

15th February 2026

Wiltshire Council
Planning Division

Dear Sir or Madam,

**APPLICATION FOR EXTENSION OF EXISTING AGRICULTURAL STORAGE BARN AT
BOWDS FARM, LYNEHAM, WILTSHIRE, SN15 4DT**

The applicant runs a progressive agricultural enterprise and wishes to erect a two bay extension onto an existing storage building upon the farm holding.

The extension will be an exact replica of the existing building and will be of standard agricultural construction as set out below.

Design

The proposed extension shall measure 40' (12.19m) x 40' (12.19m). The building will be of steel portal frame construction with a natural coloured cement fibre roof). The elevations will be pre-cast concrete panel to 4m and natural coloured Yorkshire boarding (space boarding) above.

The barn shall measure 4.6m to the eaves and 6.4m to the ridge being the same height at the building that is being extended. The proposed extension lies entirely within the existing concrete yard area and as such has minimal ecological value.

Schedule 2 Part 6 Class A GDPO

Permitted development.

A. The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of—

- (a) works for the erection, extension or alteration of a building; or
- (b) any excavation or engineering operations,

which are reasonably necessary for the purposes of agriculture within that unit.

The matter of reasonable necessity is addressed above under 'proposal'.

In addition, the willingness of the farming business to invest in the construction of the agricultural building extension demonstrates that it arises from a genuine agricultural need, directly connected to the operational requirements of the holding.

Development Not Permitted

Class A of Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) states that development on an agricultural unit that exceeds 5 hectares under class A **will not** be permitted where:

- A) The development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;

(Response in blue) The development would not be carried out on a separate parcel of land forming part of the unit less than 1 hectare in area;

- B) It would not consist of the erection of an agricultural building where development under Class Q or S of Part 3 has been carried out within a period of 10 years ending with the date on which development under Class A begins;

No development under Class Q or S of Part 3 has been carried out upon the holding within a period of 10 years ending with the date on which development under Class A begins;

- C) It would consist of, or include the erection, extension or alteration of a dwelling;

It would not consist of any alteration of a dwelling;

- D) It would involve the provision of a building, structure or works not designed for agricultural purposes;

As set out above there is an agricultural need for the development. It is of standard agricultural construction.

- (E) the ground area which would be covered by—
 (i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations (**F1** would exceed 1,000 square metres); or
 (ii) any building erected or extended or altered by virtue of Class A (**F2** would exceed 1,500 square metres),
F3... calculated as described in paragraph D.1(2)(a) of this Part;

The proposed extension extends to 149 sq.m No other development has been delivered within the preceding 2 years.

D.1(2)(a) – “Comprises the ground area which would be covered by the proposed development, together with the ground area of any building (other than a dwelling), or any structure, works, plant, machinery, ponds or tanks within the same unit which are being provided or have been provided within the preceding 2 years and any part of which would be within 90 metres of the proposed development”;

- E) The height of any part of the building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;

There are no aerodromes within 3 kilometres;

- F) The height of any part of the building, structure or works not within 3 kilometres of an aerodrome would exceed 12 metres;

The height of the proposed structure would not exceed 12 metres in height;

- G) Any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;

The proposed development would not be within 25 metres of a trunk or classified road;

- H) It would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;

The proposed building is not within 400m of a protected dwelling. The proposed extension will not be used for the accommodation of livestock, or the storage of slurry or sewage sludge.

- I) It would involve excavations or engineering operations on or over article 1(6) land which are connected with fish farming;

The proposal is not connected with fish farming;

- J) Any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system –
 (i) Would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; or
 (ii) Is or would be within 400 metres of the curtilage of a protected building.

The proposal would not be for storing fuel or waste from a biomass boiler or anaerobic digestion system.

- k) the erection or extension of a building would be carried out on land or a building that is, or is within the curtilage of, a scheduled monument.

The proposal is not for a building and there are no scheduled monuments in the locality.

We trust that you agree there is a clear agricultural need for the proposed building and that we have provided sufficient information to determine this application. Should you require any additional information or have any queries then please do not hesitate to contact me.

CHRIS CARY MSc MRICS FAAV