

APPLICATION FOR PRIOR NOTIFICATION - AGRICULTURAL CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/01052
APPLICATION TYPE:	Prior notification: Building
SITE ADDRESS:	Bowds Farm, Bowds Lane, Lyneham, Chippenham, SN15 4DT
DESCRIPTION:	Extension to existing agricultural storage building.
RECOMMENDATION:	PRIOR APPROVAL NOT REQUIRED

SITE DESCRIPTION

The application site is Bowds Farm, an established farmstead of mostly modern barn buildings around a yard and a substantial farmhouse detached from the farmstead. Its setting is characterised by the farmstead cluster, bucolic landscape surroundings and rural lane leading to the railway arch. It is in open countryside of Brinworth Parish. It is in the Open Clay Value and Avon Valley Lowland Landscape Character Areas. Relevant constraints/designations include Flood Zone 1 with watercourse 20m buffer and risk of flooding from surface water (1 in 100 + Climate Change (40%)).

PROPOSAL

The application seeks the view of the Local Planning Authority as to whether prior approval is required for the erection of a building and engineering operations under the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended), Schedule 2, Part 6, Class A (GPDO). The development consists of the erection of an extension to an existing agricultural building. The application form states the extension would measure 12.9m wide, 12.19m deep, 4.6m eaves height and 6.4m ridge height and that it would be constructed from pre-cast concrete panels, Yorkshire boarding and fibre cement roof to match the existing building.

RELEVANT PLANNING HISTORY

No planning history has been found that would affect consideration of the application.

ASSESSMENT

Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (hereafter "GPDO") grants planning permission for classes of development as described by Schedule 2 of the order, known as "permitted development rights" ("PD"); subject to the provisions, limitations and conditions set out in the relevant classes.

Whether the proposed development is permitted development

The application is made in respect of Schedule 2, Part 6, Class A of the GPDO, which sets out the PD rights for *agricultural development on units of 5 hectares or more*, and the development consists of the erection of an extension to an existing agricultural building.

Appendix 1 of this report provides an assessment of the development against the criteria and limitations set out in the GPDO. From this it is determined that the development is permitted under Part 6, Class A as it is development reasonably necessary for purposes of agriculture within an agricultural unit of 5 hectares or more and does not exceed the limitations set out in A.1.

Whether prior approval will be required

Development that is permitted under Part 6, Class A has planning permission subject to the conditions set out in A.2.

Condition A.2(2)(i) requires that the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the *prior approval* of the authority will be required as to the siting, design and external appearance of the building, the siting and means of construction of the private way, the siting of the excavation or deposit or the siting and appearance of the tank, as the case may be.

An application to determine whether prior approval is required under A.2(2)(ii) must be accompanied by a written description of the proposed development and of the materials to be used and a plan indicating the site together with any fee required to be paid. This application was accompanied by the following:

- Application fee.
- Application Form. Received 16 February 2026.
- Location Plan. Received 16 February 2026.
- Planning Statement. Received 16 February 2026.

The proposed development is for an extension to an existing farm building within an established yard of similar buildings, where the intention is for it to match the existing built form in terms of materials and dimensions as stated in the application form. No plans or other illustrative material of the proposed extension are provided other than a plan to show its siting but, and on the information before the Local Planning Authority, the visual impact of the development on the character and appearance of the area is likely to be limited and acceptable. Furthermore, there are no other relevant planning matters for which the prior approval of details are considered to be necessary.

CONCLUSION

The details submitted are sufficient to conclude that the development is permitted under Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Furthermore, and based on the details submitted, the development would have acceptable effects in respect of matters of acknowledged importance to the public interest and approval of further details in relation to the siting, design and external appearance of the building would not be necessary. Therefore, it should be determined that prior approval not be required.

RECOMMENDATION:

That prior approval NOT BE REQUIRED.

APPENDIX 1 – PERMITTED DEVELOPMENT CHECKLIST

A. Development is permitted by Part 6, Class A if it consists of:		EXCEEDS/ NOT EXCEEDED
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.	NOT EXCEEDED - The application form states that the agricultural unit comprises 60 hectares and there is no evidence before the Local Planning Authority that would indicate that the unit is not otherwise 5 hectares or more in area. Furthermore, as an extension to an existing agricultural storage building, it can be considered a development reasonably necessary for the purposes of agriculture within that unit.
A.1. Development is not permitted by Class A if:		
A.1(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;	NOT EXCEEDED – The application form states that the area of the parcel of land where the development is to be located is in excess of 1 hectare in area, and there is no evidence before the Local Planning Authority that would indicate otherwise.
A.1(b)	it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;	NOT EXCEEDED – The applicant's supporting statements and the planning history for the site confirm that no development under Class Q or S of Part 3 would have been carried out within a period of 10 years of the commencement of the development.
(c)	it would consist of, or include, the erection, extension or alteration of a dwelling;	NOT EXCEEDED – The development consists of an extension to an existing agricultural building and does not therefore consist of, or include, the erection, extension or alteration of a dwelling.
(d)	it would involve the provision of a building, structure or works not designed for agricultural purposes;	NOT EXCEEDED – The development involves the extension of an existing agricultural building in a design commensurate with it and an agricultural purpose.
(e)	the ground area which would be covered by:	NOT EXCEEDED – The ground area of the proposed development would not exceed 1,500 square metres, calculates as described in paragraph D.1(2)(a) of Part 6.

	(i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations would exceed 1,000 square metres; or (ii) any building erected or extended or altered by virtue of Class A, would exceed 1,500 square metres, calculated as described in paragraph D.1(2)(a) of this Part;	
(f)	the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;	NOT EXCEEDED – The development is within 3 kilometres of MOD Lyneham, however it is understood that the aerodrome has been decommissioned and does not meet the meaning of aerodrome in Article 2.
(g)	the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would not exceed 12 metres;	NOT EXCEEDED – The maximum height of the development does not exceed 12 metres.
(h)	any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;	NOT EXCEEDED – No part of the development would be within 25 metres of a metalled part of a trunk road or classified road.
(i)	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;	NOT EXCEEDED – The applicant's supporting information is clear the development is intended as an extension to an existing agricultural storage building that would not be used for the accommodation of livestock or for the storage of slurry or sewage sludge.
(j)	it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming;	NOT EXCEEDED – The development is not on or over Article 2(4) land or in connection with fish farming.
(k)	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	NOT EXCEEDED – The development is not for a building for storing fuel or waste from a biomass boiler or an anaerobic digestion system.
(l)	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.	NOT EXCEEDED – The development would not be carried out within the curtilage of a scheduled monument.

