



**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/2025/08352

Decision Date: 09/01/2026

Applicant:	Mr Joe Li YEW TREE FARM, VILLAGE STREET, GOODWORTH CLATFORD, SP11 7QX
Particulars of Development:	Prior Approval Part 3, Class Q Agricultural Barn to be converted to residential use
At:	Bonacres Farm, Idmiston Road, Porton, Salisbury, SP4 0LD

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 the proposals do not satisfy all of the criteria listed in Class Q of Part 3 of Schedule 2 of the Town & Country Planning (General Permitted Development)(England) Order 2015 (as amended) and they **do not** therefore constitute permitted development. Planning permission is therefore required.

It is also considered that the prior approval of the proposals would be required. The application is therefore **REFUSED** for the following reasons:

Refusal Reason

- 1 The building on the site is considered to be unlawful and cannot therefore benefit from permitted development rights, as per the Procedural Notes (note 3 - Permitted Development, criteria (5)(a)) of the Town & Country Planning (General Permitted Development)(England) Order 2015 (as amended). Furthermore, some of the works that have already occurred to the building are also considered to amount closer to a potential residential use of the building than any intended for agricultural improvement or maintenance, and so it is considered that the works that have occurred already constitute a commencement of the conversion of the building in advance of the submission or determination by the Local Planning Authority that Prior Approval is not required and therefore the works do not satisfy criterion (11) of Class W of the GPDO in this regard either. In any event, the building works that have already occurred to the building and/or are now identified are not considered to satisfy criteria (i) or (j) of Paragraph Q.1 of Class Q of Part 3 of Schedule 2 to the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended). The proposals are not therefore considered to benefit from the

provisions of this change of use permitted development right and instead planning permission would be required for the proposed works.

Refusal Reason

- 2 The proposed development, by virtue of the building's location on an existing active farm; facing out onto other agricultural buildings that are and/or could be brought back into intensive agricultural use; and adjacent to a railway line, is likely to result in significant detrimental harm for the amenities of any future occupiers of the proposed dwelling in terms of noise, odour and incompatible activities. The site/building is therefore considered to be in an impractical and undesirable location for a new dwelling and the proposals are therefore contrary to the provisions of criterion (e) of Paragraph Q.2 of Class Q of Part 3 of Schedule 2 to the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Nic Thomas - Director of Planning, Economy and Regeneration

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 \(www.gov.uk\)](https://www.gov.uk/guidance/appeal-a-planning-decision-overview)).