



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

Name and Address of Agent/Applicant:

Mr Mark Blackman
Quantum House
6 Shottery Brook Office Park
Timothys Bridge Road
Stratford on Avon
CV37 9NR

Agricultural to Residential "Prior Approval" Determination

Date Registered: 24th January 2020

Proposal: Change of Use and conversion of 1no agricultural building into 1no self-contained dwellinghouse (Use Class C3) including associated operational development under Part 3 Class Q (a) and (b)

Location: Barn, Folly Farm, Grange Lane, Sibford Ferris, OX15 5EY

Parish(es): Sibford Ferris

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.", located above the name David Peckford.

David Peckford
**Assistant Director – Planning and
Development**

Date of Decision: 20th March 2020

Checked by: Paul Ihringer

REASONS FOR REFUSAL

1. Alterations are proposed that would go beyond the building operations permissible under Class Q and which are considered not "reasonably necessary for the building to function as a dwellinghouse" and the existing building is not capable of functioning as a dwelling. The proposed development would therefore not comply with the provisions of Class Q.1 (i) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and therefore would require planning permission.
2. The curtilage indicated on the submitted plans exceeds the land area occupied by the agricultural building, and therefore the proposal does not comply with the provisions of Class Q and Paragraph X of the Town and 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>.