

Development Management, Economic Development and Planning,
County Hall, Bythesea Road, Trowbridge, BA14 8JN
Tel: 0300 456 0114 Email: developmentmanagement@wiltshire.gov.uk



Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E), or betting office or pay day loan shop to mixed use including up to two flats (Use Class C3)

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class G

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	37
Suffix	A
Property Name	
Address Line 1	Silver Street
Address Line 2	
Address Line 3	Wiltshire
Town/city	Bradford On Avon
Postcode	BA15 1JX

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

382659	160951
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Description

Applicant Details

Name/Company

Title

Mr

First name

Raymond

Surname

Winrow

Company Name

Slade Smith & Winrow Architects

Address

Address line 1

37a Silver Street

Address line 2

Address line 3

Town/City

BRADFORD-ON-AVON

County

Wiltshire

Country

United Kingdom

Postcode

BA15 1JX

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible.

The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right

Would the proposed change of use result in the building containing more than two flats?

- ☐ Yes
- ☒ No

Would a part of the building continue to be:

- In a commercial/business/service use; and/or
- Used as a betting office and/or a pay day loan shop

- ☒ Yes
- ☐ No

Would the proposed flat(s) only be situated on floor(s) above a floor where at least some of the other proposed mixed uses are to be provided?

- ☒ Yes
- ☐ No

If the building has a ground floor display window, would any of that ground floor be used as a flat?

- ☐ Yes
- ☒ No / The building does not have a ground floor display window

Will all the proposed flats have gross internal floor areas of at least 37 square metres, and comply with the [nationally described space standard?](#)

- ☒ Yes
- ☐ No

Following the change of use, will each flat only be used as a dwelling:

- By a single person or by people living together as a family; or
- By not more than 6 residents living together as a single household (including a household where care is provided for residents)

- ☒ Yes
- ☐ No

Description of Proposed Works, Impacts and Risks

Proposed works

Please describe the proposed development including details of the flat(s) and other works proposed

The building is three storey, a ground floor shop and first and second floors are offices.
The offices have a 999 lease from the building owner by the applicant.
The proposal is to keep the first floor as office use with the rear room used as a kitchen for both uses. the room will also be used for business meetings.
The second floor front room will be a living room and the rear room a bedroom. The shower room / WC will be for both uses.

Please provide details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

There are openable sash windows to each room

What will be the net increase in dwellinghouses?

1

This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses in the existing building prior to the development.

Please provide details of any arrangements required for the storage and management of domestic waste

The building has a right to use a bin store in the adjacent Kingston Mills development.

Impacts and risks

Please provide details of any contamination risks and how these will be mitigated

There are no contamination risks

Please provide details of any flooding risks and how these will be mitigated.

Flooding does occur when the river is exceptionally high, but only affects the ground floor entrance.

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3; or
- is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

[Check if your site location is in Flood Zone 2 or 3 online](#)

Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

Please provide details of the impacts of noise from any commercial premises on the intended occupiers of the new dwellinghouses and how these will be mitigated

The shop generates minimal sound. The first floor construction has been improved with the installation of an Envirograph underfloor, 60 minute, fire barrier incorporating a 40mm soundproofing sponge.

Declaration

I/We hereby apply for Prior Approval: Change of use - commercial/business/service/etc to mixed use incl up to two flats as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Raymond Winrow

Date

08/05/2026