

21 July 2020

Mr Maton
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Development Services
Wiltshire Council
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Dear Sir/Madam

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

Application No: 20/04875/PNCOU
Proposal: Application under Class O to Determine if Prior Approval is Required for a Proposed Change of Use from Office to Residential to form 1 Dwellinghouse (C3 Use)
Site Address: The Fishing Lodge, West Walk, The Close, Salisbury, Wiltshire, SP1 2EY
On Behalf of: Mr Maton

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 its prior approval **is required** and that this prior approval is **refused** for the following reason(s):

1. Based on the information provided and available, the building has been in use as an art studio with an office/administrative element, therefore not solely within a Class B1(a)(office) use. Consequently, the proposal is contrary to paragraph O.1(b), as the proposal does not benefit from the permitted development rights set out in Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2. The proposed development falls within a flood risk vulnerability category that is inappropriate to the Flood Zone in which the application site is located. The submitted Flood Risk Assessment does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 30 to 32 of the Flood Risk and Coastal Change section of the planning practice guidance. The Flood Risk Assessment does not provide a suitable basis for assessment to be made of the flood risks to or arising from the proposed development.

Based on the information provided, the proposal is therefore contrary to paragraphs W.2(e) & W.6 and paragraph O.2.—(1) criterion (c) of Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) in relation to the flooding risks on the site.

Yours faithfully

Sam Fox
Director Economic Development & Planning