

## Appeals Report

### 1. Appeal A Ref: 6002746 Folly Bridge, Street through Bladon, Bladon OX20 1LE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
- The application Ref is 25/01859/HHD.
- The development proposed is a single storey rear extension (93 sq.m); alterations to existing garage extension; improvements to landscape around house.

Decision 1. Appeal A: the appeal is dismissed.

### Appeal B Ref: 6002752 Folly Bridge, Street through Bladon, Bladon OX20 1LE

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) against a refusal to grant listed building consent.
- The application Ref is 25/01860/LBC.
- The works proposed are internal and external alterations to include erection of single storey rear extensions together with alterations to garage, changes to fenestration and insertion of four dormer windows to games room.

Decision Appeal B: the appeal is dismissed.

### 2. Appeal Ref: APP/D3125/C/25/3370962 Croft Pool, Croft Lane, Standlake, Oxfordshire, OX29 7QL

- The appeal is made under section 174 of the Town and Country Planning Act 1990 (as amended).
- The appeal is made by Mr Nicholas Bassett against an enforcement notice issued by West Oxfordshire District Council.
- The notice was issued on 27 June 2025.
- The breach of planning control as alleged in the notice is 'Without planning permission: (i) A material change of use of the island to residential use; and (ii) Operational development consisting of the construction of a dwelling, a further building ("the storage building"), a toilet shed ("the shed") and a canopied structure ("the structure")'.
- The requirements of the notice are to: (i) Cease residential use of the land; (ii) Demolish the dwelling, the storage building, the shed and the structure that are located on the island; (iii) Remove from the land all materials resulting from the demolition; and (iv) remove from the land gas canisters, stored materials, equipment and items that are associated with residential or carpentry use and all waste items (including but not limited to water bowsers, building materials, wooden and metal posts and panels).

- The period for compliance with the requirements is: 12 months.
- The appeal is proceeding on the grounds set out in section 174(2)(a) and (b) of the Town and Country Planning Act 1990 (as amended). Since an appeal has been brought on ground (a), an application for planning permission is deemed to have been made under section 177(5) of the Act.

Decision- The appeal is allowed and the enforcement notice is quashed

3. Appeal Ref: APP/D3125/X/25/3376663 Little Willow, Oxford Road, Eynsham, WITNEY, OX29 4BT
  - The appeal is made under section 195 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant a certificate of lawful development (LDC)
  - The application ref 25/00563/CLE, dated 17 March 2025, was refused by notice dated 13 May 2025.

Decision The appeal is dismissed.

4. Appeal Ref: 6003634 Homelease Farm, Radcot Road, Grafton, Oxfordshire OX18 2RY .  
The application Ref is 25/01239/PN56.
  - The development proposed is described on the application form as, "Conversion of existing steel frame agricultural barn under Permitted Development Class Q Transitional Arrangements to a single dwelling of 464 square metres. The barn stands in 25 acres with two existing points of access onto the highway (Radcot Road).

Decision- The appeal is dismissed.

5. Appeal Ref: APP/D3125/C/25/3373228 5 Thorpes Field, Alvescot, Bampton, Oxfordshire, OX18 2QF  
The enforcement notice was issued on 20 August 2025.
  - The breach of planning control as alleged in the notice is failure to comply with conditions imposed on a planning permission ref 16/01595/FUL granted on 26 July 2016.
  - The development to which the permission relates is: Change of use to garden, retain part as paddock (retrospective).
  - The conditions in question are nos 1,2 & 3 which state that: 1. That the development be carried out in accordance with the approved plans listed below. Approved plans: Site plan 15076.2, Site plan 15076.3R and Elevations – Proposed 15076.4. 2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification),

no walls, fences, gates, structures or outbuildings shall be erected other than those expressly authorised by this permission. 3. Within 3 months of the date of this planning permission the means of enclosure to the extended garden area shall be constructed in accordance with approved drawing numbers 15076.3R and 15076.4 and retained thereafter.

- The notice alleges that the conditions have not been complied with in that: In respect of Condition 1: The development has not been carried out in accordance with the approved plans in the following respects: (i) The post and rail fence shown on the approved plan under the 2016 consent: 15076.3R has not been retained; (ii) The agricultural five-bar gate shown on the approved plan 15076.3R has not been retained; (iii) The native mix hedge shown on the approved plan 15076.3R has not been planted; and (iv) The three silver birch trees shown on the approved plan 15076.3R have not been planted. In respect of Condition 2 – The agricultural five-bar gate shown on approved plan 15076.3R has been replaced by a fence that has not been authorised by the 2016 consent nor by any other planning permission. In respect of Condition 3 – The means of enclosure to the extended garden area shown on approved plan 15076.3R has either not been constructed, or if constructed has not been retained.

- The requirements of the notice are to: i. Reinstate the 'Agricultural 5-bar timber gate' as shown on the approved Planting and Layout Plan reference 15076.3R and retain thereafter; ii. Construct the means of enclosure to the Paddock Land in accordance with approved plans reference 15076.3R and retain thereafter; and, Between the period of 1 November 2025 and 1 February 2026 (in order to avoid disturbing nesting birds) iii. Remove the laurel hedging in the area indicated by purple hatching on the attached plan marked "Enforcement Notice Plan" and plant native hedging along the boundaries as shown on the approved plan reference 15076.3R; and iv. Plant the three silver birch trees on the area of land shown on approved plan reference 15076.3R.

- The period for compliance with the requirements is: 3 months for steps i and ii, and until 1 February 2026 in relation to steps iii and iv (equating to 4 months 2 days).

Decision- The enforcement notice is quashed.

Costs of appeal awarded.