

05 March 2018

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Dear Sir/Madam

Town and Country Planning (General Permitted Development) (England) Order 2015

Application No: 17/12489/PNCOU
Proposal: Notification for Prior Approval Under Class Q - Proposed Change of Use of Agricultural Building to Dwelling and Associated Operational Development
Site Address: Land at Elm Leaze Farm, Keevil, Trowbridge, Wiltshire, BA14 6NE
On Behalf of: Mr Stephen Fry

Thank you for your recent application. The Council hereby confirm that prior approval is **REFUSED** for the following reasons:

1.
The proposal, by reason of the extent of the new works required to form the dwellinghouse, does not amount to a change of use of the existing building but rather is, in all practical terms, the erection of a new dwellinghouse afresh. It follows that the basic principle of Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 - which is to allow as 'permitted development' the change of use of agricultural buildings to dwellinghouses and building operations reasonably necessary to achieve conversion – does not apply.
2.
The proposal would result in the external dimensions of the building extending beyond the external dimensions of the existing building contrary to Q.1(g). It follows that Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 does not apply.
3.
The proposal details the provision of a new access, yet such works are beyond the scope of Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015. No other permitted development rights for these works apply and so they require planning permissions in their own right. The two existing accesses and the proposed access that may serve the development have restricted visibility. The proposal would be likely to intensify the use of the site over and above the lawful use. As such the proposal would cause a harmful transport and highway impact contrary to Q.2(1)(a) of Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 and the National Planning Policy Framework paragraph 32.

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Alan Cummins', written in a cursive style.

Associate Director for Economic Development & Planning