

PLANNING STATEMENT

**CHANGE OF USE OF AGRICULTURAL BUILDING TO FORM
1 NO. RESIDENTIAL DWELLINGHOUSE (PRIOR
NOTIFICATION UNDER CLASS Q OF THE GPDO)**

**WEATHERTOP, PARHAM LANE, MARKET LAVINGTON,
WILTSHIRE, SN10 4QA**

ON BEHALF OF PHILLIPPA STRICKLAND



**TOWN AND COUNTRY PLANNING
(GENERAL PERMITTED DEVELOPMENT) ORDER 2015 (AS AMENDED)**

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1. INTRODUCTION

- 1.1 This Planning Statement has been prepared in support of a prior notification application submitted under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (“the GPDO”).
- 1.2 Class Q permits the change of use of agricultural buildings to dwellinghouses (Use Class C3), together with building operations reasonably necessary to facilitate the conversion, subject to the prior approval process set out within Paragraph W of the GPDO.
- 1.3 The application seeks permission under both Class Q(a), relating to the change of use, and Class Q(b), relating to the operational development required to facilitate the conversion. This Statement demonstrates that the proposals comply with the eligibility criteria set out within Paragraph Q.1 and addresses the prior approval matters under Paragraph Q.2.
- 1.4 This Statement should be read alongside the submitted application form, existing and proposed plans and elevations, and the structural appraisal prepared by Andrew Duignan Consulting Engineers (September 2025).

2. THE BUILDING

- 2.1 The application site lies approximately 1 mile north-west of Market Lavington at the northern end of Parham Lane, a single-track lane which also functions as a bridleway. The lane serves a small number of residential properties alongside agricultural and equestrian uses.
- 2.2 The surrounding area is characterised by a dispersed pattern of development typical of the rural Wiltshire countryside, comprising sporadic residential dwellings alongside agricultural and equestrian facilities. Parham Wood lies to the north and east of the site, Fiddington Farm lies beyond to the east, Parham Bungalow is located to the south, and agricultural land extends to the west. Although outside the defined settlement boundary of Market Lavington, the locality cannot be described as isolated in character.
- 2.3 The wider landholding known as “Weathertop” comprises approximately 11 acres and operates as a livery yard including stables, hay storage, ménage and field shelters. The building subject to this application is located within the landholding but represents a former agricultural storage building with historic agricultural use, separate from the equestrian enterprise.
- 2.4 The building itself is a single-storey agricultural structure historically used for storage purposes. It comprises masonry blockwork external walls supporting a pitched roof structure, with internal steel beams and columns providing structural stability. Internally, the building contains a concrete slab floor and a number of internal masonry partitions. The building measures approximately 13 metres in length and 5.5 metres in width, with an eaves height of approximately 2.4 metres and ridge height of approximately 3.6 metres.
- 2.5 The site is not subject to any national or local landscape, ecological or heritage designations and lies within Flood Zone 1, representing the lowest probability of flooding.

3. THE PROPOSALS

- 3.1 The application seeks prior approval for the change of use of the existing agricultural building to form a single residential dwelling, together with building operations reasonably necessary to facilitate the conversion in accordance with Class Q of the GPDO.
- 3.2 Externally, the scheme adopts a restrained approach, retaining and reusing existing openings wherever practicable and limiting new openings to those necessary to provide appropriate access, outlook and natural light for residential use. The positioning and scale of any new openings have been carefully considered within the existing masonry walls so that the building continues to read as a simple agricultural structure within its rural setting. The overall appearance remains modest and functional, reflecting the building's original agricultural form.
- 3.3 Internally, the building will be reconfigured to provide a two-bedroom single-storey dwelling. The layout comprises an open-plan kitchen, dining and living space occupying the western end of the building, with two double bedrooms and a separate bathroom. The proposed internal layout has been designed to work within the existing structural framework, allowing the primary structural elements and internal partitions to be retained and reused, thereby reinforcing the conversion-led nature of the scheme.
- 3.4 The operational development is limited to works reasonably necessary to enable the building to function as a dwellinghouse. These include replacement of the existing roof covering with a lightweight insulated system supported by the existing steel structure, localised repair and upgrading of the external walls, installation of insulation to meet modern standards, formation of window and door openings within existing masonry, and the introduction of internal partitions and services.
- 3.5 Provision has been made for two off-street parking spaces located adjacent to the building, together with associated residential curtilage. The extent of curtilage has been carefully defined to remain proportionate to the scale of the building and closely related to its immediate setting, ensuring compliance with the limitations of Class Q.
- 3.6 Overall, the proposals represent a sensitive and proportionate reuse of an existing agricultural building, retaining its essential structural and visual characteristics whilst enabling its long-term viable use as a dwelling.

4. CLASS Q.1 CONSIDERATIONS

4.1 This section sets out an analysis of the proposals against the requirements of Q.1 of the GPDO.

Criteria (a & b) - Agricultural use

4.2 Whilst the wider site now accommodates an equestrian enterprise operating as a livery yard, the application building represents a former agricultural structure with historic agricultural use and is not intrinsically equestrian in its construction or purpose. The building has historically been used for the storage of agricultural paraphernalia, as confirmed within the submitted Structural Report.

4.3 The structure predates the key eligibility date of 24th July 2023 and is now vacant and redundant, making it well suited to reuse through conversion in accordance with the provisions of Class Q.

Criteria (c) – Floor space

4.5 The proposal comprises a proposed gross internal floor area of approximately 71.5 square metres. This falls below the maximum threshold of 150 square metres permitted for an individual dwelling under Class Q and therefore comfortably complies with the relevant limitations of the GPDO.

Criteria (d) – Cumulative no. of dwellings & floor space

4.6 To date, no development under Class Q has occurred within the boundaries of the established agricultural unit. As such, the cumulative total for the proposed development remains within the permissible limits, with the total number of dwellinghouses not exceeding 10, and the total floorspace not surpassing 1,000 square metres.

Criteria (e) - Agricultural tenancy

4.7 The site is not occupied under an agricultural tenancy.

Criteria (f) – Termination of agricultural tenancy

4.8 An agricultural tenancy has not been terminated within the last year.

Criteria (g) – Other agricultural permitted development

4.9 The applicant has not exercised any permitted development rights under Class A (a) or Class B (a) of Schedule 2, Part 6 of the GPDO within the last 10-years.

Criteria (h) – External dimensions

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- 4.10 The proposed development would not result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point.

Criteria (i) – Extensions

- 4.11 N/A - No extensions to the existing buildings form part of this proposal.

Criteria (j) – Building operations

- 4.12 A Structural Report prepared by Andrew Duignan Consulting Engineers accompanies the application and confirms that the building is structurally stable and capable of conversion with limited alterations. The building benefits from a steel structural frame and masonry external walls which provide a robust primary structure.
- 4.13 The proposed building operations are limited to those reasonably necessary to facilitate the change of use and include replacement of roof coverings with lightweight insulated materials supported by the existing structure, localised masonry repairs, installation of insulation, insertion of window and door openings within existing walls, internal reconfiguration and installation of building services.
- 4.14 Whilst minor defects were identified during inspection, these relate primarily to maintenance issues typical of agricultural buildings and do not require significant reconstruction. The primary structural elements are retained and reused, and the proposals therefore represent a genuine conversion consistent with the scope of Class Q.

Criteria (k) – Article 2(3) land

- 4.15 The site is not within a National Landscape, a National Park, a World Heritage Site, The Broads or a Conservation Area (Article 2(3) land).

Criteria (l) – Restricted sites

- 4.16 The site is not, and does not form part of: a site of special scientific interest; a safety hazard area; or a military explosives storage area

Criteria (m) – Scheduled monument

- 4.17 The site is not, and does not contain, a scheduled monument.

Criteria (n) – Listed building

- 4.18 The building is not listed, nor is it within the curtilage of a listed building.

Criteria (o) – Space standards

- 4.19 The proposed dwelling has been designed to fully comply with the Nationally Described Space Standards (NDSS). These standards are aimed at ensuring that homes are adequately sized to provide a comfortable living space for residents.

Criteria (p) – Access

- 4.20 building benefits from an existing access via Parham Lane, which currently serves a mix of agricultural, equestrian and residential uses. The access is therefore established and suitable to accommodate the modest increase associated with a single dwelling.
- 4.21 Accordingly, the above permitted development criteria are therefore deemed to be satisfied. Therefore, the Council needs to consider whether or not it requires prior approval, and if it does so require whether it gives that approval, to the discretionary conditions in Q.2.

5. CLASS Q.2 CONSIDERATIONS

- 5.1 This section sets out an analysis of the proposals against the considerations of Q.2 (1) of the GPDO.

Criteria (a) – Transport and Highways

- 5.2 The building is accessed via Parham Lane, a rural single-track lane which also functions as a bridleway and serves a limited number of residential properties alongside agricultural uses. The existing access arrangement currently accommodates agricultural and equestrian vehicle movements, and the proposed change of use to a single dwelling would generate significantly lower traffic movements than many agricultural uses.
- 5.3 Provision has been made for two off-street parking spaces adjacent to the building, ensuring safe and convenient access without impacting the operation of the wider landholding.
- 5.4 Given the modest scale of development and the use of an existing access, the proposal is not expected to give rise to highway safety or capacity concerns.

Criteria (b) – Noise

- 5.5 The surrounding area comprises a mix of rural residential, agricultural and equestrian uses. The introduction of residential use within this context is appropriate and will not give rise to unacceptable noise impacts. The scale of development is modest and compatible with surrounding land uses.

Criteria (c) – Contamination

- 5.6 There is no evidence of historic land uses that would typically give rise to contamination risks, beyond general agricultural activity. Therefore, there is no reason to suspect that there are any contamination risks within the building that would require the Council's prior approval or which could not be dealt with by condition.

Criteria (d) – Flood risk

- 5.7 The building is located within an area of low flood risk (Flood Zone 1). Moreover, the site is not subject to any critical drainage problems or any evidence of surface water flooding issues. There will be new drainage facilities installed providing adequate foul and surface water drainage. Any newly created drainage for surface water will ensure that any discharge will not increase the chance of flooding elsewhere.

Criteria (e) – Location of Siting

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- 5.8 National Planning Practice Guidance confirms that sustainability of location is not a determinative test under Class Q. The site is located within a rural setting characterised by sporadic residential properties and agricultural activity and benefits from established access and infrastructure. The building is neither impractically located nor undesirably sited when considered against the examples provided within national guidance.

Criteria (f) – Design and appearance

- 5.9 The proposals retain the agricultural character of the building through minimal external alteration, reuse of existing openings wherever possible, and modest insertion of additional openings only where necessary. The simple form and appearance of the building are preserved, ensuring that it continues to sit comfortably within its rural context. The scheme will enhance the visual appearance of the building through repair and upgrading whilst maintaining its agricultural identity.

Criteria (g) – Natural light

- 5.10 The design ensures that all habitable rooms are well-served by windows, providing each room with sufficient natural daylight to create bright and comfortable living spaces.

6. CONCLUSION

- 6.1 This application seeks prior approval for the change of use of an existing agricultural building to a single dwelling together with associated building operations under Class Q of the GPDO.
- 6.2 The submitted evidence demonstrates that the building satisfies the eligibility requirements set out under Paragraph Q.1. The building is structurally sound, capable of conversion without significant reconstruction and represents a genuine reuse of an existing agricultural structure. The proposed works are limited to those reasonably necessary to facilitate residential occupation and retain the essential character and structural integrity of the building.
- 6.3 All relevant prior approval considerations under Paragraph Q.2 have been appropriately addressed. The modest scale of development, use of an existing access, compatibility with surrounding land uses and restrained design approach ensure that no adverse impacts arise.
- 6.4 The proposal represents a compliant and proportionate reuse of an existing agricultural building in accordance with the provisions of Class Q of the GPDO. It is therefore respectfully requested that the Local Planning Authority confirms that the development constitutes permitted development and grants prior approval accordingly.

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