



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

**Refusal of Prior Approval Part 3, Class MA: Commercial, business
and service uses to dwellinghouses**

Application Reference Number: PL/2026/03079

Decision Date: 02/07/2026

Applicant:	Mrs Ruth Taylor C/o Acorus Rural Property Services Ltd Addlepool Business Centre Woodbury Road Clyst St George Exeter Devon EX3 0NR
Particulars of Development:	The proposal seeks to change the use of the building to provide No.1 new single storey dwelling, amounting to a gross indoor area for residential use of 72.9sqm.
At:	Land to rear of Primrose Bank, New Zealand, Calne, SN11 9JL

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 application seeks prior approval under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), which permits the change of use of a building from a qualifying Class E use to a dwellinghouse, subject to specified conditions and limitations.

In order to benefit from the provisions of Class MA, the Local Planning Authority must be satisfied that the building has been in a qualifying use for a continuous period of at least two years immediately prior to the date of the application. Whilst the applicant asserts that the building has been used as a builder's workshop and maintenance

shed associated with a building contracting business, no documentary evidence has been provided to substantiate the claimed use history.

Furthermore, the Local Planning Authority has received representations disputing the asserted Class E use of the building and, when given the opportunity to provide further evidence in support of the application, none was submitted.

In the absence of sufficient evidence to demonstrate, on the balance of probabilities, that the building has been in a qualifying Class E use for a continuous period of at least two years immediately prior to the application, the Local Planning Authority is not satisfied that the requirements of Class MA have been met. Accordingly, the proposal fails to comply with the provisions of Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Informative

For the avoidance of doubt, the following plans and documents were used to assess this application:

Application Form received 8 May 2026

Cover Letter received 8 May 2026

Planning Statement received 8 May 2026

Location and Block Plan drawing numbered 200 01 received 8 May 2026

Existing Plan and Elevations drawing numbered 200 02 received 8 May 2026

Proposed Plan and Elevation drawing numbered 200 03 received 8 May 2026

Material Retention Plan drawing numbered 200 04 received 8 May 2026

Nic Thomas - Director of Planning, Economy and Climate