

PRIOR APPROVAL APPLICATION: CHANGE OF USE UNDER CLASS MA

APPLICATION REFERENCE:	PL/2026/00068
APPLICATION TYPE:	Prior Approval: Change of Use Class MA
SITE ADDRESS:	2 MARKET PLACE, CHIPPENHAM, SN15 3HE
DEVELOPMENT DESCRIPTION:	APPLICATION FOR PRIOR APPROVAL FOR THE CHANGE OF USE OF FIRST FLOOR FROM CLASS E TO RESIDENTIAL USE.
RECOMMENDATION:	Prior Approval Required and should be GRANTED

PROPOSAL

Under the provisions of condition MA.2 (2) attached to Schedule 2, Part 3, Class MA of the General Permitted Development Order (GPDO), the developer has applied to the Local Planning Authority (LPA) on 23.12.2025 with a request to determine whether a change of use (COU) from Commercial, Business and Service (Use Class E) to 2no residential units will require the LPAs prior approval (PA).

All detail provided with the application submission indicates that the application site will be used primarily and solely as 2no residential units. As Class MA relates to a COU only, notwithstanding that there have been proposed and existing elevation plans provided, there is no indication that external alterations will be necessary in association with the COU.

THE SITE

The application site is the first floor of a stone built 2.5 storey building '2 Market Place' in Chippenham, a principal settlement which benefits from a made neighbourhood development plan (NDP). 2 Market Place was most recently occupied by HSBC and has an existing planning use of commercial, business and service (Class E). At the time of writing there is no article 4 direction, or other removal of permitted development rights, affecting the site.

The site is wholly within the Chippenham Conservation Area (CA) and whilst it is not listed, neighbouring 'the old bakehouse to rear of number 3' is Grade II listed and there are other buildings near the site which have the same (or higher) listed grade value.



Figure 1: Map view of site (in red)



Figure 2: Aerial view (2024) of site (in red)

There is some existing off-street parking to the rear (west) of the building, accessed via a public carpark connected to unclassified 'gladstone road'. There is pedestrian access via a pavement

adjacent to classified c-road 'Market Place' off of classified c-road 'High Street'. The site is highly visible from all these publicly accessible locations.

The site does not form part of a scheduled monument (or land within its curtilage), is not within a site of special scientific interest (SSSI) and is not part of a safety hazard area or part of a military explosives storage area.

The site, and wider area, are identified by the Environment Agency as being in Flood Zone 1, the lowest risk of flooding from rivers or seas, and is not at high risk of flooding from groundwater or surface water.

The site has not been identified as being occupied under an agricultural tenancy and has not been used as a registered nursery or health centre. The LPA do not consider the wider site area to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses. There is no record of contaminated land affecting the site.

RELEVANT PLANNING HISTORY (inter alia)

Relevant to the site and scheme:

- PL/2025/09951 requesting *Alterations to the ground floor frontage, removal of redundant banking features, replacement of windows, alterations to the former bank vault, reinstatement of the rear of the existing building at ground floor and creation of a small rear courtyard, together with associated works* is, at the time of writing, pending determination
- PL/2023/00444 granted permission for the *Vacation of premises and externally removal of external ATM, signage and CCTV. Internally removal of componentry, equipment and marketing* on 20.02.2023
- PL/2025/06982 granted prior approval for the [...] *Change of Use of the Commercial Second and Third Floors to Residential Use (to provide 4 Units) and Access via First Floor* on 26.11.2025

Relevant planning history near the site:

1 Market Place:

- PL/2023/02655 approved an *Application for prior approval for the proposed change of use of a commercial building to residential use (comprising 7 residential units)* on 05.06.2023

49 Market Place:

- PL/2025/03775 approved *Proposed change of use of two upper floors (first floor and second floor) from commercial banking use to 2 self contained apartments including associated internal alterations* on 16.06.2025

St Pauls House, 1 Marshfield Road:

- PL/2025/01319 approved *Change of use of existing vacant commercial building (Use Class E) to create 24 residential dwellings* on 01.04.2025

POLICY CONTEXT AND GUIDANCE

[General Permitted Development Order \(GPDO\)](#)

- Schedule 2, Part 3, Class MA: Enlargement, improvement or other alteration of a dwellinghouse

Wiltshire Local Transport Plan (LTP4)

- Car Parking Strategy (LTP3)

The Town and Country Planning (Use Classes) Order 1987

- Schedule 1

National Planning Policy Framework (NPPF)

Planning Policy Guidance (PPG)

Technical housing standards (NDSS)

National Design Guide

Wiltshire Design Guide

Chippenham Design Guide

Site layout planning for daylight and sunlight: a guide to good practice (BRE, 2022)

ISSUES

Permitted Development (PD)

Prior Approval (PA)

CONSULTATION

Chippenham Town Council: Object

The Town Council is disappointed that the Applicant has gone ahead with inserting a first floor at the front of the building and disregarded previous concerns raised about the loss of the important double height space at the front of the building associated with the full height windows, the grandeur of which provides a key positive contribution to the significance of this non-designated heritage asset. As it is, this important space is now lost and decreases the attractiveness of the ground floor offer for future retailers, including cafes and restaurants which often choose historic premises with double height space and with lots of natural light.

The Town Council questions whether prior approval can be given to this front section of first floor, since the floor did not exist until very recently and would not have benefitted from an existing Class E use.

No allocated parking provision is proposed. However, the transport impacts are not considered significant given the sustainable town centre location, proposed provision of a cycle store, and recent prior approval of a similar number of flats at the adjoining property (No. 1 Market Place) also on the basis of zero parking provision. A cycle store is indicated on the block plan but it is not clear how many cycles this could accommodate and a condition should be attached to any consent to ensure that full details of the secure cycle store to accommodate six bicycles are submitted.

The submitted noise report demonstrates that with specific mitigation measures (which would have to be carefully conditioned - particularly in the case of any new windows to ensure these do not harm the appearance of the non-designated heritage asset and of

Chippenham Conservation Area) future occupiers would be unlikely to be adversely impacted by noise from commercial premises.

With regard to the provision of adequate natural light in all habitable rooms, the conclusions of the submitted 'Internal Natural Light Report' are noted. However, the Report should be interrogated by the LPA, in particular the level of flexibility afforded to daylight and sunlight levels, and the position of the front windows at floor level as opposed to normal window level and whether any adjustments to calculations have been made because of this. The photograph of the windows included within the Planning Statement perfectly illustrates the relatively limited levels of natural light that would be afforded to the three habitable rooms at the front of the building, which is oriented north east. In addition, the kitchens of both flats have no windows or rooflights and it would make more sense to have a combined kitchen/lounge space in each flat which at least benefits from a window. It is requested that the Case Officer visits the site and stands in these rooms to aid their assessment. At the current time the Town Council is not reassured that there would be provision of adequate natural light in all habitable rooms and does not consider that prior approval be granted.

Councils Conservation Officer: Comment

Given the site is not listed the key considerations in this case would be the impacts of the work on the Character and Appearance of the Chippenham Conservation Area.

Exploring the submitted information I am unable to deduce any significant changes to the elevations of the building associated with the proposal, and conclude that there would be no visual change to the character and appearance of the Conservation Area.

In the conversion of the upper floors of the building to residential, there would be a change in the character of the locality due to the proposed use and the change in patterns of behaviour in the locality. In the business use the building is more active during the working day and not used after hours. The residential use could mean the reverse in that increased use in the evenings and weekends and less activity during working hours.

One must also consider the benefits of the Proposal - the site is an attractive building in the Conservation Area, the proposed reuse of the site will help to secure the longevity of this undesignated Heritage Asset.

Councils Highways Team: No Objection Subject to Condition

I refer to the above planning application for Prior Approval for the Change of Use of first floor from Class E to residential use,

As this is a GPDO application I am unclear on the extent to which the LHA can object to the application. There is no provision for car parking for the dwellings leading to a shortfall of three parking spaces in addition to the eight space shortfall from the previous approved application for the conversion of the second and third floors (PL/2025/06982) required to meet minimum parking standards. However, given the central location and the largely car free conversions already approved in the centre of Chippenham it is not thought appropriate to object on lack of parking.

There are long term parking options within Council run car parks within an easy walk of the proposal site.

There is a proposal for a bike shelter to the rear of the site, however no details have been submitted with regards to the number of cycles that can be housed in the shelter. One cycle space per bedroom for each of the flats on all 3 floors must be provided within the development given that future occupiers of the dwellings will be aware of car parking restrictions and may choose car free occupation only if cycle parking is available.

I raise no highway objection providing [...] condition is imposed [...]

REPRESENTATIONS

A site notice was erected near the site on 08.01.2026

At the time of writing no public representations have been received.

ASSESSMENT

Permitted Development

Under the provisions of Schedule 2, Part 3, Class MA of the GPDO, *development consisting of a change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of Schedule 1 to that Order*, is permitted development.

There are limitations to Part 1, Class MA permitted development which are outlined as 'development not permitted' under section MA.1 and there are set conditions associated with that permitted development which are listed under section MA.2 of the same part.

For purposes of transparency, following initial checks made when reviewing the notified scheme (under the "proposal" section of this report) at the notified location (under "the site" section of this report), current GPDO parts which are relevant for further PD assessment have been summarised below.

The development must consist of consisting of the change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of Schedule 1 to that Order.	
Limitations	
MA.1 (b)	The use of the building must have been one or more of the applicable classes for more than 2 years prior to the date of the prior approval application. Namely: Classes A1, A2, A3, B1, D1(a), D1(b), D2(e) (which had effect before 01.09.2020) and/or Class E (on or after 01.09.2022)
Conditions	
MA.2(2)	Before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required.
MA.2(4)	All relevant provisions of paragraph W must be adhered with
MA.2(5)	Development must be completed within a period of 3 years starting with the PA date

MA.2(6)	Where permission is granted by virtue of Class MA, the dwellinghouse must remain in use as a dwellinghouse and for no other purposes, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.
Paragraph W (procedure for applications for prior approval under Part 3)	
W.(2)	The application must be accompanied by - (a) a written description of the proposed development (b) a plan indicating the site and showing the proposed development (ba) a statement specifying the net increase in dwellinghouses proposed (bc) a floor plan indicating the total floor space (in square metres), dimensions and proposed use of each room, the position and dimensions of windows, doors and walls, and the elevations of the dwellinghouse(s). (c) the developer's contact address (d) the developer's email address if the developer is content to receive communications electronically. together with any fee required to be paid.
W.(2A)	Where the application relates to the PA as to adequate natural light, the LPA must refuse PA if adequate natural light is not provided in all habitable rooms of the dwellinghouse.
W.(3)	The LPA may refuse an application where, in their opinion – (a) the development does not comply with, or (b) the development has provided insufficient information to enable the authority to establish whether the development complies with, any conditions (with set exceptions), limitations or restrictions which are applicable to the development.
W.(10)	The LPA must, when determining an application (a) take into account representations made as a result of consultation; (b) have regard to the NPPF so far as relevant to the PA matters, as if the application were a planning application.
W.(11)	Development must not begin before – (a) the receipt by the applicant from the LPA of a written notice that PA is not required; (b) the receipt by the applicant from the LPA that PA is given; (c) the expiry of 56 days following the date on which the PA application was received by the LPA without the authority notifying the applicant whether PA is given or refused.
W.(12)	The development must be carried out- (a) where PA is required, in accordance with details approved by the LPA (b) where PA is not required, or where W(11)(c) applied, in accordance with the details provided. Unless the LPA and the development agree otherwise in writing.
W.(13)	The LPA may grant PA unconditional or subject to conditions reasonably related to the subject matter of the PA.

The scheme proposes a change of use from Class E to C3.

Chippenham Town Council have raised concerns that the internal front section of the first floor did not exist until very recently, suggesting that this section of the site would not have benefitted from an existing Class E use. The applicant has provided a response to the Town Council (via email, dated 09.02.2026, care of the agent) explaining that there is no COU being requested for the ground floor and that *the GPDO does not require the internal configuration of the building to have remained unchanged [...]*

The LPA note both comments and understand the Town Council's concerns and the applicant's justification. The contradictory views are down to interpretation of the legislation; therefore, for the avoidance of doubt, the view that the LPA take is that:

- Assessment of this application is limited to the matter of COU and plans do not demonstrate that new operational development is necessary to accommodate this intention
- The test when assessing a scheme against criteria of MA.1(b) is whether the use of the building fell within one or more of the following:
 - o Before 01.09.2020
 - Class A1 (shops)
 - Class A2 (financial and professional services)
 - Class A3 (food and drink)
 - Class B1 (business)
 - Class D1(a) (non-residential institutions – medical or health services)
 - Class D1(b) (assembly and leisure – indoor and outdoor sports), other than use as an indoor swimming pool or skating rink)
 - o On or after 01.09.2020
 - Class E (commercial, business and service)
- The interpretation of “**building**” is not separately set under paragraph X of Schedule 2, Part 3 of the GPDO and as such is understood to have the interpretation as given under Article 2 of the GPDO, (which does not explicitly exclude part MA development), namely:
 - o (a) includes any structure or erection and includes any part of a building; and
 - o (b) does not include plant or machinery and, does not include any gate, fence, wall or other means of enclosure.
- Insofar as MA.1(b) applies, therefore, the ‘part of’ the building which forms the application site for this scheme does not need to be defined by existing internal fabric.
- The requirement of condition of MA.2 (2)(e) is for assessment of impact, namely:
 - o Where the building is located in a conservation area, and the development involved a COU of the whole or part of the ground floor, the impact of that COU on the character or sustainability of the CA.
- The interpretation of “**ground floor**” is not set under paragraph X, Schedule 2, Part 3 of the GPDO, or Article 2 of the GPDO. Case law does not seem to have, yet, established whether MA.2(2)(e) should be applied to volume above the ground-floor (e.g. where there is a double height ground floor area) and as such the LPA take the ordinary architectural and dictionary meaning, namely:
 - o The level of a building that is at the same level as the ground outside
- Insofar as MA.2(2)(e) applies, therefore, the ‘whole or part of the ground floor’ is understood to mean the whole or part of the floor area and not the whole or part of the volumetric area. The ground floor does not form part of this COU request.

Review of planning history indicates that 2 market place had an established class E use. This application site relates to part of the building only and the LPA accepts the applicants statement suggesting that the Class E use has been for a period in excess of 2 years before 23.12.2025 (date when the application form was signed).

The LPA has no evidence to suggest that the COU to C3 has already commenced, and sufficient detail (including receipt of the necessary fee) has been provided by the developer (care of the agent) to allow the LPA to carry out PA assessment.

Based on all detail available, the scheme is PD under the provisions of Schedule 2, Part 1, Class MA and the scheme requires the PA of the LPA.

Prior Approval

When considering whether to grant PA the LPA is limited to assessing set subject matters. Based on review of the scheme and site (including that the ground floor, as understood to mean the floor space at the same level as the ground outside, does not form part of the MA request), the subject matters to form part of PA assessment on this occasion are:

- (a) transport impacts of the development, particularly to ensure safe site access;
- (d) impacts of noise from commercial premises on the intended occupiers of the development;
- (f) the provision of adequate natural light in all habitable rooms of the dwellinghouses

Transport Impacts

No new access to the highway is proposed and, taking into consideration the potential traffic generation that could be resultant from the existing Class E use, the proposed C3 use for 1-no 2-bed unit, and 1-no 1-bed unit will not likely result in a material increase to the level of traffic generated, or material change to the type of vehicular movements in the vicinity of the site. The location of the site is such that there exists other transport modes to the private car and covered cycle storage for the flats has been indicated as possible to accommodate the necessary number of cycles.

Consultation with the Councils Highways Team has been carried out and resulted in no objection subject to the following condition being applied:

No development shall commence on site until full details of secure covered cycle parking have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall accord with dimensions, access, location, design and security principals laid out in Appendix 4 of Wiltshire's LTP3 Cycling Strategy. These facilities shall thereafter be provided in accordance with the approved details and made available for use prior to the first occupation of the development hereby permitted and shall always be retained for use thereafter.

Given that there is limited provision for off-street car parking to serve the wider building, and none explicitly to be used for these residential units, a similarly worded condition requiring cycle storage inline with requirements of LTP3 is reasonable to ensure that a private transport option, suitable for the town centre location, is available to the occupants of the residential units.

Noise Impacts

Whilst there are some residential units near the proposed apartments, sites within the wider setting are predominantly non-domestic and the ground floor below this application site will be retained for non-domestic use. The application has been submitted with a Noise Impact Assessment (prepared by Acoustic Consultants Ltd, dated 19.08.2025) that has included noise control measures which can all be accommodated without any external works to the building.

Consultation with the Councils Public Protection Team has been carried out for their specialist review of the document and the scheme; whilst no representation has been received, Officer review of the document has been carried out.

It is noted that the Town Council have suggested that the noise control measures will need to be carefully conditioned; it is agreed that the identified measures are necessary to ensure that noise from commercial units to future occupiers to the residential units does not become unacceptable. The Noise Impact Assessment will become part of the approved details; however, it is reasonable

to include a further condition and informative to clearly explain that the measures must be prior to occupation and that any potential external development will need to have planning permission separately applied for prior to works commencing.

Natural Light to Habitable Rooms

Concerns were raised under previous MA application PL/2025/06982 that the first floor units would not have adequate natural light. It was ultimately agreed that removing the first floor units from that previous MA application would be most appropriate to allow for a favourable determination relating to other floors whilst giving the applicant the opportunity to carry out studies and address the concerns relating to the first-floor units before this separate submission. For the avoidance of doubt, the lighting report submitted under PL/2025/06982 did not include the first floor.

Similar to the previous application, the Town Council have raised concerns that the COU may not allow for adequate natural light to all habitable rooms. The representation requests that the LPA carefully review the submitted Internal Natural Light Report (prepared by dpr, dated 22.12.2025), in particular the level of flexibility afforded to daylight and sunlight levels, and further requests that the Case Officer visits the site and stands in the rooms to aid assessment.

Notwithstanding that a site visit for MA PA applications is not statutory, in response to the Town Councils request, an initial unaccompanied site visit was undertaken to review the exterior of the building and wider setting. Taking into account that PA decisions must focus solely on the specific technical matters set out in regulations and are intended to be a streamlined, light-touch process, and noting that a site visit provides only a brief snapshot of day-light conditions, it was concluded that a follow-up internal visit would not add any meaningful value to the assessment. The submitted specialist daylight assessment provides objective, modelled evidence across relevant times and scenarios, offering a far more robust basis for evaluating internal light levels than observations which would be made at a single moment on site.

Following the unaccompanied external site visit, therefore, desk-based assessment of adequate natural light, against the detail submitted has been carried out. For the avoidance of doubt, this assessment has been carried out with the following understood to be true:

- Numerical guidelines for assessing light impacts of development have not been included in adopted design guidance; separate, technical guidance such as BRE 2022 is, however, useful to aid assessment of natural light.
- BRE 2022 indicates the following minimum recommendation for daylight in dwellings; however, it is noted that these should be applied flexibly having regard to local character, scale and massing:
 - o 100 lux in bedrooms
 - o 150 lux in living rooms
 - o 200 lux in kitchens
 - o 200 lux in multi-purpose spaces containing a kitchen
- Local validation requirements for Wiltshire includes lighting assessments for some applications; however, validation requirements for MA PA applications are set by paragraph W of schedule 2, part 3 which does not include such a requirement. Any lighting reports provided in support of MA PA applications are welcomed, but not required.
 - o Paragraph W further provisions the grounds for which an LPA may refuse an application, which includes where the proposed development does not comply with (or the development has provided insufficient information to enable the authority to establish whether the development complies with) conditions; however, that provision explicitly does not apply to conditions of paragraph MA.2(1)(f).
- Insofar as the GDPO applies:

- A kitchen of a size that cannot also accommodate a dining area (or where a separate dining area is provided in the same unit) is not a habitable room
- A combined kitchen/dining room is a habitable room
- A combined kitchen/dining/living room is a habitable room
- Numerical or practical guidance for assessing whether a kitchen can accommodate a dining area have not been included in adopted design guidance, and the NDSS does not prescribe separate minimum sizes for dining areas.
 - It is, however, noted that the NDSS assumes that set gross internal area (GIA) will allow for sufficient space for the necessary mix of living, dining and kitchen functions proportional to the number of bedspaces.
 - The GIA for 1 bed, 1 person, 1storey unit with a shower room is set by the NDSS as 37m²
 - The GIA for 2 bed, 3 person, 1storey unit is set by the NDSS as 61m²
 - General assessment of whether the kitchen can reasonably accommodate a dining area whilst allowing for safe circulation around the proposed kitchen layout, can be carried out by reviewing floor plans provided.

The detail provided indicates that apartment 5 (1 bed, with shower room) will have a GIA of 39.6m² and that apartment 6 (2 bed) will have a GIA of 61.1m². Both units will be served by a separate 'lounge' area and neither 'kitchen' is of a sufficient size to allow reasonable dining usability; these kitchens are therefore not understood to be a combined room and are consequently not a habitable room insofar as the assessment of this application relates.

The Town Council have suggested that a more appropriate solution to the current layout where there is no window to the kitchen, would be to have a combined kitchen/lounge space. It is acknowledged that a lack of window to the kitchen may not be especially desirable; however, for the purposes of this type of application, assessment regarding the provision of adequate light (from windows etc) is limited to habitable rooms. A combined kitchen/dining/lounge would result in the requirement for an updated internal natural light report to be prepared to allow for assessment of that revised scheme to different lux levels; revised supporting details and plans would be at the cost of the applicant and, on this occasion, are not considered a reasonable request as the detail which has been provided is sufficient to allow for assessment of the proposed scheme against the specific matters of this application.

All habitable rooms will be served by an existing window without the requirement for external works to be carried out on the building. The technical information provided suggests that the numerical guidelines used in the light study was 100 lux in bedrooms and 150 lux in living rooms. The guidelines for multiuse rooms containing a kitchen was also explained to be 150 lux, rather than 200 lux (in line with guidance) and justification was given within the report around why this is considered an appropriate exception for this MA application; as there are no multi-use rooms containing a kitchen shown on plans, it isn't necessary to determine whether such an exception should be accepted.

The report concludes that, using the numerical guidelines which meet the minimum BRE for habitable rooms (insofar as class MA applies), dwellings will benefit from levels of natural light that are commensurate with other residential schemes in Wiltshire and that sunlight results indicate that all dwellings will satisfy the BRE guidelines.

There is no evidence to contradict the technical findings; therefore, overall, the COU is not objectionable on grounds of adequate natural light.

SUMMARY AND CONCLUSION:

The application has been made to determine whether the LPAs PA is required for a COU from Class E to residential (C3) to the first floor of 2 Market Place, Chippenham.

Concerns have been raised by the Town Council that internal building works to create an area of first-floor means that not all of the floor area proposed for COU had a previous Class E use; however, 'building' is interpreted according to Article 2 of the GPDO, and planning history makes it clear that the building has a previously established Class E use for the requisite period, this is not negated by any internal works to the building. The detail provided under this application indicates that the proposed and existing elevations will not be amended to accommodate the COU requiring PA. Insofar as determining whether the PA matter associated with CA impacts of the scheme apply, the ordinary meaning of 'ground floor' has been taken in lieu of any explicit interpretations within the GPDO and as the COU applies to the first floor only, PA on that matter is not applicable.

The notified COU meets all requirements to be Part 3, Class MA permitted development, and the scheme requires the PA of the Local Planning Authority on transport impacts, noise from commercial premises, and adequate natural light.

The Town Council raised concerns regarding natural light and made a request for an internal site visit to be carried out to support PA assessment. An external site visit was undertaken, and it was considered that the submitted technical daylight report (which proves comprehensive modelled evidence) would offer a sufficiently reliable base for assessment without needing to conduct an internal site visit where observations at that visit would only be based on a single point of time.

The COU will meet GIA for 1no 1bed, 1person unit and 1no 2bed, 3person unit and as such are considered to offer sufficient space to allow for a mix of living, dining and kitchen areas; the kitchens for both units have been proposed as an area separate from the living room and as such are not a habitable room for the purposes of the GPDO. That the kitchens will be in a separate area, coupled with how the size will not allow for a dining area to be included in the space, means that there are no combined rooms which include a kitchen within either unit and as such BRE guidance on minimum lux levels should be taken as 100 lux for bedrooms and 150 lux for living rooms; these levels have been shown as achievable and the LPA has no evidence to contradict the technical detail provided.

The submitted noise report contains measures to lessen noise impacts to a level that would allow for acceptable living conditions a condition can be applied to ensure that the measures are made available prior to first occupation; similarly, a condition can be applied to ensure that cycle parking for the units will be approved prior to first occupation.

Overall, taking fully into account representations received, and from review of all information provided, the scheme complies with MA requirements and PA can be granted subject to conditions.

RECOMMENDATION: Prior Approval is REQUIRED and should be GRANTED subject to the following condition:

1. a) The residential units shall not be occupied until full details of secure covered cycle parking have been submitted to and approved in writing by the Local Planning Authority. The details shall demonstrate compliance with dimensions, access, location, design and security principals laid out in Appendix 4 of Wiltshire's LTP3 Cycling Strategy. The approved cycle parking facilities shall be provided and made available for use prior to first occupation of the residential units.

b) The approved cycle parking facilities shall be retained in accordance with the approved detail and kept available for use in association with the residential units thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided.

2. a) The residential units shall not be occupied until the noise control measures contained within the approved noise impact assessment (prepared by Accoustic Consultants Ltd, reference 11496/JLY, Revision B, dated 19.08.2025) have been fully implemented.
- b) The sound insulation measures shall be retained and suitably maintained thereafter for the lifetime of the development.

REASON: To ensure a satisfactory standard of living environment for incoming occupiers.

INFORMATIVES TO APPLICANT:

- 1- In line with Schedule 2, Part 3, Paragraph W (12)(a) of the General Permitted Development Order, the development must be carried out in strict accordance with the details provided under application PL/2026/00068, namely:
 - A) Application form
 - B) Location and block plan
 - C) Proposed ground and first floor plans
 - D) Planning statement
 - E) Noise impact assessment
- 2- In line with section (5) of Schedule 2, Part 3, Class MA of the General Permitted Development Order, the development must be completed within a period of 3 years starting with the prior approval date
- 3- In line with section (6) of Schedule 2, Part 3, Class MA of the General Permitted Development Order, any building permitted to be used as a dwellinghouse by virtue of Class MA is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.
- 4- It is recommended that any potentially noisy internal works associated with the change of use be limited to times which would not likely result in an unacceptable impact on occupants of nearby occupants e.g. Monday to Friday, 8am to 6pm and Saturday 8am to 1pm with no work carried out on Sundays or Bank Holidays.
- 5- For the avoidance of doubt: Only the necessary noise management measures which are limited to internal works, identified within the approved noise impacts assessment, can be carried out as part of the COU without separate planning permission being sought.