



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

Name and Address of Agent/Applicant:

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

Agricultural to Residential "Prior Approval" Determination

Date Registered: 16th June 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.", written over a light grey background.

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

Date of Decision: 10th August 2020

Checked by: Nathanael Stock

REASONS FOR REFUSAL

1. Insufficient information has been submitted to demonstrate that the existing building is capable of being converted in accordance with criterion (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 paragraph Q.1 (i) of Class Q, Part 3, and that the works required to facilitate the building's use as a dwelling are so extensive as to constitute a rebuilding of the existing building, 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> .