



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

**Prior approval Part 3 Class Q: Agricultural buildings to
dwellinghouses - Prior Approval not Required**

Application Reference Number: PL/2026/02855

Decision Date: 29/06/2026

Applicant:	Mr William Warden End Farm , Marston, Wiltshire, SN10 5SR
Particulars of Development:	Prior approval under Part 3 Class Q for two proposed dwellings in an existing steel framed barn.
At:	END FARM, MARSTON, DEVIZES, SN10 5SR

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 its prior approval **will not be required**.

This is subject to the development being carried out strictly in accordance with the details set out in the application particulars and any standard conditions in the Order.

The development may also require a Building Regulations application. The Building Regulations process is to ensure new development is safe, well built and energy efficient. The local planning authority can provide this service to you and so invites you to access the forms and other information online at www.wiltshire.gov.uk/buildingcontrol.

- 1 Development under Class Q is permitted development subject to the condition Q.2(3) that development under Class Q(a), Class Q(b) and Class Q(c), must be completed within a period of 3 years starting with the prior approval date.

REASON: To comply with the full limitations, requirements and conditions of Class Q, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Application Form.

Location Plan, Existing Block Plan, Ground Floor Plan, Section and Elevations. Drg No: 4143-05.

Proposed Class Q Barn Conversion to Dwelling. Drg No: 4143-06. Rev: A.

Structural Report. Produced by: Structural Solutions. Dated: 23/04/2026.

Supporting Statement. Produced by: Dolmans. Dated: March 2026/Amended April 2026.

Preliminary Bat Roost Assessment. Produced by: J Taylor Ecology Consulting. Dated: 29/04/2026.

REASON: For the avoidance of doubt and in the interests of proper planning.

Informative

- 3** The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

Informative

- 4** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or

to download the CIL forms please refer to the Council's Website
<https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy>.

Informative

- 5** The applicants should be reminded of their obligations to comply with Article 3 - (1) of the 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.

Informative

- 6** The applicant should note that it is a criminal offence to obstruct a public right of way under section 137 of the Highways Act 1980 and therefore no materials, plant, temporary structures or excavations of any kind should be deposited / undertaken which obstruct or adversely affect the public right of way MARS9 whilst development takes place, without prior consultation with, and the further permission of, the highways authority at Wiltshire council.

Informative

- 7** The applicant should note that no gates or stiles should be erected across the public right of way without prior consultation and approval from the Countryside Access Officer (contact rightsofway@wiltshire.gov.uk). Unauthorised structures across a right of way are an obstruction and gates may only be authorised for the control of stock under section 147 of the Highways Act 1980.

Nic Thomas - Director of Planning, Economy and Regeneration

