

Our Ref: MP/240516
Planning Portal Ref: PP-15083355



14th August 2026

Wiltshire Council
Development Management
Economic Development & Planning
County Hall
Bythesea Road
Trowbridge
BA14 8JN

Dear Sir/Madam,

Town & Country Planning Act 1990 (As Amended)

Proposal: Removal of existing barns and erection of detached dwelling; with associated parking, turning, landscaping, private amenity space and access.

At: Roundway Farm, Roundway, Devizes, SN10 2HZ

Fowler Architecture & Planning Ltd have been instructed by Mr. J Butler to submit a full planning application to Wiltshire Council in respect of the above.

The application has been submitted via the Planning Portal and comprises the following:

- Completed Application Form;
- Completed Validation Checklist;
- Completed CIL Form;
- Topographical Survey at 1:200 (A0);
- Location Plan at 1:1250 (A3);
- Existing Building Plan at 1:100 (A3);
- Site Plan at 1:200 (A1);
- Proposed Floor Plans & Elevations at 1:100 (A1);
- Arboricultural Report, by WHLandscape;
- Ecology Report, by ABR Ecology Ltd; and,

- BNG Assessment, by ABR Ecology Ltd.

Planning Statement

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

In this instance, the Application Site falls in 'open countryside', outside a designated Settlement Boundary, where new residential development would be contrary to Core Policy 2 of the Wiltshire Core Strategy and Policy H1 of the Devizes Area Neighbourhood Development Plan.

There are no exceptions set out in the said policies that allow for the proposed development. However, the Applicant benefits from an extant permission for conversion of the existing steel barn to residential use under Class Q of the GPDO – following the grant of Application No. PL/2024/11286 in February 2025.

The use of the site for residential purposes has therefore been established. Whilst the proposed dwelling is 'new build' as opposed to 'conversion', the impacts of the proposed development are effectively same as the extant proposals, and in design terms there are considered to be benefits in removing the existing barns, and 'starting from scratch'.

In short, the extant proposals to convert the existing barn, are material to the consideration of this application - having regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004. This view is reinforced by the findings of the Inspector who determined the Appeal at Barrow Hill Barns, Goodworth Clatford (Ref: 3154235) in February 2017. In that instance, the Appellant benefitted from a fallback position of five dwellings, by way of conversion under Class J (now Class O) of the Order, and was proposing to demolish the existing offices and erect five new build houses.

The following extracts from the Inspector's decision are relevant to this particular application:

"The appellant submits that he is able to implement this decision and this fall-back position is a material consideration which should be given weight in the assessment of the appeal scheme. He states that if the appeal is not successful, the conversion scheme will be constructed."

12. *The Council considers that this fall-back position is not realistic, as in order to benefit from the notice that prior approval was not required, the use of the building as dwelling houses should have begun before 30 May 2016. No evidence has been provided that the use of the building as dwelling houses has occurred.*

13. *However, since the Council determined the Class J notification, the statutory instrument has largely been replaced by the Town and Country Planning (General Permitted Development) (England) Order 2015. Equivalent provisions to Class J of the 1995 GPDO were included within Schedule 2, Part 3, Class O of this Order. The relevant legislation² provides for anything done under the previous provisions to be treated as if done under the new provisions, so Class J has effect as if made under Class O.*

14. *In April 2016, the 2015 GPDO was amended. In relation to Schedule 2, Part 3, Class O of this Order, the requirement for the change of use to be completed by 30 May 2016 has been removed and replaced by a new general condition which allows three years for the change of use to take place from the date of prior approval. The extension of the time period therefore applies to what was Class J development (where that was extant on 6 April 2016 (when the amendment came into force)). The appellant therefore still has time to complete the change of use of the building to dwelling house.....*

..... *It is the stated view of the appellant that the conversion scheme is awkward and unattractive in terms of the confined courtyard and elongated building forms. However, it is asserted that the scheme would be feasible and would be implemented if the appeal scheme fails. I have no evidence before me to doubt the appellant in respect of these matters. I therefore find that the fallback position to convert the building into 5 dwellings is therefore more than a theoretical prospect; there is likely to be a high probability that the scheme would be constructed if the appeal proposal is dismissed.....*

..... *The appeal proposal would conflict with the settlement hierarchy established by Policy COM2 of the RLP. Further harm would be caused as a result of the loss of an employment site. These policies are considered to be up-to-date because the Council can demonstrate a five year supply of deliverable housing sites, and the policies are consistent with the relevant policies of the Framework. 23. However, the appellant's fall-back position to change the use of the existing buildings upon the site is a very real possibility. The effects of the appeal proposal would be unlikely to be discernible over and above the permitted development scheme for the reasons given. I regard the likely residential use of the site, a material consideration which would, in this case, justify making a decision which is not in accordance with the development plan".*

The approval of Application No. PL/2024/11286 means that the Applicants have until February 2028 to complete the conversion scheme. If this current Application fails, then their intention is to fall back on this extant scheme, and implement it accordingly.

Implementing the extant scheme is clearly more than a theoretical prospect, and is very much a realistic possibility. Set against this fallback position, the proposed development is considered to be acceptable in principle. The dependency on the private car would be no different, and the proposed dwelling will make a positive contribution to the local area.

As the proposed scheme is for the same number of units, it would result in a similar level of traffic and social isolation than would be the case if the fallback were implemented.

The existing barns have stood in this location for a number of years now, and is not considered to be making a positive contribution to the character and appearance of the site and surrounding area, and the nearby setting of the National Landscape (see image below).



With this in mind, the Applicants feel that a more appropriate approach to delivering residential development on the site, would be to remove the existing buildings and erect a new dwelling from scratch – as opposed to converting the existing (larger) barn.

This scheme provides an opportunity to provide a new dwelling, within an attractive rural environment, which will be an improvement on the existing barns that are characterised by corrugated sheeting.

An appropriate palette of materials (to be agreed by condition) will allow the building to sit comfortably in this location, and blend in seamlessly with the fabric of the area. The new dwelling has therefore been designed to be a barn-like dwelling sensitive to the character of the site and surrounding area, and consistent with the design approach taken on the extant scheme immediately to the east (Ref. PL/2023/05410).

The new dwelling will add interest to the variety of properties seen in the Parish, and utilise materials that are sympathetic to other properties in this part of the District, thus securing a harmonious architectural appearance. The walls will be of brick and timber construction, whilst the roofs will be plain clay tiles.

Whilst it is recognised that agricultural buildings are not uncommon in rural areas, the fact remains that the existing barns are making a negative contribution to the character and appearance of the area, and their removal should be welcomed.

The proposed development is architecturally pleasing, and would not look out of place in this location.

It is recognised that the appearance of the site will change as a result of these proposals. However, Roundway Farm already benefits from an extant planning permission for three new dwellings, as well as the Class Q approval and therefore a large amount of domestication of the site has already been established.

Overall, the scheme is considered to be of a high-quality design, which will provide an attractive form of development, that takes the opportunity available to improve the character and quality of the site and surrounding area.

It is therefore respectfully requested that full planning permission be granted accordingly.

I trust that the enclosed information is sufficient for this application to be registered at the earliest opportunity. However, please do not hesitate to contact me should you require any additional information.

Yours faithfully,

Mark Pettitt

Mark Pettitt BA(Hons) MRTPI

Associate

FOWLER ARCHITECTURE AND PLANNING

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