



**The Town and Country Planning (General Permitted Development)
(England) Order 2015 (as amended)**

**Refusal of Prior approval Part 3 Class Q: Agricultural buildings to
dwellinghouses**

Application Reference Number: PL/2026/01941

Decision Date: 12/06/2026

Applicant:	Mr David Kemp c/o Dolman Building Surveyors, Sussex House, Devizes, United Kingdom
Particulars of Development:	Demolition of Existing Dutch Barn and Change of Use of Existing Agricultural Building to Residential (Use Class C3) to form one single dwelling with rear extension of 4m.
At:	Barns at Middle Croft Farm, A360 / Maddington Street, Shrewton, SP3 4LA

I refer to your application for a determination as to whether the prior approval of the local planning authority will be required for this development. The local planning authority has determined in this case that prior approval is refused for the following reason(s):

Refusal Reason

- 1 The prior approval of the Local Planning Authority is required under Class Q part 2(e) as to whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order.

The Local Planning Authority considers that the proposed change of use would introduce a residential dwelling in very close proximity to an established and lawful pig farming operation. The agricultural use is likely to generate adverse impacts including odour, noise, disturbance, flies, dust and other associated effects, which are inherent to such activities and cannot reasonably be mitigated.

By reason of this relationship, future occupiers of the dwelling would be subject to a poor standard of residential amenity on a regular and ongoing basis. Furthermore, introducing a residential use in this location would give rise to the potential for land use conflict, which could place undue pressure on the continued operation of the adjoining agricultural use.

As such, the Local Planning Authority considers that the location and siting of the building make the proposed development impractical and undesirable for residential use. The proposal therefore fails to comply with Schedule 2, Part 3, Class Q.2(1), in particular criteria (b) and (e), and the provisions of Paragraph W (prior approval) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Informatives

- 1** The applicant(s) should be reminded of their obligations to comply with Article 3 - (1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) to ensure that the development complies with regulations 75 to 78 of the Conservation of Habitats and Species regulations 2017. Failure to do so may result in the development not being Permitted Development.
- 2** The following plans and documents submitted by the applicant which form the application have been used to assess the proposals and reach this decision.

Application Form Date Received: 23/03/2026

Location Plan and Existing Block Plan Drg no 4392-01 Rev C Date Received: 23/03/2026

Building Survey Report and Structural Analysis report Date Received: 23/03/2026

Biodiversity Survey/Report Date Received: 23/03/2026

Visibility Site Plan and Cars Turning Site Plan Drg no 4392-04 Date Received: 23/03/2026

Existing Plans and Elevations Drg no 4392-02 Rev A Date Received: 23/03/2026

Proposed Plans and Elevations Drg no 4392-03 Rev B Date Received: 07/04/2026

Planning Statement Date Received: 23/03/2026

Agents response to Environmental Health objections Date Received: 12/05/2026

Níc Thomas - Director of Planning, Economy and Regeneration

NOTES

1. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to refuse permission, they may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - [Appeal a planning decision: Overview - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/appeal-a-planning-decision-overview)).