

SUPPORTING STATEMENT

for

**APPLICATION FOR PRIOR APPROVAL FOR CLASS Q
PERMITTED DEVELOPMENT FROM AGRICULTURAL TO
RESIDENTIAL**

at

END FARM, MARSTON, SN10 5SR

on behalf of

MR W WARDEN

Dolman

Tel: 01380 729456

Email: info@dolmansurveyors.co.uk

March 2026

Amended April 2026

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Supporting Statement
Application for Class Q Prior Approval
End Farm, Marston

1.0 Site, description and proposal

- 1.1 The site is situated on the northern edge of Marston, accesses via Plough Lane. Marston is identified in the Wiltshire Core Strategy (WCS) as a small village without a settlement boundary and is therefore located in the open countryside. The WCS only allows infill development within the existing built up area, which the site falls into.

The proposal seeks to convert the existing barn via Class Q Permitted Development to form two separate three-bedroom dwellings.

The applicant currently farms the site / building and surrounding land. The building is becoming surplus to requirements for the agricultural business. The building is being temporarily used to house horses, please refer to approved Class Q applications PL/2024/10676, PL/2024/07752 and PL/2025/02125 where agricultural buildings that were approved under the Class Q Permitted Development to be converted into dwellings, were used for housing horses. The applicant is seeking to initiate the Class Q Permitted Development following the Government's policy to provide more housing in the countryside.

- 1.2 The proposed building has been considered for its suitability to utilise Class Q Permitted Development Rights under Part 3 of the Town & Country Planning (General Permitted Development) (England) Order 2015, as amended, and is considered appropriate as described within this and other supporting documents.

The proposed Class Q Prior Approval Application relates to:

- (a) A change of use of a building and any land within its curtilage from a use as an agricultural building to a use falling within Class C3 (dwelling house) of the schedule to the use class order; and
- (b) Development referred to in paragraph (a) together with; building operation reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwelling houses) of that schedule.

- 1.3 The building referred to is located at:
End Farm
Marston
Devizes

Wiltshire
SN10 5SR

2.0 Planning History

2.1 Ref: PL/2025/07354 (2025)

Proposal: Demolition of agricultural barn that has Class Q permission to convert into 2 dwellings, construction of 2 dwellings with associated hard and soft landscaping and storm and foul water drainage.

Status: Approved with conditions. Works not yet implemented.

Ref: PL/2025/04325 (2025)

Proposal: Demolition of agricultural barn that has Class Q permission to convert into 2 dwellings, construction of 2 dwellings with associated hard and soft landscaping and storm and foul water drainage.

Status: Withdrawn

Ref: PL/2024/10966 (2024)

Proposal: Prior approval Part 3 Class Q: Agricultural buildings to dwellinghouses

Status: Approved. Works not implemented.

Ref: PL/2024/05657 (2024)

Proposal: Prior approval Part 3 Class Q: Agricultural buildings to dwellinghouses

Status: Refused

Ref: E/10/0867/FUL (2010)

Proposal: Proposed alterations and extensions

Status: Approved

Ref: K/55605/F (2007)

Proposal: To demolish old farm building, erect a pair of chalet bungalow holiday lets, including all other associated works.

Status: Refuse

Ref: K/54291/F (2006)

Proposal: To demolish old farm building, erect a pair of chalet bungalow holiday lets, including all other associated works.

Status: Withdrawn

Ref: K/52706/F (2005)

Proposal: New horse exercise arena, including all other associated works.

Status: Approved

Ref: K/10834 (1987)

Proposal: Conversion of Barn to Dwelling

Status: Approved

3.0 Class Q Criteria

Set out below is a table indicating the criteria for Class Q (as described in the statutory Instrument Ref: 2024 No. 579) and comments relating to the proposal. 'Class Q – buildings on agricultural units and former agricultural buildings to dwelling houses'

<u>Permitted Development consisting of:</u>	<u>Comments</u>	<u>Compliance with Class Q</u>
(a) a change of use of— (i) a building that is part of an established agricultural unit and any land within that building's curtilage, or (ii) a former agricultural building that was (but is no longer) part of an established agricultural unit and any land within that building's curtilage, to a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order,	The building is part of an established agricultural unit.	Yes
(b) development referred to in sub-paragraph (a) together with the extension of the building referred to in sub-paragraph (a), or	Refer to drawings and Structural Engineers report. No extensions proposed	Yes
(c) development referred to in sub-paragraph (a) together with building operations reasonably necessary to convert the building referred to in sub-paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule or to extend that building.	Refer to drawings and Structural Engineers report	Yes
<u>Development is not permitted by Class Q if:</u>		
(a) in the case of a site that is part of an established agricultural unit, the site was not part of the established agricultural unit— (i) on 24th July 2023, or	The barn is part of an established agricultural unit and has solely been used as part of the agricultural unit before and since 24 July 2023	Yes
(ii) where the site became part of the established agricultural unit after 24th July 2023, for a period of at least 10 years before the date development under Class Q begins	N/A	Yes

(b) in the case of a site that was (but is no longer) part of an established agricultural unit—	N/A	Yes
(c) (i) the site was part of an established agricultural unit on 24th July 2023,	N/A	Yes
(ii) where the site ceased to be part of an established agricultural unit after 24th July 2023, the site has not been part of the established agricultural unit for a period of at least 10 years before the date development under Class Q begins, or	N/A	Yes
(iii) since ceasing to be part of an established agricultural unit, the site has been used for any non-agricultural purpose,	N/A	Yes
(c) the floor space of any dwellinghouse developed under Class Q having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeds 150 square metres,	The proposed floor area for each dwelling 1 is 149m ² and dwelling 2 is 149m ²	Yes
(d) the development under Class Q, together with any previous development under Class Q, within the original limits of an established agricultural unit (see paragraph Q.3(2) of this Part) would result in—	This is the second Class Q on the established agricultural unit. The first Class Q permitted 2 dwellings; this Class Q seeks 2 dwellings therefore the total will not exceed 10 dwellings.	
(i) the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 10, or	The first Class Q has a total floor area of 139.6 + 66.5 = 206.1m ² . This Class Q seeks 298m ² and therefore will not exceed 1000m ² .	Yes
(ii) the cumulative floor space of dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 1,000 square metres	The first Class Q has <u>not</u> and will <u>not</u> be implemented.	Yes
(e) the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained,	There is currently no agricultural tenancy	Yes
(f) less than 1 year before the date development begins—		
(i) an agricultural tenancy over the site has been terminated, and	There have been no formal tenancies. The applicant is the freeholder.	Yes
(ii) the termination was for the purpose of carrying out development under Class Q,		

unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural use,		
(g) development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has been carried out on the established agricultural unit during the period which is 10 years before the date development under Class Q begins,	There has been no development under Class A (a) or Class B (b) since January 2016	Yes
(h) the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point, other than— (i) extension of the building allowed by paragraph Q.1(i); (ii) protrusions of up to 0.2 metres to accommodate building operations allowed by paragraph Q.1(j)(i),	No extension is proposed Protrusions will not exceed 0.2 meters	Yes Yes
(i) the development under Class Q(b) would result in an extension that— (i) has more than one storey, (ii) is sited anywhere other than to the rear of the existing building, (iii) extends beyond the rear wall of the existing building by more than 4 metres, (iv) has eaves the height of which exceed the height of the eaves of the existing building, (v) is higher than whichever is the lower of— (aa) the highest part of the roof of the existing building, or (bb) a height of 4 metres above the ground, (vi) extends beyond a wall that forms a side or principal elevation of the existing building, or (vii) would be sited on land that, before the development under Class Q(b), is not covered by a hard surface that was provided on the land by virtue of any development, and— (aa) the hard surface was not provided on the land on or before 24th July 2023, or (bb) where the hard surface was provided on the land after 24th July 2023, the hard surface has not been situated on the land for a period of at least 10 years before the	No extension is proposed	Yes

date development under Class Q(b) begins,		
(j) the development under Class Q(c) would consist of building operations other than—		
(i) the installation or 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 dwellinghouse, and	Refer to drawings that demonstrate works reasonably necessary for the conversion	Yes Yes
(ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(j)(i),	No demolition proposed	Yes
(k) the site is on article 2(3) land,	The site is not on article 2(3) land	Yes
(l) the site is, or forms part of—		
(i) a site of special scientific interest; (ii) a safety hazard area; (iii) a military explosives storage area,	The site is not, nor does it form part of a SSSI, safety hazard area or military explosive storage area	Yes
(m) the site is, or contains, a scheduled monument,	The site is not, nor does it contain a scheduled monument	Yes
(n) the building is a listed building,	The building is not Listed	Yes
(o) the existing building, excluding any proposed extension under Class Q(b) but including any proposed building operations under Class Q(c), would not be capable of complying with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015 ⁽³⁾ as read with the notes dated 19th May 2016 which apply to it, or	Refer to drawings, the proposals comply with the nationally described space standards	Yes
(p) the building does not have suitable existing access to a public highway.	There is an existing vehicular access	Yes

4.0 Class Q Conditions

Having been satisfied that the afore-mentioned Class Q criteria have been met, certain conditions as set out in Q.2 are to be considered: -

4.1 Q.2(1)(a) Transport and Highways impacts of the development

The site is reached by means of an existing access off of the highway. The highway serves numerous other properties. There is adequate visibility from the access / egress point onto the highway. There would be additional vehicle movement, but not enough to make it unsafe.

There is space available for turning and parking on the site, allowing cars to egress in a forward motion. The site will be compartmentalised to separate agricultural parts of the site to the residential area, as accepted with the previous Class Q. The PROW has been approved to be relocated to divert public access away from the agricultural and residential area. Refer to *MARS1 (part) Order Confirmed* attached as Appendix 1.

4.2 Q.2(1)(b) Noise impacts of the development

The proposed dwelling would be located approximately 56 meters from the nearest dwelling (that is not owned by the Applicant), it is therefore reasonable to conclude the development would not cause any adverse noise impacts to the existing neighbouring properties and vice versa.

4.3 Q.2(1)(c) Contamination Risks on the site

The site is and has always been used for agricultural purposes. There is no knowledge of contamination on the site that would affect the residential use. A site walk over has been carried out and no evidence of contamination has been identified.

4.4 Q.2(1)(d) Flooding Risks on the site

Environment Agency flood risk mapping indicates that the site is not in a flood risk area from surface water or rivers/streams.

4.5 Q.2(1)(e) Location and siting – practicality and desirability

The Barn is located close to other neighbouring residential properties and within a short distance to the neighbouring town of Devizes. There is a bus link to Devizes, and road links to Devizes and Melksham which provides a range of amenities. The building is located in a desirable location, with far reaching views and easy access to local towns and villages for work and/or commuting further afield via the rail network. There are no harmful or objectionable activities taking place nearby to make the location undesirable. The proposed dwelling will be compartmentalised from the existing agricultural activities.

4.6 Q.2(1)(f) The design and external appearance of the building

The proposal has been carefully considered to utilise and maintain the existing floor, wall and roof structures with new insulation introduced to achieve an appropriate thermal comfort performance to meet Building Regulations requirements.

The necessary building operations required for the conversion include installation of windows and doors, new insulated metal cladding to the upper section of the walls and roof, providing non-load bearing internal partitions to form living spaces within the existing building envelope.

4.7 Q.2(1)(g) The provision of adequate natural light in habitable rooms of the dwelling houses

The design proposals have taken this into consideration, and all habitable rooms will have adequate natural light.

5.0 Structure

Mark Mitchell of Structural solutions was instructed to prepare a Feasibility Report and structural calculations relating to the structural elements of the barn. Please refer to the report Ref: 11029DOL24.

To summarise the Structural report: - The existing structure (foundations, walls and steel frame) is suitable for the conversion to residential use.

6.0 Ecology

Johnathan Taylor of J Taylor Ecology was instructed to prepare a Preliminary Bat Roost Assessment in relation to the existing agricultural building and its conversion through Class Q Permitted Development. Refer to report 2026.5790 dated 13th April 2026.

To summarise the report: -

The agricultural building has been classified as having negligible suitability for roosting bats and there will be no direct impact to the surrounding habitats, therefore no further surveys are required subject to the following mitigation:

Works only to be undertaken in daylight hours (between sunrise and sunset) between March and October inclusive

Temporary artificial external lighting to be to the minimum required to undertake the work and luminaries should be directed downwards and off when not in use.

If individual bats are found unexpectedly works will stop immediately, if an Ecologist is not on site they must be contacted immediately for advice. The bat must not be exposed or encouraged to fly out of the roost on its own accord.

Bats can only be handled by a licensed Ecologist unless they are in immediate danger. Any underweight or injured bat will be taken into temporary care by an experienced bat carer.

External artificial lighting will be kept to a minimum, low colour temperature (3k or less), downward facing, and controlled by motion sensors and on timers and set up not to be triggered by bats. No external lighting is to be installed on the South Elevation.

Conversion work to be undertaken outside of the bird breeding season (mid-March to August inclusive but may be longer depending on local conditions). If there is no alternative, then an assessment must be conducted and if nesting activity is detected work must stop and a qualified Ecologist consulted.

A minimum of two bird boxes suitable for a variety of common bird species should be erected at least 2m above ground level, attached to a nearby tree or boundary wall (refer to drawings for indicative location).

7.0 Curtilage

Curtilage is defined under Class X as:

- i. The piece of land, whether enclosed or unenclosed, immediately beside or around the agricultural building, closely associated with and serving the purpose of the agricultural building.

OR

- ii. An area of land immediately beside or around the agricultural building no larger than the land area occupied by the agricultural building, whichever is lesser.

The Barn curtilage indicated is the area of land immediately beside and around the agricultural building, as indicated by red outlines on the Drawings. Therefore, the land / curtilage is consistent with the definition referred to.

8.0 Conclusion

For the reasons described above and documents enclosed with the Prior Approval Application, it is concluded that the Barn is suitable for conversion to form two dwellings (C3 dwelling house) and meets the requirements of Class Q parts (a) and (b).

The proposal is considered appropriate under the Agricultural to Residential Permitted Development Initiative and will improve the context of the site whilst providing necessary dwellings desired by the Council and Government, consistent with NPPF which seeks to provide sustainable rural growth, utilising existing buildings.

Appendix 1
MARS1 (part) Order Confirmed

**PUBLIC PATH DIVERSION AND DEFINITIVE MAP AND STATEMENT
MODIFICATION ORDER
HIGHWAYS ACT 1980 – SECTION 119
WILDLIFE AND COUNTRYSIDE ACT 1981 – SECTION 53A(2)
WILTSHIRE COUNCIL**

**THE WILTSHIRE COUNCIL PARISH OF MARSTON PATH NO.1 (PART)
DIVERSION AND DEFINITIVE MAP AND STATEMENT MODIFICATION ORDER
2025**

This order is made by Wiltshire Council ("the authority") under section 119 of the Highways Act 1980 ("the 1980 Act") because it appears to the authority that in the interests of the owner of the land crossed by the footpath described in paragraph 1 of this order it is expedient that the line of the path should be diverted.

This order is also made under section 53A(2) of the Wildlife and Countryside Act 1981 ("the 1981 Act") because it appears to the authority that the Devizes Rural District Council Area Definitive Map and Statement dated 1952 require modification in consequence of the occurrence of an event specified in section 53(3)(a)(i) of the 1981 Act, namely, the diversion (as authorised by this order) of a highway shown or required to be shown in the map and statement.

The Applicant has agreed to defray any compensation which becomes payable in consequence of the coming into force of this order and any expenses which are incurred in bringing the new site of the path into a fit condition for use by the public.

Marston Parish Council have been consulted and have consented to the making of the order as required by section 120(2) of the 1980 Act.

BY THIS ORDER:

1. The public right of way over the land situate at End Farm, Marston and shown by a bold continuous line on the map contained in this order and described in Part 1 of the Schedule to this order shall be stopped up on such date as the authority certifies that the work bringing the new site of the path into a fit condition for use by the public has been carried out and thereupon the Devizes Rural District Council Area Definitive Map dated 1952 shall be modified by deleting from it that public right of way.
2. Notwithstanding this order BT Openreach and Scottish and Southern Electricity Networks shall have the following rights over the land referred to in paragraph 1, namely: where immediately before the date on which the public right of way is diverted there is apparatus under, in, on, over, along,

or across it belonging to statutory undertakers for the purpose of carrying on their undertaking, the undertakers shall continue to have the same rights in respect of the apparatus as they then had.

3. There shall at the end of 28 days from the confirmation of this order be a public footpath over the land situate at End Farm, Marston as described in Part 2 of the Schedule and shown by a bold broken line on the map contained in this order, and thereupon the Devizes Rural District Council Area Definitive Map dated 1952 shall be modified by adding that public right of way to it.

- 3A. The Devizes Rural District Council Area Definitive Statement dated 1952 shall be modified as described in Part 3 of the Schedule to this order.

THE COMMON SEAL OF }
THE WILTSHIRE COUNCIL }
was hereunto affixed this }
20th day of November 2025 }
in the presence of:

Authorised Signatory
Wiltshire Council



C. H. Newbourn
Solicitor

28,313

SCHEDULE

PART 1

DESCRIPTION OF SITE OF EXISTING PATH OR WAY

That length of Footpath no.1 Marston as shown on the attached plan by a bold continuous line, leading from its junction with Plough Lane (Path no.9 Marston) at point A, at OS Grid Reference ST 9696-5700, in a generally south-easterly direction for approximately 195 metres to point B at OS Grid Reference ST 9711-5688, having a recorded width of 0.6m – 1.2m.

PART 2

DESCRIPTION OF SITE OF NEW PATH OR WAY

That length of footpath as shown on the attached plan by a bold broken line, leading from point B at OS Grid Reference ST 9711-5688, in a north-easterly direction for approximately 50m to point C at OS Grid Reference ST 9714-5692 and then leading north-north-west for approximately 210m to its junction with Plough Lane (Path no.9 Marston), via a culvert to be provided over the ditch at point D, at OS Grid Reference ST 9704-5711, having a recorded width of 2m.

PART 3

MODIFICATION OF DEFINITIVE STATEMENT

Variation of particulars of path or way

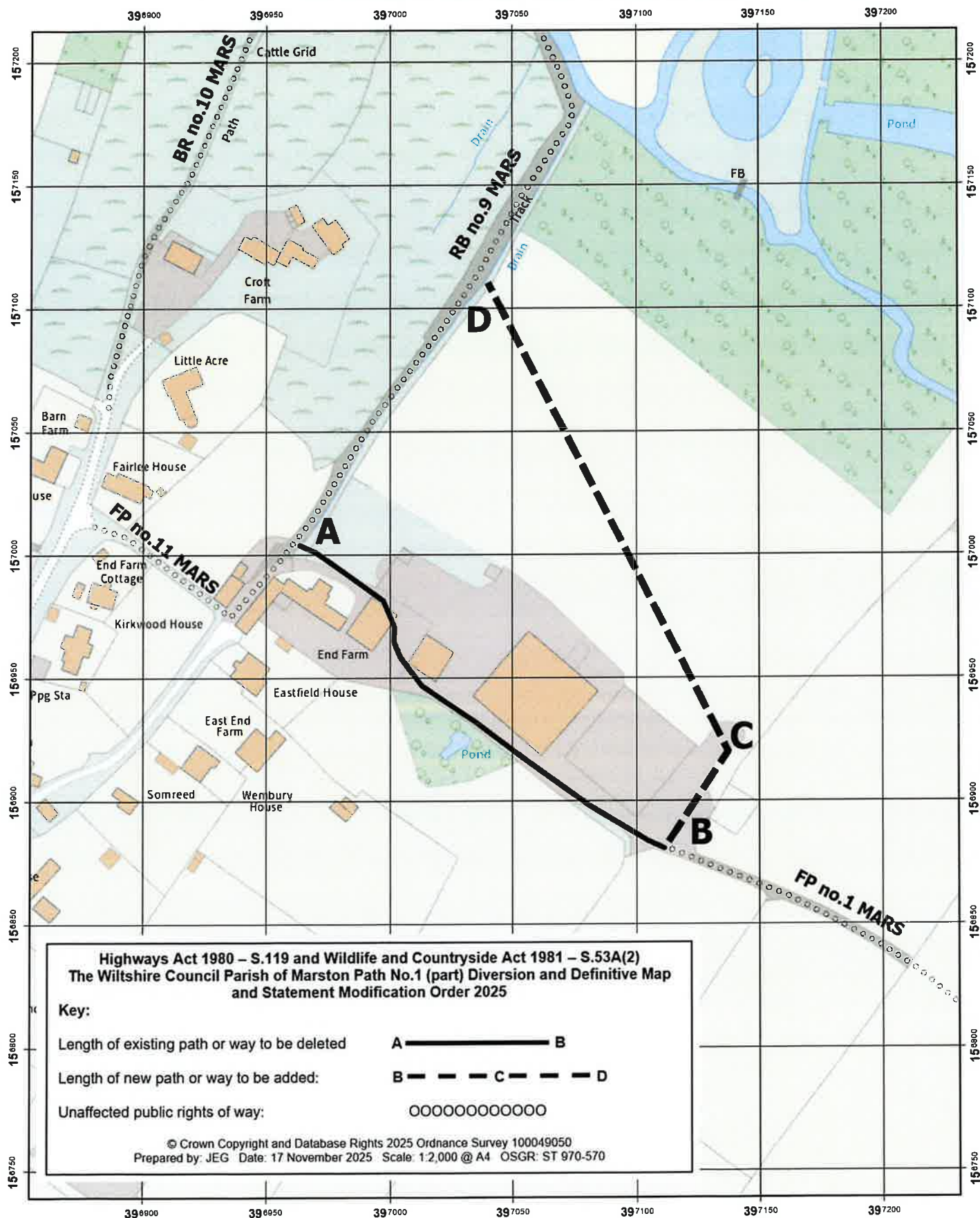
Parish	Path No.	Modified Statement to read: -	Modified under Section 53(3) as specified
Marston	1	<u>FOOTPATH.</u> From path No.9, about 170m north-east of the end of the eastern spur of road U/C 7077, at OS Grid Reference ST 9704-5711, north of End Farm, leading generally south-south-east and then south-west to OS Grid Reference ST9711-5688, and then leading south-eastwards to road	53(3)(a)(i)

C.254 on the Great Cheverell Parish
boundary, by the mill.

Approximate length 1480m.

Width 0.6m – 1.2m.
2m on that section between OS Grid
References ST 9704-5711 and ST 9711-
5688.

**Highways Act 1980 - Section 119 and Wildlife and Countryside Act 1981 - Section 53A(2)
The Wiltshire Council Parish of Marston Path no.1 (part) Diversion and Definitive Map and Statement Modification Order 2025**



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Whereas the making of The Wiltshire Council Parish of Marston Path no.1 (part) Diversion and Definitive Map and Statement Modification Order 2025 was duly advertised, no objections or representations were made and Wiltshire Council hereby confirms the Order.

THE COMMON SEAL of }
THE WILTSHIRE COUNCIL }
was hereunto affixed this }
15th January 2026 }
in the presence of:


Authorised Signatory
Wiltshire Council



29,671