

Supporting Note 20.06.2024

Prior Approval for change of use of an agricultural building and an equal area of land, to residential, was granted by 15/00936/Q56.

A further application was granted by 17/01087/Q56 to re-configure the layout of the accommodation and improve the insulation values.

This application seeks prior approval in accordance with 17/01087/Q56 without change, using transitional provision allowed to 21 May 2025.

Austins Ground is Sustainably Farmed, growing cereals and pulses on 21ha (53ac).

The property is not subject to any agricultural tenancies.

It is outside any Conservation Area, National Park, AONB or S.S.I.

It contains no Scheduled Monuments, Listed buildings, Safety Hazards or Military Explosives.

The barn has been in constant agricultural use since its construction over forty years ago and is in Flood Zone One, with no history of flooding.

No other agricultural buildings have been constructed within ten years.

Access is provided by a hard drive to a straight section of Hook Norton Road

Water, electricity and septic tank drainage are in-situ.

Existing walls, window and door openings, roof structure and floor slab are to be utilised. Providing a conversion with no extensive works.