

PLANNING STATEMENT

Proposal: Conversion of existing barn (currently in use for light industrial/storage) to Class C3 dwelling

Site: Lodge Farm, Market Bosworth Road, Dadlington, CV13 6DH

Date: June 2024

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INTRODUCTION

- 1.1 This planning statement is submitted in support of the application made to Hinckley and Bosworth Borough Council for full planning permission for the conversion of an existing building currently in use for light industrial/storage purposes to provide one dwelling at Lodge Farm, Market Bosworth Road, Dadlington, CV13 6DH. The application is made on behalf of Mr and Mrs M Burgess.
- 1.2 The following paragraphs of this statement will address the relevant development plan policy and national planning policy guidance pertinent to the determination of the application and set out the reasons why planning permission should be supported.

2 DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 2.1 The application site relates to an existing building located at Lodge Farm, currently in use for light industrial/storage purposes. The building is part of what was originally a farmstead comprising a main farmhouse and a series of former agricultural buildings since converted to residential use. The site is accessed from Shenton Lane and is approximately 0.5 miles north of the village of Dadlington.
- 2.2 The building proposed for residential conversion under this planning application is identified on the aerial image below.



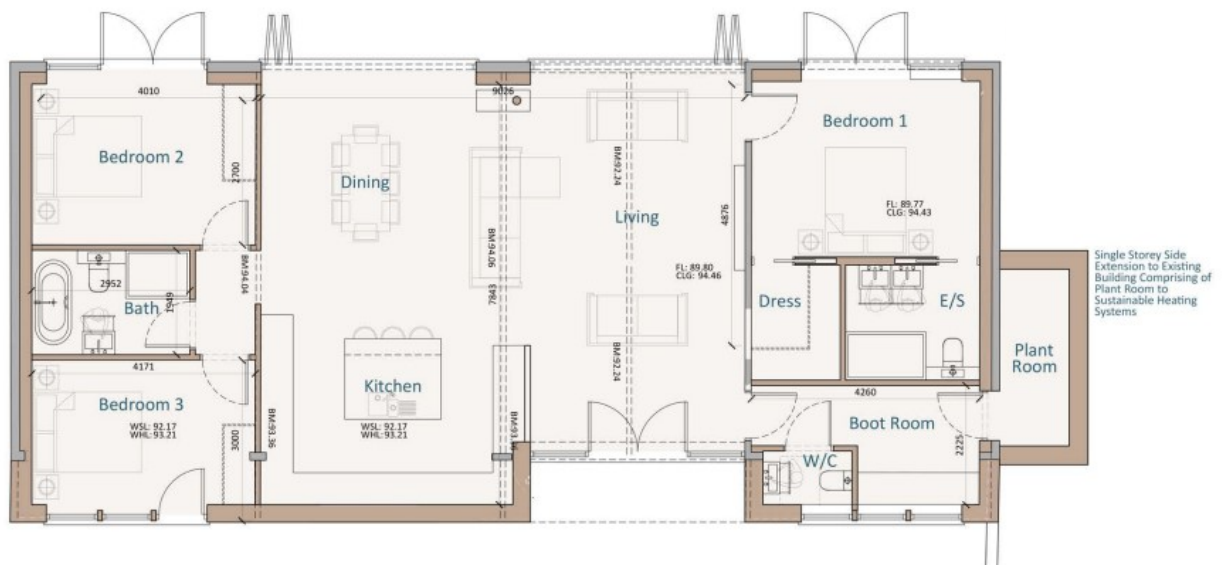
- 2.3 The site is not a listed building. The site is located within the registered Bosworth Battlefield site.
- 2.4 The site is located within a Flood Zone 1 on the Environment Agency's flood maps for planning.

3 RELEVANT PLANNING HISTORY

- 3.1 23/00617/CLE | Lawful Development certificate for existing use of barn as light industrial/storage (Class B) | GRANTED

4 DESCRIPTION OF THE PROPOSAL

- 4.1 The application proposes the residential conversion of the existing structure to provide one, three bedroom single storey dwelling. Extract copies of the elevation and floor plans are provided below.



- 4.2 The existing structure has a very simple design, with few openings, a timber clad exterior finish and corrugated metal sheet roof. The building is a permanent and substantial construction.



- 4.3 As shown on the submitted elevation plans, the proposed conversion retains the horizontal timber clad exterior to the building and incorporates new openings to the front and rear elevations. A small lean to extension is proposed to the side of the structure to house a small plant room for the sustainable heating system that will serve the property. The existing overhang to the front elevation is partially incorporated into the living spaces, with a section retained as a storm porch entrance to the new dwelling. Aside from the small plant room addition, the conversion is contained within the footprint of the existing structure.
- 4.4 The existing access driveway is to be utilised by the new dwelling. The existing area of car parking within the courtyard to the east of the building will be retained for the residential use.

5 THE DEVELOPMENT PLAN AND OTHER MATERIAL CONSIDERATIONS

- 5.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 an application for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan currently comprises the adopted Hinckley and Bosworth Core Strategy and the Site Allocations and Development Management Policies DPD. The NPPF is a key material planning consideration in the determination of the application.

5.2 [Core Strategy \(2009\)](#)

The adopted Hinckley and Bosworth Core Strategy provides the spatial vision for the Borough.

[The Hinckley and Bosworth Site Allocations and Development Management Policies DPD \(SADMP\)\(2016\)](#)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM4: Safeguarding the Countryside and Settlement Separation

- Policy DM6: Enhancement of Biodiversity and Geological Interest
- Policy DM7: Preventing Pollution and Flooding
- Policy DM10: Development and Design
- Policy DM12: Heritage Assets
- Policy 13: Preserving the Borough's Archaeology
- Policy DM17: Highways and Transportation
- Policy DM18: Car Parking

5.3 [National Planning Policies and Guidance:](#)

- National Planning Policy Framework (NPPF) (2021)
- Planning Practice Guidance (PPG)

5.4 [Other guidance:](#)

Good Design Guide (2020)

6 POLICY ASSESSMENT

6.1 The Key Issues are:

- Principle of development
- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity
- Impact upon highway safety
- Heritage Assets
- Landscaping, ecology and biodiversity
- Drainage and flood risk
- Planning balance

6.2 **Principle of development**

6.2.1 Paragraph 2 of the National Planning Policy Framework (NPPF) July 2023) states that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and that the NPPF is a material consideration in determining planning applications.

6.2.2 Paragraph 11 of the NPPF and Policy DM1 of the Site Allocation and Development Management Policies Development Plan Document (SADMP) set out a presumption in favour of sustainable development, and state that development proposals that accord with an up to date development plan should be approved without delay.

6.2.3 The spatial distribution of growth across the Borough is set out in the adopted Core Strategy and this identifies housing allocations in a hierarchy of settlements. The application site is not located within a

settlement but is instead situated within the countryside where Policy DM4 of the SADMP applies.

6.2.4 Policy DM4 states that that the countryside will first and foremost be safeguarded from unsustainable development. Development in the countryside will be considered sustainable where it meets one of the exceptions listed under criterion a) to e) and meets with policy objectives (i) to (v).

6.2.5 DM4 (b) provides policy support for proposals involving the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting; and where it:

- i. does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside; and
- ii. does not undermine the physical and perceived separation and open character between settlements; and
- iii. does not create or exacerbate ribbon development;
- iv. if in a Green Wedge, protects its role and function (in line with Core Policies 6 and 9); and
- v. if within the National Forest, it contributes to the delivery of the National Forest Strategy (Core Policy 21).

6.2.6 The application proposes the change of use of an existing building located in the countryside. As an existing light industrial/storage building, the site is previously developed land. The building is a permanent and substantial construction suitable for a re-use and conversion. A change of use is acceptable in principle.

6.2.7 The proposed external appearance and design of the conversion provides new door and window openings to provide natural light to the rooms; the fenestration details are well balanced and create an attractive elevation. The external materials and finishes are purposefully chosen to respect the character of the existing building with the horizontal timber clad exterior re stained and re-treated. Aside from the very small addition of a lean to plant room the conversion is contained within the footprint of the existing structure. The overall design creates a contemporary living space whilst still maintaining the rural character and impression of the building. It is concluded that the development would provide an enhancement to the appearance of the building and its immediate setting in accordance with the policy objectives of DM4 (b).

6.2.8 With reference to the criteria under (i) to (v): it is contended that the development would lead to an enhancement of the building and its wider setting and would not therefore conflict with criterion (i) in seeking to ensure development does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside. The conversion relates to an existing building and its curtilage and does not cause any countryside encroachment; the proposal does not therefore cause any conflict with (ii) and (iii) by not undermining the physical and perceived separation and open character between settlements; or exacerbating ribbon

development. With regard to (iv) and (v), the site is not located within a Green Wedge or the National Forest.

- 6.2.9 For the reasons identified above, the principle of development meets with development plan policy DM4 and is therefore acceptable.

6.3 **Design and character**

- 6.3.1 Policy DM10(c) of the SADMP states that developments will be permitted where they complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features. DM10 (d) states: the use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the local area generally.

- 6.3.2 The application building is an existing feature of the landscape. As already referenced, the design, architectural detailing and choice of materials provide an enhancement to the existing building; create a contemporary and high quality living space whilst still maintaining the rural impression of the building. The extension is small in scale and remains subordinate to the building. The proposals do not cause any conflict with the design objectives of Policy DM10(c) or (d) of the SADMP.

6.4 **Residential amenity**

- 6.4.1 Paragraph 135(f) of the NPPF requires planning policies and decisions to ensure that developments create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users.

- 6.4.2 Policy DM10(a) and (b) of the SADMP states development will be permitted provided that it would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting and noise and that the amenity of occupiers would not be adversely affected by activities within the vicinity of the site.

- 6.4.3 The Good Design Guide SPD outlines that development will need to demonstrate that it will not result in loss of amenity to neighbouring properties by way of overlooking, overshadowing or noise.

- 6.4.4 The immediate surrounding land uses are residential and so the residential re-purpose of the building is a compatible one. The position and orientation of the building in relation to the neighbouring properties mean there are no concerns for facing windows, privacy issues or overshadowing. The courtyard to the east of the building is large enough to provide some private amenity space and there are open views of the countryside to the west. The design delivers a high quality living environment for the applicants without adversely impacting the amenity of existing residents. The proposals do not cause any conflict with DM10 (a) and (b).

6.5 **Highway safety**

- 6.5.1 Policy DM17 of the SADMP seeks to ensure new development would not have an adverse impact upon highway safety.
- 6.5.2 Policy DM18 of the SADMP seeks to ensure parking provision appropriate to the type and location of the development.
- 6.5.3 Access to the site is taken from the existing roadway serving the current light industrial/storage use of the building. There is ample space within the site to provide car parking and turning space for residential vehicles. It is considered that the proposed development would be in accordance with Policies DM17 and DM18 of the SADMP.

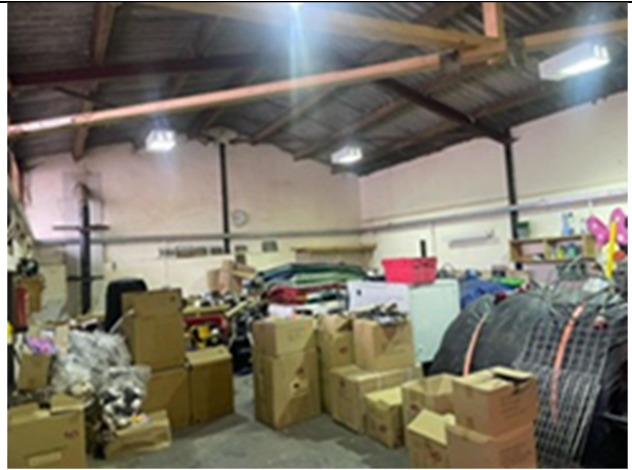
6.6 **Historic Environment**

- 6.6.1 The application building is located within the Bosworth Battlefield area. Policies DM11 and DM12 seek to protect heritage assets and historic landscapes. Development proposals within or adjacent to the historic landscape of Bosworth Battlefield should seek to better reveal the historic significance of the area. Proposals which adversely affect the Bosworth Battlefield or its setting should be wholly exceptional and accompanied by clear and convincing justification. Such proposals will be assessed against their public benefits. Particular regard will be had to maintaining topographical features, archaeological remains or to the potential expansion of the Battlefield.
- 6.6.2 The application building is an existing feature of the landscape. Farming and its associated infrastructure are generally considered to form part of the character and significance of the Bosworth Battlefield. As already described, the site is part of what was once a farmstead of agricultural buildings which have since been re-purposed for residential use; or in the case of the application building for light industrial/storage use. By adopting a design approach which seeks to enhance the condition and appearance of the building whilst still retaining and complementing the agricultural impression of it, the proposal does not have a harmful impact upon the historical significance of the historic farming landscape and Bosworth Battlefield.
- 6.6.3 As the proposal relates to the re-use of an existing building it is not considered to have the potential to impact archaeology and would not cause conflict with Policy DM13 as a consequence.

6.7 **Trees, landscaping and biodiversity**

- 6.7.1 Policy DM6 of the adopted SADMP seeks to conserve and enhance features of nature conservation value and retain, buffer or manage favourably such features.
- 6.7.2 The proposal relates to an existing building, its curtilage and area of existing hardstanding. There are no landscape or ecology features impacted by the development.

6.7.3 With reference to bats, the existing roof structure is constructed from corrugated sheet metal. The roof is complete and secure. It is highly unlikely that the roof space would be a suitable place for shelter for bats due to the rapid heating and cooling of the metal sheets.



6.7.4 With reference to BNG requirements, Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value. This is subject to a number of exemptions. The exemptions include:

Developments below the threshold

A development that does not impact a priority habitat and impacts less than:

- 25 square metres (5m by 5m) of on-site habitat
- 5 metres of on-site linear habitats such as hedgerows

Self-build and custom build applications

An exemption applies to this type of development when it meets all the following conditions:

- consists of no more than 9 dwellings
- on a site that has an area no larger than 0.5 hectares
- consists exclusively of dwellings that are self-build or custom housebuilding as defined in section 1 (A1) of the Self-build and Custom Housebuilding Act 2015

As highlighted above, the development does not impact a priority habitat and would fall within the category of development below the threshold. In addition to this, the dwelling is a self build project for the applicants and is to be their new family property. The development therefore falls within two of the exemptions for BNG.

6.7.5 The proposals provide opportunity for some opportunity for new on site landscaping within the vicinity of the dwelling. It is submitted the final details of soft landscaping can be secured by planning condition if necessary.

6.8 **Drainage and flood risk**

6.8.1 Policy DM7 of the adopted SADMP seeks to prevent development from resulting in adverse impacts on flooding by ensuring that development does not create or exacerbate flooding by being

located away from areas of flood risk unless adequate mitigation is provided in accordance with National Policy.

- 6.8.2 The site is in Flood Zone 1. The existing building is in use with surface water drainage to a soakaway. It is proposed that foul drainage will be a Klargestar. There are no flood risk or drainage impacts to prevent the development.

6.9 **The planning balance:**

- 6.9.1 The Council cannot currently demonstrate a deliverable 5-year housing land supply and this is published in the public domain. In addition, both the adopted Core Strategy and the SADMP are over 5 years old. The housing policies in the adopted Core Strategy and the housing policies of the adopted SADMP are considered to be out of date. Therefore, it is necessary to consider that the 'tilted' balance in Paragraph 11(d) of the NPPF applies and planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

- 6.9.2. For the reasons already set out in this statement, the proposed dwelling is acceptable on its own merits and the proposed development is in accordance with the development plan; there are no adverse impacts or technical reasons to prevent the development. Regardless of the housing land supply position therefore, the presumption in favour of development applies and planning permission should be supported without delay.

7 CONCLUSIONS

- 7.1 The proposal meets with the requirements of the development plan with reference to countryside policy; provides an attractive and high quality design; and a form of development that can be delivered without causing adverse impacts on residential amenity, highway safety, the historic landscape, drainage, landscaping, biodiversity and ecology.
- 7.2 It is concluded the development meets with the objectives of the development plan Policies DM1, DM4, DM6, DM7, DM10, DM11, DM12, DM13, DM17 and DM18 of the SADMP and the NPPF. In accordance with the presumption in favour of sustainable development planning permission should be supported without delay.