

Planning Statement - Reference: PP-14828673

Application for Variation of Condition 4 (Hours of Use) Orchard Barn, Lydeway, Devizes, Wiltshire, SN10 3PU

1. Introduction

This statement has been prepared in support of an application to vary Condition 4 (hours of operation) attached to planning permission for Orchard Barn, Lydeway, Devizes.

The application seeks to allow more flexible working hours, including limited weekend operation, to support the ongoing viability of the business while maintaining a low-impact use compatible with the surrounding area.

2. Site and Existing Use

The application site comprises an existing workshop building known as Orchard Barn. The premises are currently used as a small-scale furniture workshop and office (location agency).

The building accommodates a mix of small-scale workshop and office-based uses, all of which are low-impact in nature, with activities carried out internally and without significant noise or disturbance.

The site is located within an area that includes other commercial premises, including businesses operating on weekends.

3. Planning History

Planning permission was granted for the extension to the existing workshop, subject to conditions including a restriction on hours of use (Condition 4).

The premises have been in continuous use for approximately 10 years in accordance with this permission. During this time, the use has coexisted successfully with neighbouring properties, with no history of complaints or adverse impact on residential amenity.

4. Proposed Variation

The application seeks to vary Condition 4 to allow the following hours of operation:

- Monday to Friday: 09:00 – 18:00 (unchanged)
- Saturday: 09:00 – 17:00
- Sunday and Bank Holidays: 10:00 – 16:00

The proposal does not involve any physical changes to the building and does not seek to intensify the use of the site. The nature of activities undertaken will remain unchanged.

5. Impact on Residential Amenity

The proposed variation represents a modest extension of operating hours and is not considered to result in material harm to neighbouring amenity.

Key considerations include:

- The use has operated for approximately 10 years without complaint
- Activities are low intensity and primarily internal
- No external working is proposed
- The surrounding area includes other commercial uses operating at weekends
- The proposed hours are consistent with nearby businesses

As such, the proposal would not introduce a new or harmful pattern of activity.

6. Conclusion

The proposed variation of Condition 4 is a reasonable and proportionate amendment that reflects modern business needs while maintaining the established, low-impact nature of the use.

The proposal would support the continued viability of the business without resulting in unacceptable impacts on neighbouring occupiers. It is therefore considered to comply with relevant planning principles relating to amenity and sustainable economic use.