

**PLANNING STATEMENT**

**CHANGE OF USE OF AN AGRICULTURAL BUILDING TO FORM 4NO.  
RESIDENTIAL DWELLINGS (PRIOR NOTIFICATION UNDER CLASS Q OF  
THE GPDO)**

**THE OLD RECTORY, EVERLEIGH, SN8 3EY**

**ON BEHALF OF THE HAMMERSON FAMILY**



**TOWN AND COUNTRY PLANNING  
(GENERAL PERMITTED DEVELOPMENT) ORDER 2015 (AS AMENDED)**

[www.rawplanning.co.uk](http://www.rawplanning.co.uk) | [admin@rawplanning.co.uk](mailto:admin@rawplanning.co.uk)  
RAW Planning Ltd | Company No. 11899496

**CONTENTS:**

|                             | Page No: |
|-----------------------------|----------|
| 1. INTRODUCTION             | 1        |
| 2. THE SITE                 | 2        |
| 3. THE PROPOSALS            | 4        |
| 4. CLASS Q.1 CONSIDERATIONS | 6        |
| 5. CLASS Q.2 CONSIDERATIONS | 9        |
| 6. CONCLUSION               | 11       |

## **1. 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 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 three parts; Class Q(a) permits the change of use, and Class Q(c) permits building operations reasonably necessary to convert the building to dwellinghouses. This application seeks prior approval under Class Q(a) and Q(c). No extension under Class Q(b) is proposed.
- 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 The Statement should be read in association with the following plans and documents:
- Application Form
  - Topographical Survey
  - Site Location Plan
  - Existing and Proposed Site Plans
  - Existing Building Plans and Elevations
  - Proposed Building Plans and Elevations
  - Structural Survey Report, prepared by SDS consulting Civil and Structural Engineers (dated February 2026)

## 2. THE SITE

- 2.1 The application site is located at land adjacent to The Old Rectory, Everleigh, in the Tidworth Community Area of Wiltshire. Everleigh is identified as a Small Village within the Wiltshire Core Strategy. The site lies on the western side of the village, accessed directly from the A342, and occupies a small cluster of buildings associated with The Old Rectory and adjacent to St Peter's Church. The submitted location and block plans show the application building positioned to the north-west of St Peter's Church and to the north of The Old Rectory, with the A342 forming the principal road frontage to the north-east.
- 2.2 In wider landscape terms, the site sits within the distinctive rural setting of this part of Wiltshire, on the edge of the wider Salisbury Plain landscape. The site itself has a clearly rural character, with mature trees, surrounding open land and a loose-knit built form typical of a small village edge location.
- 2.3 The application relates to an existing agricultural barn within this pocket of built form. The property is orientated on a south-west to north-east axis, facing into the site toward the north-west. The building is served from the existing access arrangement off the A342 and is therefore readily accessible from the public highway.

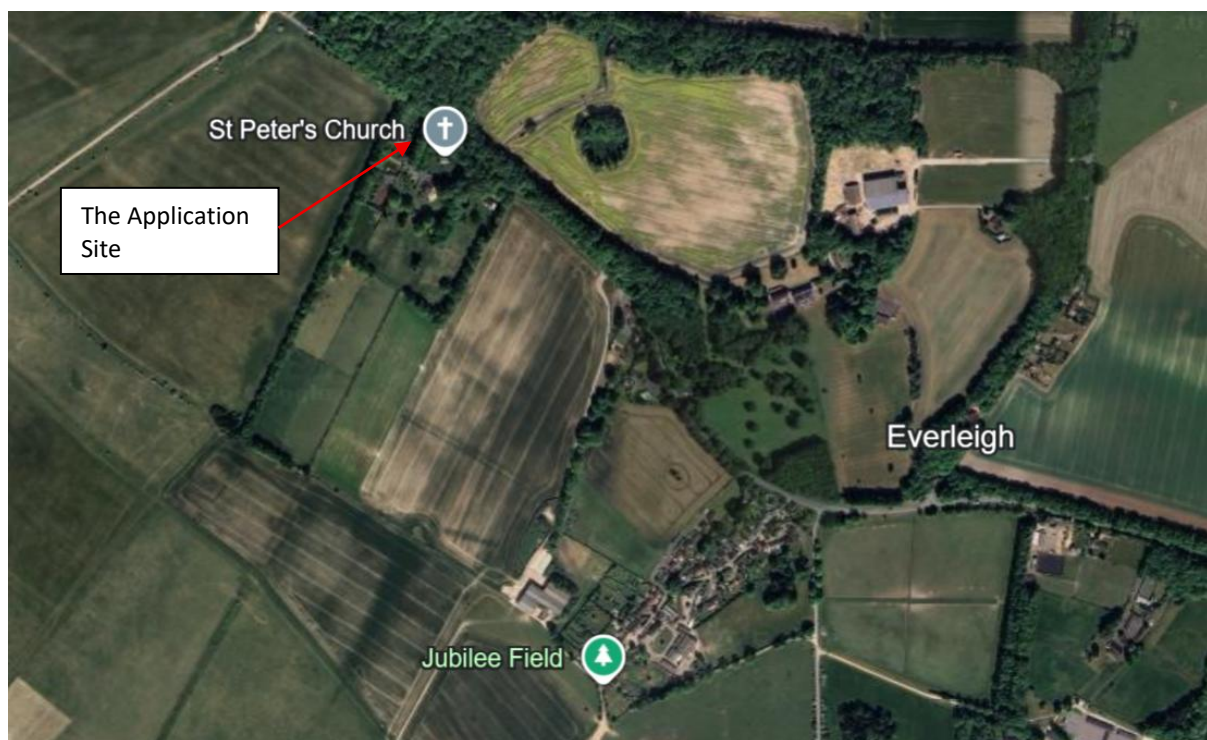


Figure 1 - Site Context

- 2.4 The structural report describes the building as a single-span, duo-pitch, four-bay steel portal frame barn with:
- a mono-pitch lean-to span projecting toward the north-west;
  - steel purlins and corrugated roof sheeting;
  - a timber-framed open-sided canopy at the north-east gable;
  - lower concrete blockwork walling with profiled cladding above; and
  - internal blockwork partitions to part of the building associated with former stabling/storage use.
- 2.5 The structural report records that the barn remains generally open plan to its north-eastern end and has a concrete ground-bearing slab to parts of the building.
- 2.6 The building is plainly agricultural in character and form. It is not a purpose-built residential structure and retains the appearance of a utilitarian rural outbuilding. The current proposal relates only to this barn and not to the wider group of buildings shown on the site survey and block plans.



*Figure 2 - Photograph of the barn*

### 3. THE PROPOSALS

3.1 The application proposal is to convert the agricultural barn into 4 dwellings, identified on the submitted drawings as Maisonettes 1 to 4. The proposed accommodation shown on the plans comprises:

- Maisonette 1 – 67sqm
- Maisonette 2 – 67sqm
- Maisonette 3 – 67sqm
- Maisonette 4 – 67sqm

3.2 Each unit is therefore below the 150sqm maximum permitted under Class Q, and the cumulative floorspace is well below 1,000sqm. The submitted plans also show associated amenity spaces, communal cycle storage, parking spaces and EV charging points.

3.3 The proposed building operations comprise works reasonably necessary to facilitate the residential conversion, including:

- replacement roof panels;
- replacement of perspex roof panels with rooflights;
- insertion of new windows and doors;
- retention of the principal building form;
- demolition of the existing lean-to to the side and front projection of the barn to create amenity space; and
- ground level adjustments to create access.

3.4 The existing timber canopy at the north-east gable, the front projection, will not be retained as part of the proposed development.

3.5 The proposal has been designed to work within the existing building envelope. No extension to the building is proposed.



Figure 3 - Proposed elevations

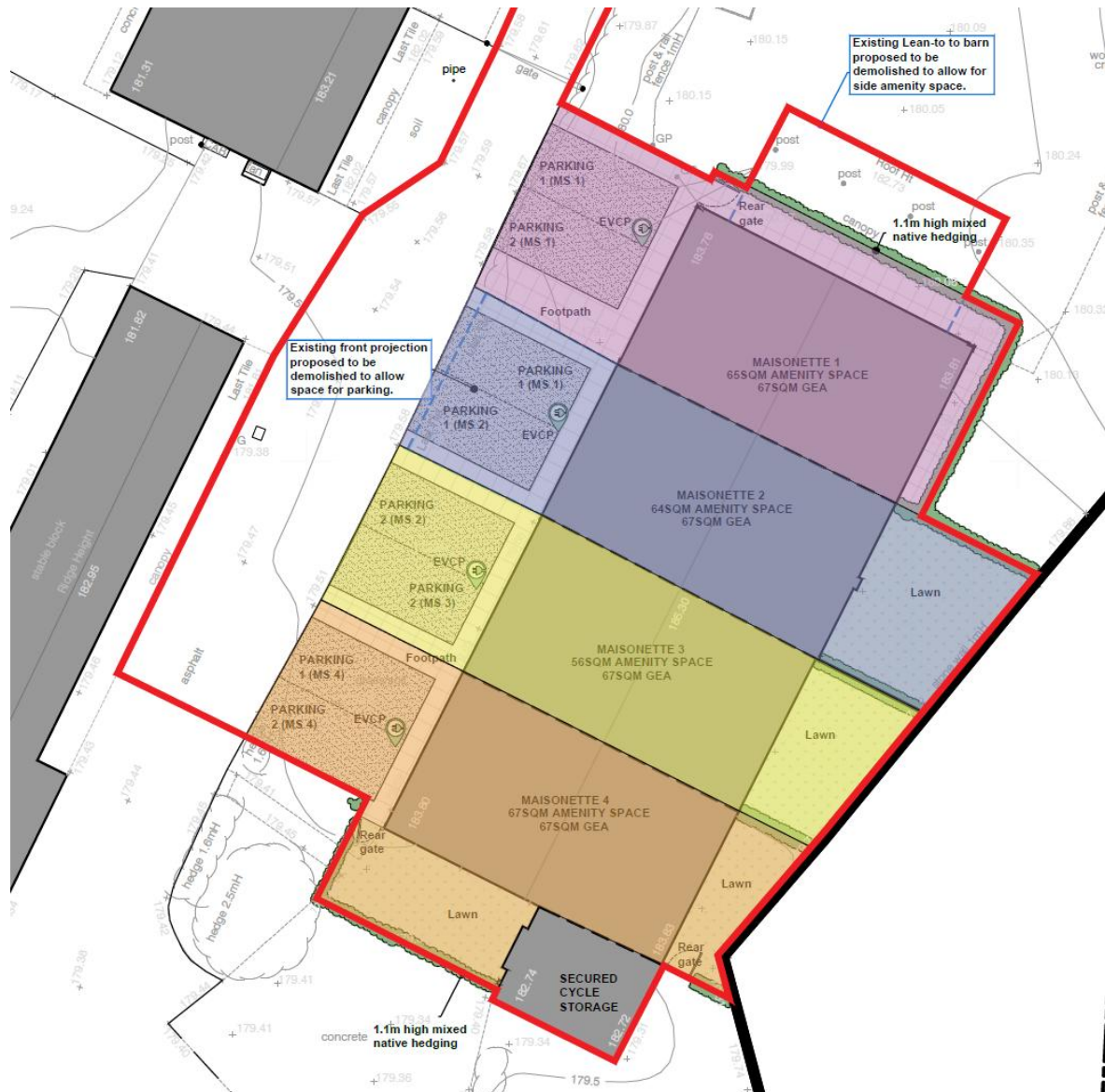


Figure 4 - Proposed Site layout

- 3.6 The proposed site plan, included above, illustrates the layout of the redevelopment, showing the arrangement of the dwellings, associated parking, and amenity space. The design incorporates limited structural alterations and the partial demolition of non-essential additions. The approach ensures that the agricultural character of the buildings is preserved, while also providing high-quality, functional living spaces that are well integrated into the surrounding environment.

## **4. CLASS Q.1 CONSIDERATIONS**

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

### **Criteria (a & b) - Agricultural use**

- 4.2 The application building is agricultural in character, construction and appearance. It was erected in the 1980s as part of the wider rural holding and for use in connection with agriculture, including for the storage of hay and agricultural machinery/equipment and for the housing of sheep.

- 4.3 The application site was part of an established agricultural unit on 24 July 2023. At that time, the barn was in use for agricultural purposes, including the storage of hay, housing for sheep and agricultural equipment associated with the management of the land. The barn has not been used for any non-agricultural purpose that would disqualify the proposal under paragraphs Q.1(a) and Q.1(b) of Class Q.

### **Criteria (c) – Floor space**

- 4.4 As outlined previously and confirmed by the accompanying plans, the total floorspace of any dwelling developed under Class Q will not exceed 150 square metres, and the total proposed GIA will not exceed 1,000 square metres. The total curtilage (amenity space and car parking) does not exceed the total footprint of the buildings. The four units are each 67sqm. The amenity space for each unit is less than the proposed unit's floor area and located immediately adjacent to the proposed residential unit.

### **Criteria (d) – Cumulative no. of dwelling & floor space.**

- 4.5 The proposal would create 4 dwellinghouses only, with cumulative floorspace well below 1,000sqm. No previous development under Class Q has taken place within the original limits of the established agricultural unit. Accordingly, the proposal would not result in the cumulative number of dwellinghouses exceeding 10, nor the cumulative floorspace exceeding 1,000sqm.

### **Criteria (e) - Agricultural tenancy**

- 4.6 The site is not occupied under an agricultural tenancy.

### **Criteria (f) – Termination of agricultural tenancy**

- 4.7 No agricultural tenancy over the site has been terminated less than 1 year before the date development under Class Q begins for the purpose of carrying out development under Class Q.

**Criteria (g) – Other agricultural permitted development**

- 4.8 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 within the last 10-years.

**Criteria (h) – External dimensions**

- 4.9 The proposal does not extend the external dimensions of the existing building at any given point. The scheme is one of conversion, not extension. The proposed drawings show the existing envelope broadly retained, subject to openings, rooflights and the removal of the lean-to/canopy elements.

**Criteria (i) – Extensions**

- 4.10 N/A - No extensions to the existing buildings form part of this proposal.

**Criteria (j) – Building operations**

- 4.11 The operations proposed are limited to those reasonably necessary to convert the building to residential use. The structural report concludes that the building is in sound structural condition and that the existing primary frame and associated elements are capable of continuing to perform their intended structural function without the need for strengthening or significant structural enhancement to facilitate domestic conversion.

- 4.12 The report notes that:

- the steel framework is within acceptable tolerances;
- corrosion is superficial and does not materially reduce structural capacity;
- the lower masonry sections are generally in good condition;
- there is no evidence of tree-related damage; and
- the existing foundations appear adequate in principle for domestic conversion.

- 4.13 The proposed works comprise only the installation or replacement of windows, doors, roofs, exterior walls and services to the extent reasonably necessary for the building to function as dwellinghouses, together with partial demolition only to the extent reasonably necessary to carry out those operations.

4.14 **Criteria (k) – Article 2(3) land**

- 4.15 The site is not within a National Landscape, a National Park, a World Heritage Site, The Broads or a Conservation Area (Article 2(3) land).

**Criteria (l) – Restricted sites**

- 4.16 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

**Criteria (m) – Scheduled monument**

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

**Criteria (n) – Listed building**

- 4.18 The building is not listed, nor is it within the curtilage of a listed building. There are listed buildings adjacent to the site and in the vicinity, including The Old Rectory and St Peter's Church.

**Criteria (o) – Space standards**

- 4.19 The four proposed dwellings have been designed to fully comply with the Nationally Described Space Standards (NDSS), ensuring that each unit provides a high-quality living environment that meets the minimum space requirements set out by the Government. These standards are aimed at ensuring that homes are adequately sized to provide a comfortable living space for residents.

**Criteria (p) – Access**

- 4.20 The application building benefits from an existing vehicular access from the main road (A342).
- 4.21 The adjacent properties (Rectory Cottage, Rectory Bungalow and The Old Rectory) are in the same ownership as the application site, and as such the shared access arrangements for these properties and the application site are all within the control of the applicant.
- 4.22 Accordingly, the above permitted development criteria are therefore 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.

## 5. CLASS Q.2 CONSIDERATIONS

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

### **Criteria (a) – Transport and Highways**

- 5.2 The application site benefits from an existing vehicular access directly off the main road, which is well-positioned for safe and efficient entry and exit. The visibility from the access point is adequate, allowing vehicles to enter and leave the site without causing obstruction to other road users or pedestrians. The proposed site plan demonstrates that sufficient parking can be provided, with space allocated for two cars per dwelling, in line with local parking standards. Additionally, there is ample room within the site for vehicles to manoeuvre and turn, ensuring that all cars can enter and exit in a forward gear, thereby avoiding any need for reversing onto the road and further enhancing safety.
- 5.3 The proposed change of use to residential is not expected to result in a significant increase in traffic or a material change in the character of traffic in the surrounding area. This is due to the site's historical use and the associated traffic patterns, which included unrestricted movements of large farm vehicles as part of its agricultural operation. Given the existing road infrastructure already accommodates a range of vehicles, including those serving nearby residential properties, the introduction of residential use on this site is unlikely to create any substantial additional burden on the local highway network.
- 5.4 Overall, the proposed development will have minimal impact on the local highway network.

### **Criteria (b) – Noise**

- 5.5 The conversion of the existing agricultural building into residential dwellings is proposed within an existing pocket of residential properties and the Church and which is then surrounded with open countryside. Given the nature of the surrounding environment, it is unlikely that the development will result in any adverse noise impacts. On the contrary, the introduction of residential use may lead to a reduction in noise levels compared to the historic agricultural operations, which can often involve machinery and activity that generate higher levels of noise. The conversion to residential use would likely enhance the noise environment for surrounding properties by mitigating farm-related noises, providing a quieter and more peaceful setting for nearby residents.

### **Criteria (c) – Contamination**

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

**Criteria (d) – Flood risk**

The site falls entirely within Flood Zone 1, at low risk of fluvial, tidal or surface water flooding and there is no record of flooding in the vicinity of the site.

**Criteria (e) – Location / Siting**

5.7 The consideration of whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to residential is a specific and limited prior approval matter. The Planning Practice Guidance makes clear that Class Q does not apply a general test in relation to the sustainability of the location. Rather, the question for the local planning authority is whether the particular location or siting of the building would make the proposed residential use impractical or undesirable, for example because of an inherent physical constraint or because of the relationship with nearby uses.

5.8 In this case, the building is an existing permanent structure with established access from the A342 and is capable of being served in practical terms as part of the proposed conversion. The site is not isolated by reason of a lack of physical access, nor is it adjacent to an intensive or hazardous agricultural or industrial use that would make residential occupation inherently impractical or undesirable. The proposal therefore satisfies the requirements of paragraph Q.2(1)(e), and there is no proper basis for withholding prior approval on location or siting grounds.

5.9 **Criteria (f) – Design and appearance**

5.10 The proposed design retains the principal agricultural form of the building. The plans show that the building would continue to read as a simple rural barn, with the existing metal cladding largely retained, new insulated roof panels replacing existing sheeting, and new windows and doors inserted in a restrained manner. Rooflights are proposed in place of perspex panels, and the lean-to elements are removed.

5.11 The overall approach is to convert the building rather than rebuild it, retaining its simple form while making the limited alterations necessary for residential occupation.

5.12 The internal layout maximises space efficiently, providing functional and comfortable living environments. The landscaping surrounding the dwellings will be carefully designed to complement the natural environment, with residential garden spaces that are discreet and not overpowering.

- 5.13 Overall, the conversion is expected to have a positive impact on the visual character of the site, improving its appearance in comparison to the current condition. While the buildings will retain their rural charm, the overall aesthetic will be enhanced, ensuring the development remains in keeping with the surrounding countryside.

**Criteria (g) – Natural light**

- 5.14 The design ensures that all habitable rooms are well-served by windows and rooflights, providing each room with sufficient natural daylight to create bright and comfortable living spaces.

## **6. CONCLUSION**

- 6.1 The application proposes the change of use of agricultural building, along with the necessary building operations, to create 4no. residential dwellings.
- 6.2 This Statement demonstrates that the proposed change of use and associated works qualify as permitted development under the provisions of Paragraph Q.1 of the GPDO, as the proposals fully satisfy the relevant criteria.
- 6.3 The development would not have any adverse impacts on the highway network, nor would it result in unacceptable noise levels or increase flood risk. The site is not located in an area at risk from contamination, and the proposed dwellings are not in close proximity to any incompatible land uses. As such, residential use is entirely appropriate for this location. Furthermore, the design and appearance of the proposed dwellings have been carefully considered to preserve and enhance the buildings' character, ensuring they integrate well with their surroundings.
- 6.4 Based on the evidence provided, we respectfully request the Council's confirmation that this development qualifies as permitted development and can proceed accordingly.

# RAW



RAW Planning

Website: [www.rawplanning.co.uk](http://www.rawplanning.co.uk)