



**Cherwell**  
DISTRICT COUNCIL  
NORTH OXFORDSHIRE

# REFUSAL

**Town and Country Planning Act 1990: Section 192  
(as amended by Section 10 of the Planning and Compensation Act 1991)**

**Town and Country Planning (Development Management Procedure) (England) Order  
2015 (as amended)**

## CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

Cherwell District Council certify that on 24 October 2023 the proposed use or development described in the First Schedule to this Certificate in respect of the Land specified in the Second Schedule to this Certificate and edged red on the plan attached to this Certificate, **would not be lawful** within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the reasons stated in the Third Schedule.

Signed:

David Peckford  
Assistant Director – Planning and Development  
(Council's Authorised Officer)

Checked by: Paul Ihringer

On behalf of: Cherwell District Council  
Bodicote House  
Bodicote  
Banbury  
OX15 4AA

Date: **20th December 2023**

### FIRST SCHEDULE

Garage conversion as proposed in respect of drawing numbers:

- Site Location Plan/Block Plan: SLP
- Proposed elevations/floor plans: 2A

### SECOND SCHEDULE

8 Epsom Way Bicester OX26 1BN

### THIRD SCHEDULE

The property's permitted development rights relating to garage conversions were removed by Condition 22 of reserved matters approval 14/00221/REM. The proposal would therefore not constitute permitted development under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and therefore requires planning permission.

**Notes**

1. This Certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the operations specified in the First Schedule taking place on the land in the Second Schedule ("the Land") would not be lawful on the specified date and, thus, would be liable to enforcement action under Section 172 of the Town and Country Planning Act 1990 (as amended) on that date.
3. This Certificate applies only to the extent of the operations specified in the First Schedule and to the Land as identified on the attached plan.
4. If you consider the Council's decision is unreasonable you may appeal to the Secretary of State under Section 195 of the Town and Country Planning Act 1990.