Supporting Planning Statement

It is understood the original barn housed cattle and the West Elevation section was converted into a residential dwelling in the mid 1980's and included the addition of a brick and timber conservatory to the West Elevation. The remaining half of the barn is un-converted and is owned by the neighbouring property.

The property is located on the outskirts of Osbaston Toll Gate and out of the Osbaston Conservation Area.

The North Elevation wall to the barn acts as the boundary wall and runs parallel with Lount Road.

The current conservatory is not in-keeping with the original barn and neighbouring original farm house and has become dilapidated and in need of repair or replacement. It also does not comply with Building Regulation requirements, due to its single skin brickwork, internal soil and vent pipe and internal manhole cover. Additionally, the large First Floor window to the West Elevation does not match other window to this elevation at First Floor level.

From the road elevation the conservatory roof is visible above the boundary wall and creates light pollution onto the road. Due to the composite panelled construction roof, noise and light pollution is a problem.

Photo 1 – White Rose Barn, West Elevation



Photo 2 – West Elevation First Floor Window



Photo 3 – North Elevation (Boundary)



Photo 4 – North Elevation Neighbouring Single Storey Barn
The derelict barn adjoining the property (owned by the neighbouring property) has a single storey section of barn to the West elevation.



Photo 3 – South Elevation – Neighbouring Single Storey Barn



The aim of the extension is to; mirror in size and design the single storey barn to the neighbouring (Adjoining property). Providing a sympathetic extension that reflects the character of the barn and neighbouring farmhouse, using building materials and detailing to reflect the original single storey barn construction. This includes treating the extension as a 'converted cattle' barn with brick columns and oak frame.

The existing boundary wall is to remain with additional courses of brickwork added to the required height using reclaimed bricks using the same brick bond. The structure, using an oak frame will form the main window and door openings and will take the load of the new oak trussed rafters.

Consultation

We have sort consultation with Hinckley & Bosworth Development team over the last 12 months prior to submitting the planning application. Development Office Simon Cheshire visited the property to review the scheme prior to the production of the detailed plans. Simon Cheshire also consulted with the Conservation Officer Barry Whirrity and Senior Planning Officer Chris Merriman and all the recommendations have been included within the planning drawings. The various email communications can be provided if required.

The recommendations focused on the following:

- Aim to mirror the single storey section to the adjoining barn
- Ensure the roof pitch matches the pitch of the original barns.
- New window to the First Floor West Elevation to match the size of the other First Floor window to the same elevation.