



**The Town and Country Planning (General Permitted Development)
(England) Order 2015 (as amended)**

**Prior approval Part 3 Class Q: Agricultural buildings to
dwellinghouses - Prior Approval Granted with Conditions**

Application Reference Number: PL/2025/09092

Decision Date: 16/01/2026

Applicant:	Mr Jeremy Smith Malford Properties Ltd 24 Bowman House Business Centre Bowman Court Whitehill Lane Royal Wootton Bassett Swindon SN4 7DB
Particulars of Development:	Change of Use of Agricultural Building to a Dwellinghouse (Class C3) and Associated Works including a Single Storey Rear Extension.
At:	BARN ADJACENT TO MAYS FARM, 25 THE STREET, HULLAVINGTON, CHIPPENHAM, SN14 6DP

The local planning authority has determined in this case that its prior approval will be required and that this prior approval is **GRANTED** subject to the following condition(s):

- 1** The development shall be carried out in accordance with the following plans received by the Local Planning Authority:

Plans received 24/11/25:

Location Plan 001

Existing Site Plan 100

Existing Floor Plans + Elevations 105

Proposed Site Plan 120

Plan received 15/01/26:

Proposed Floor Plans + Elevations 125 C

REASON: For the avoidance of doubt and in the interests of proper planning

- 2 No construction work shall take place on Sundays or Public Holidays or outside the hours of 0800 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

Reason: Ensuring that appropriate levels of amenity are achievable during the construction process

Informative

- 1 There is a low risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species 2017 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline through the internet.

Informative

- 2 Any alterations to the approved plans, brought about by compliance with Building

Regulations or any other reason must first be agreed in writing with the Local Planning

Authority before commencement of work

Informative

- 3 The applicant should note that the grant of prior approval does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth,

strategic importance, available access and the ground conditions appertaining to the sewer in question

Informative

- 4** The applicant is requested to note that this prior approval does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996

Nic Thomas - Director of Planning, Economy and Regeneration

