

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

Name and Address of Agent/Applicant:

Chadwick Town Planning Limited
7 Rectory Road
Hook Norton
Oxfordshire
OX15 5QQ

Agricultural to Residential “Prior Approval” Determination

Date Registered: 17th May 2023

Proposal: Prior Approval Notification under Class Q (b) for development referred to in paragraph (a) of Class Q for the change of use of a building and any land within its curtilage from a use as an agricultural building to a use falling within Class C3 (dwellinghouses) together with building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwellinghouses)

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: 12th July 2023

Checked by: Nathanael Stock

REASONS FOR REFUSAL

1. Alterations are proposed that would go beyond the building operations permissible under Class Q, 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. 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. In the absence of evidence to the contrary and based on its assessment of the application submissions and a visual appraisal of the building the Council concludes that the application building is not capable of functioning as a dwelling and does not have the permitted development right under Schedule 2, Part 3, Class Q 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>.