

27<sup>th</sup> January 2026

Our Ref: SWLC.LPC6287

Development Services – North  
Wiltshire Council  
Monkton Park  
Chippenham  
Wiltshire  
SN15 1ER

Dear Sir/Madam

**The Old Dairy, Middle Hill Farm, North Wraxall,  
Chippenham, Wiltshire, SN14 7AF**

Please find enclosed a duly completed Prior Approval application pursuant to Part 3, Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Specifically, the application proposes the change of use of the block built former dairy shown below for Class C1 use, being more commonly described as an 'Aparthotel' (holiday let).



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The permitted development rights of course anticipate that any such use will be modest in size as the scale of the relevant building is restricted to no more than 500m<sup>2</sup>. As you will be aware Use Class C1 relates to hotels, boarding and guest houses where no significant element of care is provided and excludes hostels. An 'Aparthotel' has been defined to that a C1 use not only includes hotels but also includes motels, bed and breakfasts premises, boarding and guest premises. It applies therefore to premises which provide a room as temporary accommodation on a commercial fee-paying basis, where meals can be provided but where residential care is not provided. It therefore applies to short term self-contained accommodation, described as 'Aparthotels'.

The application plans enclosed show a 2No bedroomed rental unit in these regards, utilising all the existing openings

Returning to the Class R permitted tolerances the application building has a floor area (GIA) of 111m<sup>2</sup> and the enclosed application is therefore intended to satisfy the provisions at R.3 (1) (a). The application indicates a related curtilage in accordance with the definition at paragraph X, being no more than the built footprint at 65m<sup>2</sup>. Parking is separate utilising the existing layby previously used by the milk lorries.

There is no dispute that the permitted tolerance allows the change of use and only those associated operational development reasonably necessary to use the building as referenced at R.3 (4) is allowed. This does not though exclude any operational changes such as reglazing the openings and the reasonable repair and maintenance associated with the new chapter of use. Internal alterations are of course not operational development and fall outwith the definition of development for which planning permission is required at section 55 to the Town and Country Planning Act 1990. It is clear that if it is envisaged that building works or other operations may be reasonably necessary to use the building or land for the use proposed under Class R the Government then anticipate a separate planning application will be required following either the confirmation that prior approval is not required or the grant of it. These matters are not though relevant to the proposed permitted change of use, the subject of this submission.

The application building is part of the established farm and has clearly been used for no other purpose than agriculture and thus satisfies the agricultural use test at R.1 (a) (i) and as indicated does not exceed the cumulative floor space limit at R.1 (b). Furthermore, it is not affected by those designations at R.1 (c) to (e).

As the floor space of the building does not exceed 150m<sup>2</sup> your Council's determination as to whether Prior Approval is required is not applicable under the headings listed at R.3 (1) (b). The simpler information required to be confirmed for your records under R.3(1) (a) is listed below.

- (i) the date the site will begin to be used for any of the flexible uses;
- (ii) the nature of the use or uses; and
- (iii) a plan indicating the site and which buildings have changed use;

In this regard it is anticipated that the works will begin in association with the redevelopment of building referred to above Q2 2026 and therefore the actual change of use will be in late Autumn 2026 (say by 1<sup>st</sup> November).

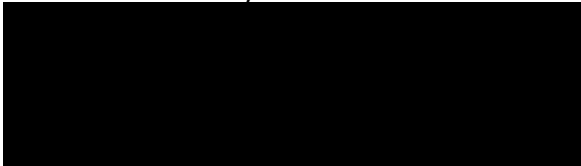
The nature of the use has already been explained and in the interests of completeness I've listed the full raft of existing and proposed plan details enclosed which show the detailed change of use proposed and both completes and comprehensively expands the required information.

List of plans

LPC6287 EX 01 – Location Plan  
LPC6287 EX 03 – Existing Plans  
LPC6287 EX 04 – Existing Elevations  
LPC6287 PR 01 – Proposed Site Plan  
LPC6287 PR 02 – Proposed Plans  
LPC6287 PR 03 – Proposed Elevations

I appreciate of course that there is no formal decision arising from the required notification however I would be grateful if you could confirm receipt of this letter and associated details for my client's records and should the commencement details materially change, I will of course notify you accordingly.

Yours faithfully



Simon Chambers  
Director

Enc.

Cc Mrs S Godwin