

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 Granted with Conditions

Application Reference Number: PL/2026/03149

Decision Date: 28/07/2026

Applicant:	The Rt. Hon. Viscount J Sidmouth Willow Lodge, The Green, Biddestone, Chippenham, Wiltshire, SN14 7DG
Particulars of Development:	Conversion of the agricultural building into one single storey dwelling
At:	Highway Farm, Highway, Hilmarton, Wiltshire, SN11 8SR

The local planning authority has determined in this case that its prior approval will be required and that this prior approval is **GRANTED** subject to the following condition(s):

- 1 The development for which prior approval is hereby granted shall be carried out in accordance with the following approved plans:
 - (i) Received on 15.05.2026:
 - Location plan, 455.S.001 Rev P3
 - Existing site plan, 455.S.010 Rev P3
 - Proposed roof plan, 455.P.111 Rev P3
 - (ii) Received on 26.05.2026:
 - Proposed Ground Floor Plan as proposed, 455.P.110 Rev P4
 - Sections A B as proposed, 455.P.200 Rev P4
 - Sections C D as proposed, 455.P.201 Rev P4
 - Elevations North/South as proposed, 455.P.300 Rev P4
 - Elevations East/West as proposed, 455.P.301 Rev P4

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

- 2 The development for which prior approval is hereby granted shall be carried out in strict accordance with the mitigation measures outlined under section 5.1 of the preliminary bat roost assessment & nesting bird survey report (prepared by smart ecology, dated 28.04.2026) and the proposed reasonable avoidance measures

outlined in Great Crested Newt Assessment (prepared by smart ecology, dated 28.04.2026).

REASON: In the interest of protecting biodiversity and nature habitats.

- 3** (a) The dwelling shall not be occupied until a minimum of two car parking spaces, and the provision of secure cycle parking has been made available within the land edged in red or green on drawing 455.P.010 Rev P3
- (b) the car and cycle parking shall remain unobstructed and retained for those purposes thereafter.

REASON: In the interest of highway safety and to ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

Informatives

- If asbestos containing materials are present on the barn (e.g. the roof and side panels or any lagged pipes), please ensure that these are handled and disposed of appropriately in line with HSE guidance.
- Under Schedule 2, Part 3, Class Q, Condition Q2(4) Development under Class Q is permitted subject to the condition that development under Class Q(a), and under Class Q(b) or (c), if any, must be completed within a period of 3 years starting with the prior approval date.
- Under Schedule 2, Part 1, Class A, the enlargement, improvement or other alteration of a dwellinghouse is not permitted where permission has been granted only by virtue of Class G, M, MA, N, P, PA, or Q of Part 3
- Under Schedule 2, Part 1, Class E, buildings etc incidental to the enjoyment of a dwellinghouse is not permitted where permission has been granted only by virtue of Class G, M, MA, N, P, PA, or Q of Part 3

Nic Thomas - Director of Planning, Economy and Climate