

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

Name and Address of Agent/Applicant:

Mr Grant Baylis
Regent House, Third Floor
65 Rodney Road
Cheltenham
GL50 1HX

Agricultural to Residential “Prior Approval” Determination

Date Registered: 24th August 2021

Proposal: Change of Use of an agricultural barn to a single dwelling-house (Use Class C3) and for building operations reasonably necessary for the conversion.

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



David Peckford
Assistant Director – Planning and
Development

Date of Decision: 19th October 2021

Checked by: Nathanael Stock

REASONS FOR REFUSAL

1. Alterations are proposed that would go beyond the building operations permissible under Class Q, which would result in the external dimensions of the building extending beyond the external dimensions of the existing building, and which are considered not "reasonably necessary for the building to function as a dwellinghouse", and the applicant has not demonstrated that the works required to facilitate the building's use as a dwelling would not be so extensive as to constitute a rebuilding of the existing building, which is permitted under Class Q of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended). The proposed development therefore does not comply with the provisions of Class Q.1 (h) and (i) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and therefore requires planning permission.

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>.