

Our Ref: MP/210620
Planning Portal Ref: PP-14910073

07th May 2026



Planning Services
Basingstoke & Deane Borough Council
Civic Offices
London Road
Basingstoke
RG21 4AH

Dear Sirs,

Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Proposal: Prior Notification of Proposed Change of Use of Agricultural Building to Flexible Commercial Use falling within Class E(g)(i), pursuant to Schedule 2, Part 3, Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015.

At: Dutch barn to the west of Knighton House, Ramsbury (Easting: 429337 | Northing: 171315)

Pursuant to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), on behalf of the Applicants, Mr. & Mrs. H Mackenzie-Smith, please find enclosed a prior notification application to determine whether Wiltshire Council's prior approval is required, in accordance with the provisions of paragraph W, as they apply to Class R. The following plans/documents are also submitted:

- Completed Application Form;
- Drawing No. 210620-001: Site Location Plan at 1:1250 (A1);
- Drawing No. 210620-110: Site Plan at 1:100 (A1); and,
- Drawing No. 210620-102: Proposed Plan at 1:100 (A1).

An application fee of £249 is applicable for this Prior Notification application under Class R.

Permitted development

R. Development consisting of a change of use of a building and any land within its curtilage from a use as an agricultural building to a flexible use—

(a) falling within one of the following provisions of the Use Classes Order—

(i) Class B2 (general industrial) of Schedule 1;

(ii) Class B8 (storage or distribution) of Schedule 1;

(iii) Class C1 (hotels) of Schedule 1;

(iv) Class E (commercial, business or service) of Schedule 2; or

(v) Class F.2(c) (outdoor sport or recreation) of Schedule 2; or

(b) for the provision of agricultural training.

R.1 Development is not permitted by Class R where:

(a) the building was not used solely for an agricultural use as part of an established agricultural unit—

- (i) on 3rd July 2012;
- (ii) in the case of a building which was in use before that date but was not in use on that date, when it was last in use, or
- (iii) in the case of a building which was brought into use after 3rd July 2012, for a period of at least 10 years before the date development under

The subject building was in agricultural use on the 03rd July 2012, and has remained in agricultural use ever since.

R.1 Development is not permitted by Class R where:	
Class R begins;	
(b) the cumulative floor space of buildings which have changed use under Class R within an established agricultural unit exceeds 1,000 square metres;	There are no existing buildings on the agricultural unit that have changed use under Class R. The subject building would be the first building to do so, and its total floor area is less than 1,000sq/m.
(c) The site is or forms part of a military explosives storage area.	The site is not subject to this designation.
(d) The site is or forms part of a safety hazard area.	The site is not subject to this designation.
(e) The building is a listed building or a Scheduled Monument.	The barn is not listed, and the site is not, nor does it contain a Scheduled Monument.

The conditions set out at R.2 are noted and will be adhered to accordingly.

Condition R.3 (1) (a) ((i) – (iii)) are not relevant to this application as the barn exceeds 150sq/m.

R.3 Conditions	
R.3— (1) (b) where the cumulative floor space of the building or buildings which have changed use under Class R within an established agricultural unit exceeds 150 square metres, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—	
(a) transport and highways impacts of the development,	The subject building is currently served from the vehicular access point a short distance to the north (approx' 25m), which adjoins the B4192. It is unlikely that the amount of traffic generated by the proposed development will be significant, and any

R.3 Conditions

R.3— (1) (b) where the cumulative floor space of the building or buildings which have changed use under Class R within an established agricultural unit exceeds 150 square metres, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

	increase above that of the existing agricultural use is likely to get lost in the day-to-day fluctuations you may expect along a B-road such as this. Visibility splays are good in both directions. The Council were satisfied with the transport and highways impacts of the development, when an identical application (Ref. PL/2022/07757) was approved on the site in November 2022.
(b) noise impacts of the development,	The site is not located in close proximity to a source of noise, such as transportation infrastructure, industry or housed livestock that would otherwise impact on a commercial use. The Council were satisfied with the noise impacts of the development, when an identical application (Ref. PL/2022/07757) was approved on the site in November 2022.
(c) contamination risks on the site,	There are not known to be any active landfill sites, historical landfill sites, pollution inventory sites, waste treatment sites, pollution incidents, or fuel sites within 250 metres of the site. No pollution of the ground is anticipated in association with the previous agricultural use, and there are no existing site features that are considered to require further evaluation. The site is not known to be recorded in the public register of contaminated land sites. The Council were satisfied with the contamination risks on

R.3 Conditions	
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	the site, when an identical application (Ref. PL/2022/07757) was approved on the site in November 2022.
(d) flooding risks on the site, or	The building is located within Flood Zone 1 and is therefore at lowest risk from flooding. The Council were satisfied with the flooding risks on the site, when an identical application (Ref. PL/2022/07757) was approved on the site in November 2022.
X. – Definition of curtilage	The extent of the proposed curtilage for the building conforms with the definition in the Order whereby it will be immediately beside the agricultural building and no larger than the land occupied by the agricultural building to be subject to this change of use – namely it measures no more than the floorspace subject to the change of use.

Having regard to the above assessment, the Applicants consider the proposal is Permitted Development under Class R of the Order and looks forward to receiving confirmation that Prior Approval is not required within the expiry of 56 days of receiving this application.

Please note that the external alterations shown on the Proposed Plan were approved by the Council previously under Application Ref. PL/2023/02149. This consent remains extant, following recent works undertaken by the Applicants in respect of the installation of a window on the northern side of the subject building.

I trust that the enclosed information is sufficient for this prior notification application to be registered at the earliest opportunity. However, please do not hesitate to contact me should you require any additional information.

Yours faithfully,



Mark Pettitt BA(Hons) MRTPI
Associate
FOWLER ARCHITECTURE AND PLANNING

Encs

cc: Applicants