



**NOTICE OF DECISION**  
**TOWN AND COUNTRY PLANNING (GENERAL**  
**PERMITTED DEVELOPMENT) (ENGLAND)**  
**ORDER 2015**

**Name and Address of Agent/Applicant:**

Mrs Alena Dollimore Jasanova  
65 Rodney Road  
Cheltenham  
GL50 1HX

**Agricultural to Residential "Prior Approval" Determination**

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**Date Registered:** 16th July 2020

**Proposal:** Change of use of existing farm buildings into a single residential dwelling (use class C3)

**Location:** Barns, Crockwell House Farm, Manor Road, Great Bourton

**Parish(es):** Bourton

**REFUSAL OF PERMISSION FOR DEVELOPMENT**

Cherwell District Council as Local Planning Authority has determined, on the basis of the information submitted, that **Prior Approval is required** to carry out the proposed development specified above and that this application is **REFUSED** for the reason(s) set out in the attached schedule.

Cherwell District Council  
Bodicote House  
Bodicote  
BANBURY  
OX15 4AA

A handwritten signature in black ink, appearing to read "D.P.", written over a light grey background.

David Peckford  
Assistant Director – Planning and  
Development

**Date of Decision: 10th September 2020**

**Checked by: Paul Ihringer**

## REASONS FOR REFUSAL

1. Insufficient information has been submitted to demonstrate that the building relates to an agricultural holding, thus not in compliance with criteria (a), (b), (d) and (g) of Class Q.1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
2. Evidence available to the Local Planning Authority shows that the site was in all likelihood being used for purposes other than agricultural on the 20th March 2013 and therefore the building has not been used solely for agricultural purposes for the period required under part Q.1(a) of Class Q of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended).
3. Insufficient information has been submitted to demonstrate that the existing building is capable of being converted or that the works to convert the building would not exceed the existing building envelope, against criteria (h) and (i) of Class Q.1 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended). The application is therefore refused in accordance with paragraph W. (3) (b). On the basis of the information submitted, the Council concludes that the existing building structure is incapable of conversion in accordance with criterion Q.1 (i) of Class Q, Part 3, and that a lack of information has been submitted to demonstrate that the works required to facilitate the building's use as a dwelling are not so extensive as to constitute a rebuilding of the existing building, thus not permitted under Class Q of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended).

## STATEMENT OF ENGAGEMENT

In accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) and paragraph 38 of the National Planning Policy Framework, Cherwell Council has given consideration to whether amendments or additional information would overcome its concerns with the application, but unfortunately it has concluded that it would not be possible to resolve those concerns within the scope and timescales of this application. Cherwell Council has resolved that the application proposals do not amount to sustainable development and consent must accordingly be refused.

The case officer's report and recommendation in respect of this application provides a detailed assessment of the merits of the application when considered against current planning policy and guidance, including consideration of the issues raised by the comments received from consultees and members of the public. This report is available to view online at: <http://www.cherwell.gov.uk/viewplanningapp>.