



PLANNING STATEMENT

Property:	Barn at Manor Farm Winterbourne Stoke Salisbury Wiltshire SP3 4TB
Client:	Mr & Mrs M Turner
Proposal:	Change of use of an agricultural building to 2 no. dwellinghouses and associated operational development. (Notification under Class Q of the GPDO)
Report Date:	25 th March 2026
Author:	Ben Marshall MSc MRICS FAAV

Minster House, The Commons
Shaftesbury, Dorset, SP7 8JU

Our Ref: BM/EHM

TABLE OF CONTENTS

INTRODUCTION	3
THE SITE & AGRICULTURAL BUILDING	4
CLASS Q. 1 CONSIDERATIONS	6
3.1 Criteria (a) Agricultural Use	6
3.2 Criteria (b) Sites no longer in agricultural use	6
3.3 Criteria (c) Floor space	6
3.4 Criteria (d) Number of Dwellings	6
3.5 Criteria (e) Agricultural Tenancy	6
3.6 Criteria (f) Termination of Agricultural Tenancy	6
3.7 Criteria (g) Other Agricultural Permitted Development	6
3.8 Criteria (h) External Dimensions	6
3.9 Criteria (i) Extension limitations	6
3.10 Criteria (j) Building operations	6
3.12 Criteria (l) Restricted Sites	7
3.12 Criteria (m) Scheduled Monument	7
3.13 Criteria (n) Listed Building	7
3.14 Criteria (o) Listed Building	7
3.14 Criteria (p) Public highway	7
CLASS Q. 2 CONSIDERATIONS	8
4.1 Criteria (a) Transport and Highways	8
4.2 Criteria (b) Noise	8
4.3 Criteria (c) Contamination	8
4.4 Criteria (d) Flood Risk	8
4.5 Criteria (e) Practicality and Desirability	8
4.6 Criteria (f) Design and Appearance	9
CONCLUSION	9

INTRODUCTION

- 1.1 This Statement is submitted to accompany a notification made under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Hereafter referred to as 'the GPDO'.
- 1.2 The above regulations under Class Q allow eligible agricultural buildings to be converted to one or more dwellings (Use Class C3) without the need for full planning permission. This is subject to a developer making an application to a local planning authority for a determination as to whether the prior approval of the authority will be required. The procedures relating to a prior approval application are set out within Paragraph W of Schedule 2, Part 3 of the GPDO.
- 1.3 The legislation is broken into two parts; Class Q (a) which grants permission for the change of use, and Class Q (b) which grants permission for building operations reasonably necessary to convert the building to a dwellinghouse. This application seeks permission under both Class Q (a) and (b).
- 1.4 This Supporting Statement seeks to demonstrate the proposals compliance with the relevant criteria set out in Paragraphs Q.1 and Q.2 of the GPDO.
- 1.5 In addition to this Statement, the application includes the following:
 - Application Form
 - Existing Site Survey Plan
 - Proposed Scheme Plan
 - Location Plan
 - Flood Risk Map
 - Structural Engineers Report

THE SITE & AGRICULTURAL BUILDING

- 2.1 Manor Farm is situated in Winterbourne Stoke off the A303 about 10 miles north of Salisbury City.
- 2.2 Winterbourne Stoke has a petrol station and convenience store. Both are in within walking distance.
- 2.3 The building to be converted is located opposite Foredown House a residence to the north of the main farmyard and are now for low level agricultural storage. The middle of the barn has already been converted to fabric shop.
- 2.4 The submission relates to the change of an agricultural building and its respective curtilage into two small one bedroom dwelling houses.
- 2.5 The barn to be converted measures 146m².
- 2.6 The dwellings will be single storey and measure 68m² and 78m².

STRUCTURE AND CONDITION

- 3.1 The barn is constructed from modern materials. Originally designed as cattle stalls the walls are concrete block with limited timber cladding under a steel frame roof supporting a corrugated cement fibre dup-pitch roof. The floor is concrete.
- 3.2 Concrete strip foundations support built the concrete block walls.
- 3.3 We commissioned a Structural Engineers Report that concluded;

“Minor maintenance work would be required regardless of this buildings future use. However, this building is in good structural condition generally and it is therefore considered structurally feasible to convert it into two residences without structural alterations being required.
- 3.4 The proposal involves the change of use of the building to create two dwelling houses. The design of the conversion has been carefully considered to preserve the visual appearance of the modern building, while maximising practicality and usefulness of the living space.
- 3.9 The submitted plans demonstrate that the proposed curtilage accords with the definition set out in Paragraph X of the GPDO; being immediately beside or around the agricultural building and no larger in size than the land area occupied by the agricultural building. The curtilage allows for the parking of two vehicles and a patio/garden area.

Photographic Schedule



Front (west)



Front (west)



Rear (east)



Internal (rear wall)



Internal (front wall)

CLASS Q. 1 CONSIDERATIONS

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

3.1 Criteria (a) Agricultural Use

The building has previously been in active used for cattle storage and latterly for low level general agricultural storage. The farm is a mixed use livestock and arable farm.

The onus of proof is upon the applicant to show that the building were used solely for agricultural purposes as part of an established agricultural unit, on or before 24th July 2023, and the relevant test is 'the balance of probability'.

Woolley & Wallis can confirm that the farm was in agricultural use by the current owner on 24th July 2023.

3.2 Criteria (b) Sites no longer in agricultural use

Not applicable.

3.3 Criteria (c) Floor space

The proposed development is for two units both under 150m².

3.4 Criteria (d) Number of Dwellings

There are no other dwellings on the agricultural unit that were formed under Class Q. As such, the cumulative floorspace and separate dwellinghouse thresholds have not been met.

3.5 Criteria (e) Agricultural Tenancy

The farm is owner occupied with no tenants.

3.6 Criteria (f) Termination of Agricultural Tenancy

An agricultural tenancy has not been terminated within the last year. Again please read the attached joint letter from landlord and tenant.

3.7 Criteria (g) Other Agricultural Permitted Development

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 during the period of 10 years before the date development under Class Q begins.

3.8 Criteria (h) External Dimensions

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.

3.9 Criteria (i) Extension limitations

Not applicable.

3.10 Criteria (j) Building operations

The development is restricted to conversion of the existing structure and would not consist of development other than replacement of (aa) windows, doors, roofs, or exterior walls, or (bb) water, drainage, electricity, gas or other services to the extent reasonably necessary for the building to function as a dwelling house and partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(j)(i).

3.11 Criteria (k) Article 2 (3) land

The site is not within an Area of Outstanding Natural Beauty, a National Park, a World Heritage Site, The Broads or a Conservation Area (Article 2(3) land).

3.12 Criteria (l) Restricted Sites

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

3.12 Criteria (m) Scheduled Monument

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

3.13 Criteria (n) Listed Building

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

3.14 Criteria (o) Listed Building

The existing building, excluding any proposed extension under Class Q(b) but including any proposed building operations under Class Q(c), would be capable of complying with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015 as read with the notes dated 19th May 2016 which apply to it, or

3.14 Criteria (p) Public highway

The building has suitable existing access to a public highway.

Accordingly, the above permitted development criteria are 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.

CLASS Q. 2 CONSIDERATIONS

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

4.1 Criteria (a) Transport and Highways

The agricultural building is accessed by a double entrance with a wide visibility splay onto an existing public road within a village 30mph speed limit. The road already serves the application site and holding as well as other nearby residential properties in Winterbourne Stoke. Visibility is sufficient to enable vehicles to enter and exit the site safely without causing any obstruction to other highway users or pedestrians. The proposed site plan demonstrates the site can accommodate sufficient parking and a turning area.

The farmyard co-exists alongside ten other residential property that also use the entrance. There is a roadway in front and behind the barn and a large open yard at the side of the barn that would provide adequate space to turn and move vehicles without impacting on the agricultural traffic activity.

The introduction of two dwellings on the site is not considered to result in a material change to the character of traffic in the vicinity of the site, taking into consideration the lawful use of the site. It is considered that the proposal is acceptable in transport and highway impact grounds.

4.2 Criteria (b) Noise

The agricultural building is located north of the main farmyard opposite from the farmhouse and would be better suited to residential use than continuing in agricultural use.

4.3 Criteria (c) Contamination

There is no record of any historic land use other than agriculture. There is no reason to suspect that there are any contamination risks within the site that would require the Council's prior approval or which could not be dealt with by condition.

4.4 Criteria (d) Flood Risk

The building is not located within an area of flood risk. Importantly, the change of use sought would not increase the built footprint of the buildings.

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.

4.5 Criteria (e) Practicality and Desirability

The Regulations state that the change of use will be permitted provided that the location and siting of the building does not make it impractical or undesirable for the building to change from agricultural use to a dwellinghouse. In this regard, the NPPG confirms that 'impractical' or 'undesirable' are not defined in the regulations, and the local planning authority should apply a reasonable ordinary dictionary meaning in making judgement.

Impractical reflects that the location and siting would 'not be sensible or realistic', and undesirable reflects that it would be 'harmful or objectionable'.

By removing two barns and clarifying that the cubical house, although no longer used is located 60m from the subject barn and screened by the fodder barns between. The location of the barn at the front and entrance to the farm appeals to the client from a security perspective. On balance the location and siting is not considered to be impractical or undesirable for the following reasons:

- The location of the building is not considered to be isolated as it is within walking distance of village amenities and facilities.
- The building is not sited in close proximity to uses such as intensive poultry farming buildings, silage storage or buildings with dangerous machines or chemicals.

- Given the location of the building in relation to the existing barns and other dwellings on site it is feasible to connect to existing services and utilities.
- The design of the proposed development reflects the existing features of the building and wider countryside.
- The domestication of the building and its curtilage would not be particularly apparent in the surrounding landscape.
- Vehicular and pedestrian access is already in place.
- The change of use would make good use of an existing redundant agricultural building and would contribute to the authority's housing supply.

For the above reasons, it is concluded that the location and siting of the building would not make it impractical or undesirable for it to be used as dwellinghouse.

4.6 Criteria (f) Design and Appearance

The proposal for the design and appearance of the dwellings is shown on the submitted plans. The nature and appearance of the building will not be inappropriate in the setting and would retain its original agricultural character. The design of the conversion has been carefully considered to enhance the visual appearance of the building, maximise the use of the space available and ensure the practicality and usefulness of the living space. Materials used will be of a high quality and works will be carried out to the highest standard, to ensure that the buildings are well constructed and energy efficient. Existing openings are utilised, and new openings are limited.

The existing concrete block walls, timber cladding and metal structure would continue to be the main structural elements of the building and will take the loadings associated with the conversion of the building into one dwelling which will include the roof and new internal dead and live loads. The walls will incorporate insulation where they form the external walls to comply with the requirements of building regulations and interventions to include window and door openings as indicated on the submitted drawings.

The existing concrete floor will be overlaid with insulation and a damp proof membrane with a screed on top; reasonably necessary works for the building to function as a dwelling house. All internal walls will be constructed in non-load bearing timber studwork which will be constructed directly off the floor slab.

The barn has a cement fibre corrugated roof. The existing timber and metal frame members will be retained and form the main load bearing elements, which will continue to transfer the loads to the supporting framework. The existing steel frame will be cleaned and painted with a protective paint and retained.

The existing corrugated roof sheets will be replaced and the roof upgraded to include insulation to comply fully with the building regulations and to ensure a watertight structure. It is proposed to replace the existing sheets with a new composite standing seam Zinc insulated metal roof system. This provides an extremely lightweight roof when compared with more traditional roof coverings and is therefore suitable for use on lighter weight roof structures.

CONCLUSION

The application proposal is for the change of use of one agricultural building together with associated building operations to form two dwellings at Manor Farm.

This Statement clearly demonstrates that the proposed change of use and building operations proposed are permitted development, as the proposal satisfies the requirements set out in Paragraph Q.1 of GPDO.

The proposed dwelling would not unacceptably impact upon the safe or efficient use of the highway network, would not give rise to any unacceptable noise impacts, would not increase flood risk and is not at risk from contamination. The building is sited nearby to another residential dwelling, is already connected to the highway network and has access to

nearby power and utilities. Lastly, the proposed design and appearance will alter little from the existing design ensuring that the barn fits in with its surroundings. The proposals therefore meet the conditions set out in paragraph Q.2 (1) of the GPDO.

The Council's confirmation that this permitted development can proceed is therefore sought.