proposal is for the residential conversion and change of use of a steel portal frame domestic storage building at Old Park Farm, Old Park, Devizes, Wiltshire, SN10 5JP.

PROPOSAL

The proposal is a PiP application for the conversion and change of use of a steel portal frame domestic storage building to two semi-detached dwellings.

It is possible to apply for PiP for this development because it is not:

- a. Major development;
- b. Habitats development;
- c. Householder development; or
- d. Environmental Impact Assessment development.

The scope of PiP applications are limited to location, land use and amount of development. Other matters should be considered at the Technical Details Consent (TDC) stage. Details of the initial plans and supporting information are outlined below in this supporting statement.

BACKGROUND

The building at Old Park Farm was originally designed for agriculture, being granted change of use of agricultural building to domestic storage use in 2006 (application reference K/54332/F).

APPLICATION SITE, LOCATION AND DESCRIPTION

The application site is located within the outskirts of the town of Devizes, which lies within the District of Wiltshire Council. The site is to the southwest of the town and is in close proximity to existing residential dwellings. The site is an existing domestic storage building. Two nearby dwellings are owned by third parties, with the remaining surrounding land and residential properties owned by the applicant.

The site lies within the Devizes Parish and is only 217m outside of the Devizes Settlement boundary. It should be noted approximately 500m away an outline planning application for up to 59 dwellings has been granted (see Planning History below), and this development is also on the outside of the Devizes Settlement boundary. Therefore, the proposed site should lie within what can be considered a built form of the town.

The site lies outside of the following designations: National Landscape, Site of Special Scientific Interest, Scheduled Monuments, and Special Area of Conservation. The site is within Flood Zone 1 and is therefore at lower risk of flooding. The site does lie within a Nitrate Vulnerable Zone but this is of little relevance to a residential conversion. There are no public rights of way through the site directly, but there are links to nearby footpaths i.e. WT|POTT|141, therefore giving access to future occupants, adding to the sustainability of the potential dwellings.

Devizes is a large, growing town and contains a number of services including shops, post offices, public houses, churches, primary schools, secondary schools, pre-schools, child play areas, a library, doctors' surgeries, sports facilities and a recreational centre.

USE

The site is currently a domestic storage use building surrounded by owner-occupied farmland. There is an established residential use of five existing dwellings in the immediate surrounding area, meaning a change of use to two dwellings would be more in keeping with the surroundings than the current storage use.

DESIGN

The existing building comprises a steel portal frame with concrete block elevations, concrete floor and roller shutter door. The building measures approximately 354.28m². Mains electricity and water are already connected and the site benefits from a good existing tarmac access, currently utilised by existing residential properties.

The proposal would involve the conversion of the building to two semi-detached dwellings and would involve a contemporary barn conversion design using timber cladding and glass, similar to those found in Appendix 1. The dwellings would be largely

open plan, to suit the requirements of 21st Century living. We imagine the conversions could accommodate three or four bedrooms per dwelling, possibly including one on the ground floor, to allow inclusion of those with access difficulties if required.

Garden areas would be included to the north and west of the barn, in an area currently down to grass, therefore minimising loss to biodiversity and change to the surrounding area. Parking areas could be provided to the south or in conjunction with the accesses on the east.

Overall, it is considered that the proposed residential conversion would enhance the existing building, bringing an improvement in appearance to the locality and improving the current design of the unsightly concrete building. This would bring improvements to the visual impact on surrounding residential properties.

Please note this is an initial concept, to which we are very much open to discussion with the Council as to the design and layout of this development. We propose creating two semi-detached dwellings out of the existing barn given its size, therefore making the development more sustainable. Creating two smaller semi-detached dwellings from this proposal creates more housing in the local area compared to one very large dwelling, allowing two local families the potential to purchase their own home. This in turn also helps meet Wiltshire Council's housing demand. In addition, as the proposal is using an existing building, there would be very limited biodiversity loss.

ACCESS & TRAFFIC MOVEMENTS

The existing vehicular access will remain unchanged under this proposal, with access being via the existing drive which leads to other residential properties and the farm from the public highway. There is no requirement to amend the existing situation. It is anticipated that the proposed residential conversion will bring a reduction in the level of traffic currently utilising the access drive as the current barn has multiple tenants, each of whom could be accessing the site multiple times per day. This would be replaced by two modest residential dwellings, perhaps with two cars each, therefore bringing a reduction in traffic movements in and out of the site.

PLANNING HISTORY

Planning permission was granted to convert the original agricultural building to domestic use storage, which can be found under planning reference K/54332/F. In February 2021, pre-application advice (application number 20/11480/PREAPP) was given by Morgan Jones, summarising that they would not encourage the submission of a planning application for change of use of the building to two residential dwellings.

Approximately 500m away (application reference number PL/2022/00867) an outline planning application for a residential development of up to 59 dwellings was granted with conditions in October 2023, and this development is also on the outside of the Devizes Settlement boundary. Therefore, the proposed site should lie within what can be considered a built form of the town.

It should be noted that if this building was still in agricultural use, under the General Permitted Development Order, Class Q could be permitted to change the agricultural building to Class 3 (dwelling houses) provided it met certain requirements. In addition, if the building was in commercial Class E use, under the General Permitted Development Order, Class MA could be permitted to change the use to Class 3 (dwelling houses) provided it met certain requirements. Therefore, such buildings are considered suitable for a residential change of use, and the current use should not be considered a barrier to this, hence the decision to apply for a PiP for conversion to two semi-detached dwellings.

POLICY

This section sets out the context for determining the PiP for the proposed development in terms of national development plan policies. The compliance of the proposal with these policies is considered in detail below.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that *the determination must be made in accordance with the [development] plan unless material considerations indicate otherwise*. In this case the Development Plan consists of Wiltshire Council's Core Strategy 2015.

Paragraph 11 of the National Planning Policy Framework (NPPF) sets out that *plans and decisions should apply a presumption in favour of sustainable development*. This sets out that approval should be given without delay for *development proposals that accord with an up-to-date development plan*. The proposal is for two semi-detached dwellings through the conversion of an existing building which can use up-to-date energy efficiency measures. It also seeks to reduce the number of vehicular movements to and from the site by moving away from the existing storage use.

Paragraph 72 of the NPPF requires Local Planning Authorities to maintain a five-year housing supply and Paragraph 78 adds a 5% buffer to this requirement. According to Wiltshire Council's 'Housing Land Supply Statement' published June 2025, the Local Housing Need deliverable supply is currently at 2.42 years, as seen in the snip below of Table 2a from Page 12. Therefore, Wiltshire Council are far below the required housing supply, and certainly do not meet the 5% buffer required. It is therefore considered that the PiP should be considered favourably, with Wiltshire Council not having sufficient housing land supply. Although this proposal is on a small scale, it will still help towards meeting the housing supply.

Table 2a: 5-year Housing Land Supply position for Wiltshire (using Local Housing Need)

Area	Annual Local Housing Need (LHN)	5-year housing requirement	5-year housing requirement plus buffer*	Deliverable supply 2024-2029	Number of years deliverable supply
Wiltshire	3,525	17,625	18,506	8,945	2.42

** The Council's 2023 Housing Delivery Test result indicates that there is a requirement to add a 5% buffer to the housing requirement (see section 4 above)*

Paragraph 161 of the NPPF sets that *the planning system should support the transition to net zero by 2050 and should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions*. The proposal is for two semi-detached dwellings through the conversion of an existing building, rather than a new-build development and thus reduces greenhouse gas emissions.

Paragraph 88(a) of the National Planning Policy Framework (NPPF) supports *the sustainable growth and expansion of all types of businesses in rural areas, both through conversion of existing buildings and well-designed beautiful new buildings* and Paragraph 88(b) supports *the development and diversification of agricultural and other land-based rural businesses*. The proposal allows for two well-designed residential barn conversions, to provide housing to meet Wiltshire Council's housing need supply. This also supports an existing and long established agricultural business.

Core Policy 48 supports rural life through key objectives which include *protecting the countryside and maintaining its local distinctiveness*. The proposal allows this to happen through providing an unsightly building to be converted into two attractive residential dwellings, which would be designed to minimise impacts on the surrounding landscape.

APPENDIX 1

