

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015

PRIOR APPROVAL REFUSED

Name and Address of Applicant

Mr and Mrs Batchelor
Bridge Farm
Twycross Road
Sibson
CV13 6LB

Name and Address of Agent (if any)

Mr J Imber
JMI Planning
62 Carter Street
Uttoxeter
Staffordshire
ST14 8EU

Part I - Particulars of Application**Date of Notification**

12 September 2023

Reference No.

23/00657/P3CQ

Particulars and location of development:

Change of use of agricultural building to dwelling

Bridge Farm, Twycross Road, Sibson, Nuneaton Leicestershire

Information that the developer provided to the local planning authority:**Part II - Particulars of decision**

I write further to your recent application under Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 for prior approval with respect to the above proposal.

It is hereby confirmed that the Council's **prior approval is refused**.

1. It is considered that the proposed works required to the building would go beyond what is reasonable and necessary to facilitate the conversion as a use for Class C3 purposes. The operational development would be tantamount to the construction of a new dwelling rather than a conversion of an existing building.

Furthermore, the proposal would result in the external dimensions of the building extending beyond that of the existing external dimensions on the west (side) elevation, thus failing to comply with criterion (h) of the legislation.

Therefore the proposal does not constitute development permitted under the provisions of Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended).

The proposed change of use cannot therefore take place under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 and the application for prior notification is refused.



Christopher Brown MRTPI
Planning Manager (Development Management)

Date : 15 September 2023

