

DESIGN & ACCESS & PLANNING STATEMENT

relating to

APPLICATION FOR FULL PLANNING PERMISSION

for

CONVERSION OF AGRICULTURAL BUILDING INTO 2 DWELLINGS
(PREVIOUSLY APPROVED FOR CLASS Q CONVERSION INTO 2 DWELLINGS)

at

END FARM, MARSTON, SN10 5SR

Ref: 4143.DAS

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Revision B 15.10.26

Generally -

This statement should be read in conjunction with the accompanying drawings and Ecology Report.

Location and Description -

The application site is located on the northern edge of Marston, around 5 miles southwest of Devizes, and is accessed via Plough Lane. Marston is identified as a small village in the Wiltshire Core Strategy, without a settlement boundary and therefore the site is considered to be within open countryside.

The site comprises of an existing dwelling (barn conversion circa 1987 with further extensions in 2010) and timber framed barn to the west, an agricultural building, horse walker, another agricultural building, and a much larger agricultural building to the east (see fig.1).

The agricultural building adjacent to the existing dwelling is a single storey vertically timber clad building with a low pitched corrugated metal roof, and a metal framed horse walker (approved under application ref K/52706/F), which has Full Planning Permission to be demolished and replaced with two new semi-detached dwellings (ref PL/2025/07354).

Southeast of these buildings is a steel framed agricultural building that has Class Q approval for conversion to 2 semi-detached dwellings. This Full Planning application seeks approval for an almost identical scheme, save from some small improvements that are not permitted under the Class Q conditions.

The applicant currently farms the site/building and surrounding land. The building has become surplus to requirement for the agricultural business.

Although the Class Q permitted dwellings would provide the accommodation required, it was realised that it would not make best use of the site and the existing building, and that improvements in design and renewable energy generation could be achieved with minimal deviation to the form of the building that was approved under Class Q permitted development.

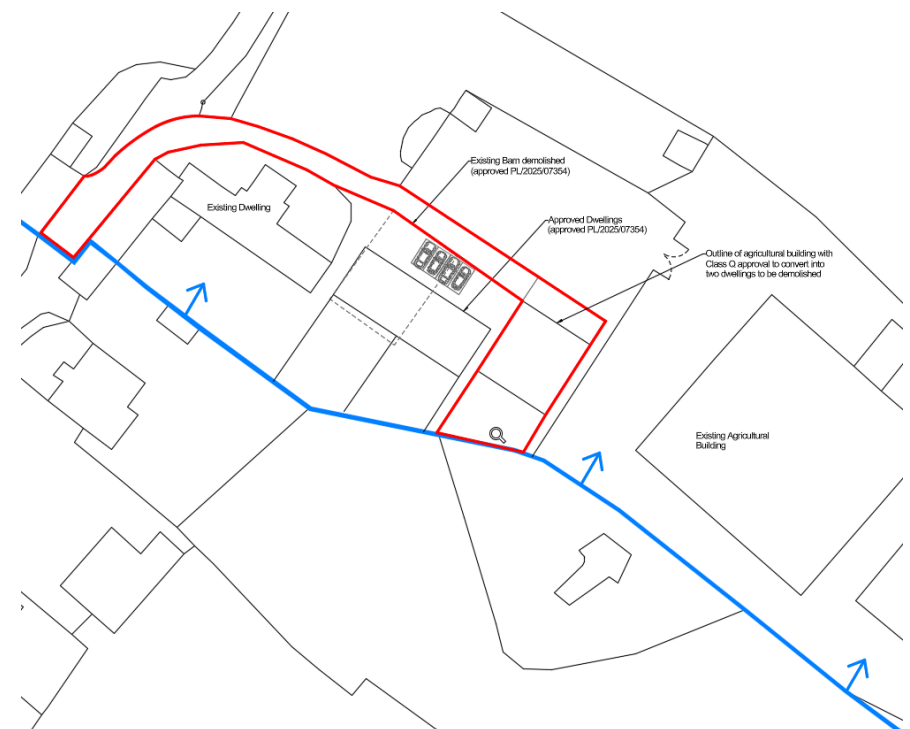


Fig1. Existing block plan

Planning History -

A search of Wiltshire Council's Planning website shows the following:

- K/10834: Conversion of barn to dwelling. Approved 1987.
- K/52706/F: New horse exercise arena, including all other associated works. Approved 2005.
- L/52847/F: Demolish old farm building, erect a pair of chalet bungalow lets, including all other associated works. Refused 2005.
- K54291/F: Demolish old farm building, erect pair of chalet bungalow holiday lets, including all other associated works. Withdrawn 2006.
- K/55605/F: Demolish old farm building, erect pair of chalet bungalow holiday lets, including all other associated works. Refused 2007.
- E/10/0867/FUL: Proposed alterations and extensions. Approved 2010.
- PL/2024/05657: Prior Approval Part 3 Class Q: Agricultural buildings to Dwelling Houses. Refused 2024.
- PL/2024/10966: Prior Approval Part 3 Class Q: Agricultural buildings to Dwelling Houses. Approved 2025.
- PL/2025/04325: Demolition of agricultural barn with Class Q permission to convert into 2 dwellings, construction of 2 dwellings with associated hard and soft landscaping and storm and foul water drainage. Withdrawn July 2025
- PL/2025/07354: Demolition of agricultural barn with Class Q permission to convert into 2 dwellings, construction of 2 dwellings with associated hard and soft landscaping and storm and foul water drainage. Approved December 2025
- PL/2026/02855: Prior approval under Part 3 Class Q for two proposed dwellings in an existing steel framed barn. Approved

Proposal -

The application concerns of the conversion of an existing barn into two semi-detached 3 bedroom dwellings, using the approved Class Q as a meaningful fallback – PL/2026/02855.

Proposal details -

This application follows the approved Class Q conversion (PL/2026/02855) which permitted two 3 bedroom semi-detached dwellings however it was realised that the proposal was not making best use of the site and existing building, and that a more effective design could be achieved. For this reason, the applicant is now seeking Full Planning Permission to make improvements on the approved Class Q scheme.

The internal layout will be identical. The external appearance will remain the same in terms of the number, location and appearance of window and door openings, and the external materials. Access, car parking and garden spaces will also remain the same. The dwellings will be segregated with a fence and gates from the agricultural buildings and operations to the east There will be space within the site boundary for bin and bike storage, with 2 parking spaces provided for each property, 1 of the pair being an EV charger.

In addition to what has been approved under the Class Q approval, it is proposed to introduce a front porch, log burner flues and solar panels.

Drainage, both foul and surface water are to be accommodated on site by a soakaway and treatment plant. Power and water are to be extended from the applicants existing facilities.

It is not considered that the proposed dwellings will suffer from any adverse impacts perpetrated by the existing/proposed site noises and will therefore not impact on living conditions.

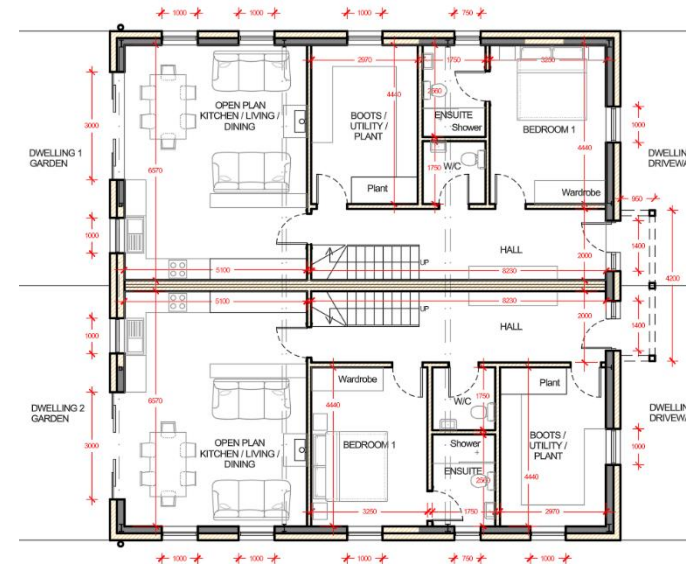
Design -

The main entrance door with canopy over leads into an entrance hall, which opens up on to a WC, Boots/Utility/Plant room, Bedroom with en-suite, and an open plan Kitchen, Living and Dining Room. The kitchen will feature a window opening, and a modest door opening with a set of bifold doors to provide access to the garden with a level threshold, giving the illusion that the internal space extends out to the external space. A log burner with flue is also proposed in the Kitchen.

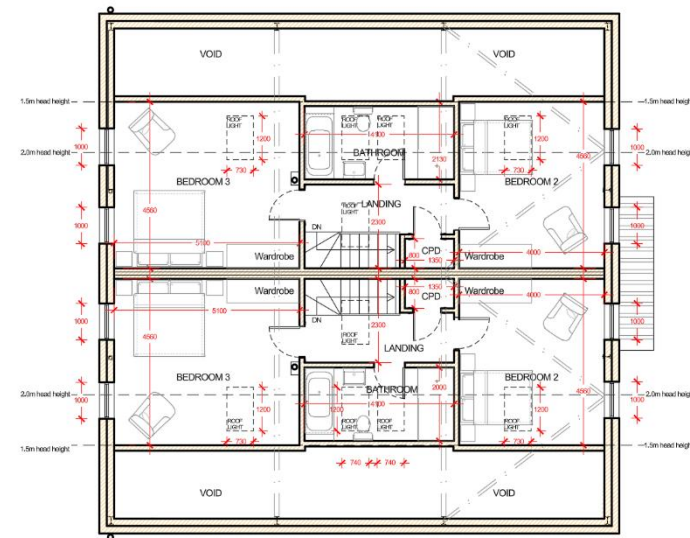
On the first floor there are 2 bedrooms, a family bathroom and cupboard leading off of the landing. Due to the building being 1 and a half storeys high, the external walls will be at low level with a skilling and rooflights.

Materials will consist of a brick plinth wall with horizontal timber boarding, window and doors to be aluminium, and the roof will be covered with vertical metal cladding with aluminium rooflights. On the southeast facing elevation, black PV panels are proposed. The front porch will consist of an Oak frame with vertical metal cladding to the roof. The log burner flue will be metal with a dark grey finish

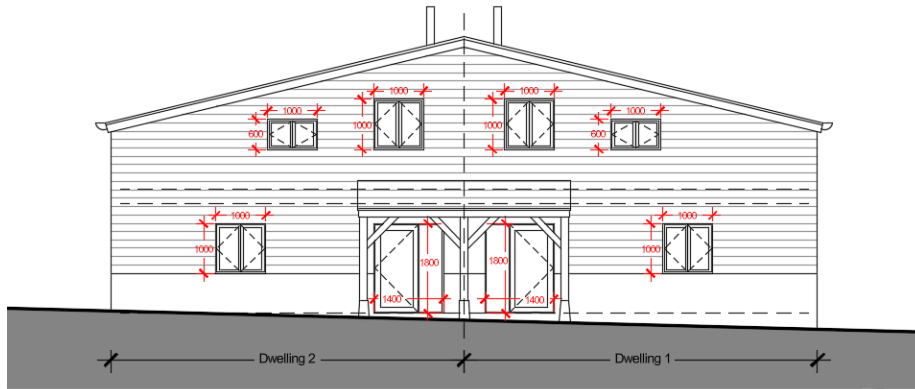
The dwellings have been designed to fit within the context of a farmyard setting that features a converted barn/dwelling and agricultural buildings, taking inspiration from their form and material palette, as approved in the Class Q application.



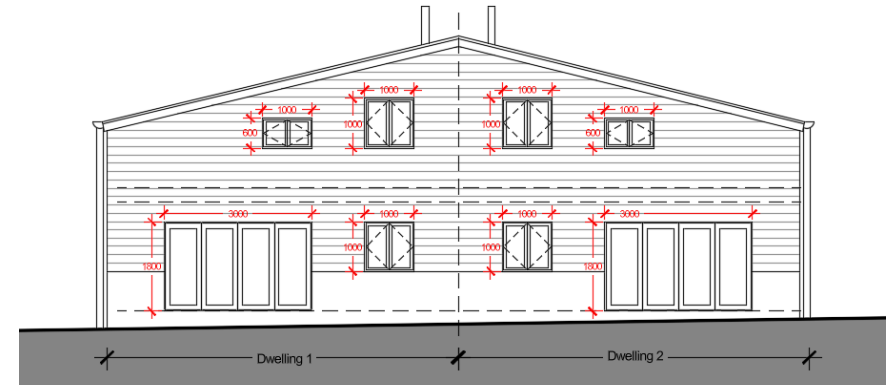
Proposed Ground Floor Plan



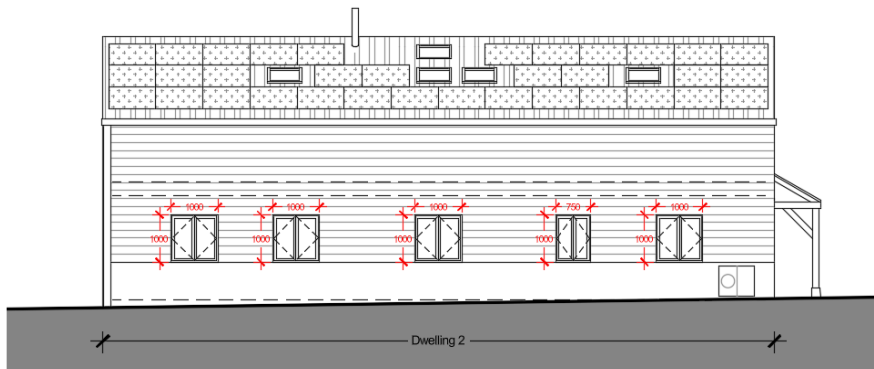
Proposed First Floor Plan



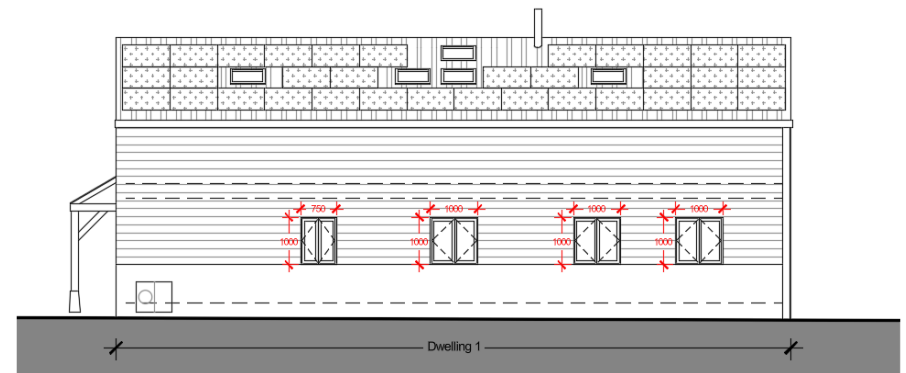
Proposed Northeast Elevation



Proposed Southwest Elevation



Proposed Northwest Elevation



Proposed Southeast Elevation

Assessment of Proposal -

The principle of the fallback position was established in *Mansell v Tonbridge and Malling Borough Council* [2017] EWCA Civ 1314 and has since been extensively supported by subsequent application and appeal decisions. In this case, the fallback position remains viable, as the Class Q application was approved on 29/06/2026 and does not expire until 29/06/2029, providing ample time for implementation.

While the applicant has the means to proceed with the approved scheme, they prefer the alternative proposed in this application, which represents a clear betterment compared to the Class Q development, as outlined in this statement.

The existing building benefiting from Class Q fallback is a modern, utilitarian agricultural barn used for storage. It has a footprint of 191m², internal floor area of 180m² (GIA) and a ridge height of 5.56m. The barn is clad in vertical metal cladding to the walls and roof.

The proposed dwellings will have a combined footprint of 203m², internal floor area of 145m² each, with a ridge height of 5.76m, as permitted under the Class Q permission.

Relevant Planning Policy -

National Planning Policy Framework:

- Chapter 2 Achieving sustainable development
- Chapter 4 Decision-making
- Chapter 5 Delivering a sufficient supply of homes
- Chapter 8 Promoting healthy and safe communities

- Chapter 9 Promoting sustainable transport
- Chapter 12 Achieving well designed places
- Chapter 15 Conserving and enhancing the natural environment

National Planning Policy Guidance (NPPG)

Local Planning Policy:

- Wiltshire Council Core Strategy
- No Neighbourhood Plan exists

Material considerations:

- Approved Class Q application: PL/2026/02855, establishing a valid 'fallback' position.

Principle of Development -

Relevant Policies – CP1 Settlement Strategy & CP2 Delivery Strategy

The proposed development is situated in a rural area, outside a small village that lacks a defined settlement boundary and is therefore classified as open countryside. However, it benefits from nearby local amenities and public transport links to Devizes and the surrounding area. The proposal would not compromise the openness of the countryside, as it involves the conversion of an existing buildings/structures on previously developed land within a cluster of established buildings.

Marston lies south of Worton, both of which were originally tithings of Potterne Parish before becoming separate civil parishes in the late 18th century. Marston features a village green with a Methodist church, while the nearest pub is located in Worton and the closest Post Office in Potterne.

Approximately 400m southwest of the site, where Plough Lane meets Norney Road, is a bus stop known as The Green, providing links to Devizes via bus route 76. This service operates twice daily on weekdays and three times on Saturdays, with additional availability from Worton and Potterne if required.

Ordinarily, residential development in open countryside would be restricted; however, the fallback position established by Class Q approval (PL/2026/02855) is a material consideration that has already confirmed the principle of residential use for two additional dwellings on the site. This significantly reduces the weight afforded to policies governing the location of new housing. Given the clear advantages of the current proposal over the approved Class Q scheme, the development can be considered acceptable in principle and represents a sustainable approach to redevelopment.

Sustainable Design and Energy Use / Generation -

Relevant Policy – CP41 Sustainable Construction and Low Carbon Energy

The proposal allows for Solar panels to be installed, that are not permitted under Class Q.

The dwellings will be heated using an ASHP (Air Source Heat Pump) with solar panels and battery storage incorporated to enhance energy efficiency.

Water usage will be restricted to 110 litres per person per day, with rainwater harvesting—through the provision of water butts—proposed to further reduce reliance on mains water.

Electric vehicle charging infrastructure will be provided, with a minimum of one dedicated space per dwelling.

Flood risk –

Relevant Policy – CP67 Flood Risk

According to the Environment Agency map, the site is located within Flood Zone 1, indicating a very low risk of surface water flooding. River and sea flooding, as well as groundwater flooding, are considered unlikely in this area. Given that the site is less than 1 hectare in size, a flood risk assessment is not required.

The foul water drainage strategy will consist of a package treatment plant and drainage field. A non-mains solution is proposed, as connecting to the mains sewerage would be impractical—no connection is available within 100m, as confirmed by Wessex Water Network Map manhole reference 8905.

Highways and access -

Relevant policies – CP60 sustainable Transport and CP61 Transport and New Development

The proposed access to the new dwellings will remain unchanged from the existing arrangement, which was deemed acceptable by the Highway Authority under the approved Class Q application. The proposal will not have a significant impact on the highway network in terms of safety or traffic volume. Visibility from both the access and egress points is considered adequate, and the site provides sufficient parking and turning space, including a 16.8m turning area within the farmyard to accommodate emergency vehicles.

For C3 residential use, a minimum of two parking spaces per three-bedroom dwelling is required, with additional space available for motorcycle parking. Space for Secure bicycle storage is also available on-site.

As previously noted, public transport services are accessible from the application site and nearby villages, offering a viable alternative to private car use. While the surrounding road network has limited pavement infrastructure, cycling to local villages is possible, though unlit roads make it less suitable in low-light conditions.

The presence of the Class Q fallback position should be afforded significant weight in the consideration of this proposal, as the residential use of the site has already been deemed neither 'undesirable nor impractical.'

Landscape and visual impact -

Relevant policy – CP51 Landscape

The proposal will not result in harm to biodiversity and will enhance the local environment and landscape quality. This will be achieved through the removal of concrete hardstanding, the introduction of green space in the form of a residential garden, and the incorporation of biodiversity enhancement measures outlined below. As a result, the development will have no negative impact on the landscape and will instead provide an overall positive contribution.

The proposed development will convert existing agricultural buildings/structures into 2 new dwellings, positioned on the footprint of the existing structures. The dwellings will exceed the height of the existing building by 200mm (as permitted under Class Q), and will be screened by the hedge to the rear.

The site includes an area of existing hardstanding classified as pre-developed land. This will become the curtilage of the proposed dwelling, with a significant portion of the hardstanding removed and replaced with grass, further enhancing the visual appeal of the site and contributing positively to environmental quality. If

required, a scheme of hard and soft landscaping can be secured through planning conditions.

Ecology –

Relevant policy – CP50 Biodiversity and Geodiversity

Refer to the Ecology report prepared by Jonathan Taylor Ecology dated 25.09.26 for details on mitigation and enhancement.

The development is exempt from the mandatory BNG requirements as the site area is less than 0.2 hectares and the proposals will not affect any priority habitat.

A net gain for biodiversity is demonstrated in any case through the measures outlined in the ecology report and illustrated in the submitted drawings.

Design and Amenity -

Relevant policy – CP57 Ensuring High-Quality Design and Place Shaping

Refer to the 'Design' section of this statement for details on the design.

The proposed development ensures suitable privacy, outlook, and access to natural light, without causing any harm to the amenity of existing dwellings. There will be no adverse impacts in terms of loss of light, increased noise, odour, overlooking, traffic, or other disturbances.

The scheme also provides ample private outdoor space within the residential curtilage, including sufficient space for the storage of refuse, recycling, and food waste appropriately designed, located, and sized.

Conclusion -

The proposed development represents a well-considered and sustainable approach to residential redevelopment. It respects the rural character of the site while delivering improved environmental performance, enhanced biodiversity, and thoughtful integration within the existing built environment. With its efficient use of space, introduction of renewables, and high-quality design, the proposal offers a clear betterment over the approved Class Q scheme. Additionally, the development meets key planning considerations, ensuring suitable privacy, access, and living conditions without negatively impacting the surrounding area. Given its alignment with sustainable principles and the presence of an established fallback position, the proposal is considered appropriate and beneficial to both the site and its wider setting.

Photographs –



Converted Dwelling



Barn and Horse Walker with permission to be replaced with 2 dwellings



Barn with Class Q permission as fallback position to be converted into dwellings



Barn with Class Q permission as fallback position to be converted into dwellings