

Andrew Large Surveyors Ltd

Planning Statement

Full application for alterations to the previously approved scheme (23/01048/FUL) for the change of use and extension of an agricultural building to a residential dwelling (class C3 use) at; Barn off Hall Lane, Odstone, Nuneaton, CV13 0QS

Andrew Large
31.03.2026

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PLANNING STATEMENT

Including Design and Access Statement and Heritage Statement

1.0 Introduction

This statement has been submitted by Andrew Large Surveyors Ltd on behalf of the applicant *Brenda and Clifton Lampard Partnership*. This statement relates to full application for alterations to the previously approved scheme (**23/01048/FUL**) for the change of use and extension of an agricultural building to a residential dwelling (class C3 use) at; Barn off Hall Lane, Odstone, Nuneaton, CV13 0QS.

Planning Approval has already been granted consent at the site for **23/01048/FUL** | Change of use of a building from agricultural to residential and associated works. This revised scheme seeks a larger extension than approved, better suited for them to retire too considering the size of their family. The revised proposal includes increasing the extension element but significantly utilising a tanked construction design so that the revised scheme is situated below the existing enclosures wall height. Additionally the previously approved scheme included two new openings on the front elevation and new windows to the gables elevations. These have been removed and replaced with conservation recessed roof lights.

The revised scheme can be considered a betterment to the previously approved scheme.

The proposed amendments are submitted as part of a full planning application, rather than as a variation of condition. The application is supported by the following documents.



Figure 1: Proposed Amended Design - south-west and south-east elevations

2.0 Background

Prior to submission the applicant applied for paid pre-application advice.

The response is summarised in an email dated 11th September 2025:

The LPA worked with the applicant to grant permission (23/01048/FUL) for a conservative extension which respected the original form of the building, the courtyard wall, and its context within its open countryside setting. The pre-app proposal is a significant departure from this, and it is unlikely that the LPA would agree to anything of this scale and design. A subordinate extension which respects the character of the existing building and wider site is the starting point here, and the LPA considers that this was achieved with the previous approval. I reiterate that anything of a larger scale is unlikely to be supported.

Extract from email dated 11th September 2025 between Andrew Large Surveyors and Joe Fleetwood

Initial feedback to earlier drawings was not positive and the planning officer, in an email dated 13th January 2026, requested amended designs were submitted for further consideration,

*Whilst I appreciate the request for a meeting on-site, as myself and Matt Jedruch have previously confirmed an on-site meeting would not be seen as an efficient use of officer time, given the history of the site and the issued pre-application response outlining the issues with the proposed scheme. I would therefore confirm that a Microsoft Teams meeting would be preferable in this instance if you wish to discuss the response further. **Prior to a Teams meeting it would be useful to receive some design amendments further to the plans submitted as part of the pre-application.***

Extract from email dated 13th January 2026 between Andrew Large Surveyors and Joe Fleetwood

Prior to a teams meeting. The subject application drawings were submitted to the council on 20th March 2026 for further comment.

A reply was received on 26th March 2026 stating:

For advice on the revised proposal, we would require a pre-application to be submitted, at which stage we can assess the proposals and provide our view. I have attached the link to our pre-application service below:

Extract from email dated 26th March 2026 between Andrew Large Surveyors and Joe Fleetwood

The applicant has attempted to positively engage with the Local Planning Authority as part of a paid preliminary enquiry. Unfortunately the applicant received contradictory advice and in the absence of any meaningful feedback to amended drawings the applicant has chosen to submit the scheme and based on earlier advice

3.0 Site Appraisal

3.1 Physical and Environmental Context

Barn Location:

Easting: 438922, Northing: 307489



The site is located outside of the village of Odstone in Leicestershire. It comprises a single storey red brick building set within a courtyard surrounded with a 2.3m high red brick wall. The wider site outside the courtyard are arable fields and a small block of mature woodland. The development will not impact the RPA's of any of the nearby woodland.

The barn is located within Flood Zone 1, nor is at risk from surface water flooding.

4.0 Design Component

4.1 Use

The proposal is for the change of use and extension of an agricultural building to a dwellinghouse (class C3 residential use). The principal of residential use has already been established at the site through the approval of **23/01048/FUL**.

4.2 Amount

The site area is 0.48ha

The existing building has a GEA of 83.5m².

The building and courtyard have footprint of 286.6m², this would remain unchanged

Under 23/01048/FUL the applicant has consent to extend the building to 116m², an increase of 32.5 m². The earlier approval allowed for a flat roofed extension located within the existing high walled courtyard forming the curtilage of the building, albeit with eaves height projecting over the existing height of the walled enclosure.

This proposal seeks to extend the existing building to the south of the western end of the existing barn and would increase the gross external area by 53 m² to 136.5 m² equivalent to a 63% increase as opposed to the previously approved 32.6%.

As previously approved the extension would remain within the courtyard and therefore the curtilage of the original building. The Gross External Area would be 286.6m².

4.3 Layout

The proposed building and extension are located entirely within the existing red brick courtyard, minimising the conversions impact on the landscape. The design changes shift the extension from the eastern side of the south elevation to the western side, providing greater screening from openings within the walled enclosure.

4.4 Scale

The existing buildings eaves height is 2.79m, with a ridge height of 4.87m.

The proposed extension is flat roofed and is subservient to the existing building.

4.5 Appearance & Materials

The converted building will retain all its existing brickwork and roofing materials; the existing courtyard wall will also be retained. The revised proposals would see no new windows in the gable end or south elevation being replaced with recessed conservation roof lights

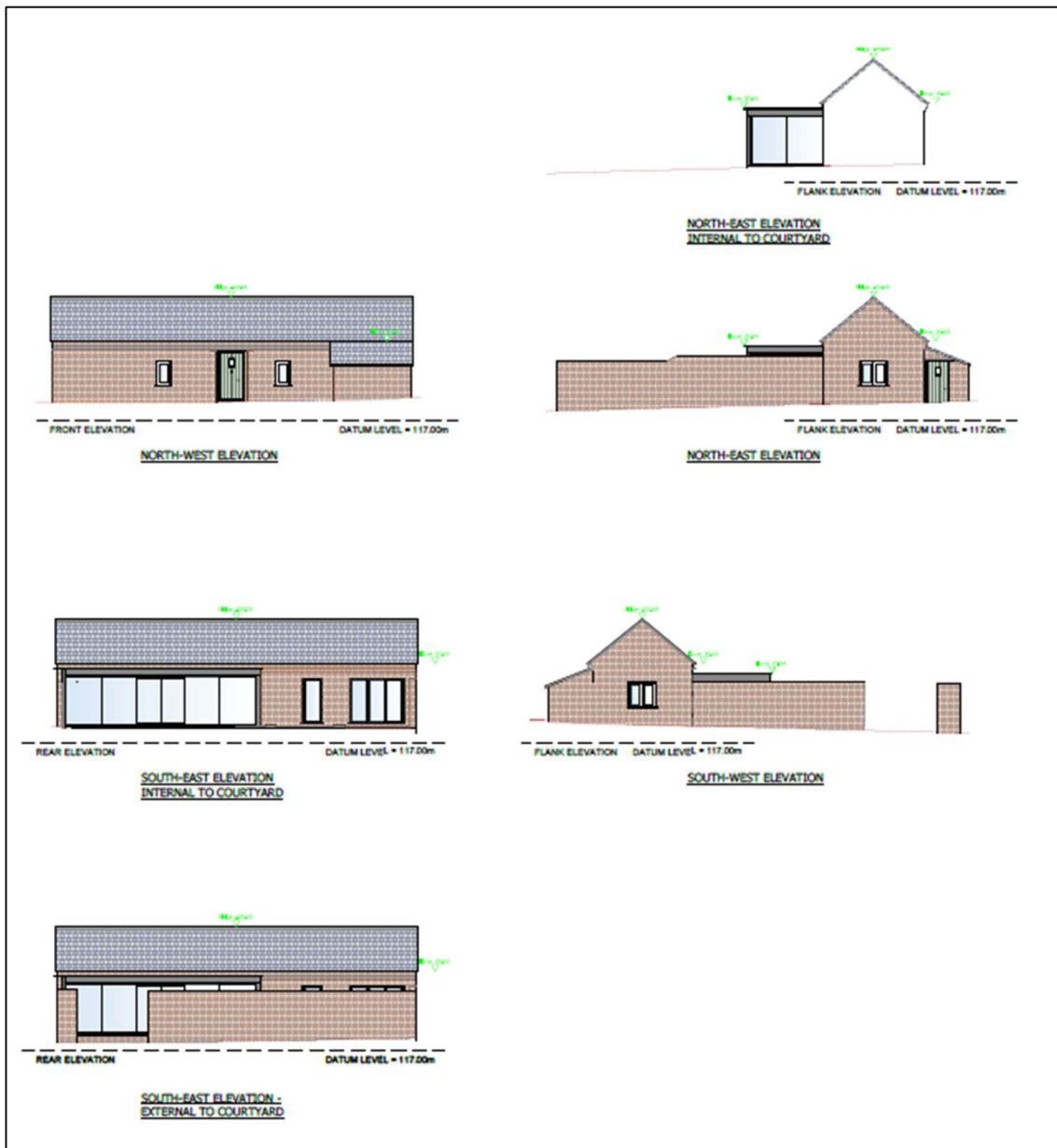


Figure 2: Approved Elevations under 23/01048/FUL



Figure 4: Visual of revised scheme looking south west



Figure 5: Visual of revised scheme looking north towards the south elevation

The proposed amended design still utilises a flat roof but incorporates a tanked construction technique which results in the roof line and eaves not being visible, effectively hidden behind the existing walled enclosure. Whilst the overall footprint has increased the perception of bulk and massing in the wider countryside setting has been reduced.

Further more the removal of proposed windows to the gables end and front (south) elevations retains more of the building original fabric.

4.6 Landscaping and Biodiversity

The previously approved scheme 23/01048/FUL included the planting of 180 metres of native species hedgerow and 51.0m² of mixed scrub planting. A similar landscaping scheme could be incorporated into the current proposal.

The revised proposal is submitted as a self build scheme and is exempt from BNG

4.7 Drainage Strategy and Flood Risk

The site is located in flood zone 1 and is not located in an area at risk of surface water flooding. The site will use non mains drainage.

5.0 Access Component – Transport Assessment

The principle of residential development is already established at the site through the existing consent. The proposed development is for the same intended applicant and will not lead to an increase in vehicle movement beyond what has already been approved.

As the amended designs increase the number of bedrooms to three from two, no additional parking requirement is required beyond the original consent, in accordance with Leicestershire Highways Design Guide.

6.0 Planning Policy

6.1 National Planning Policy Framework

Rural Housing

84. Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;*
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;*
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;*
- d) the development would involve the subdivision of an existing residential building; or*
- e) the design is of exceptional quality, in that it:*
 - i. is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and*
 - ii. would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.*

The revised proposals use modern construction techniques to create a contrasting extension utilising rain screen cladding set within the existing walled enclosure. The current open elevation is merely infilled with glazing and brick. Overall height is reduced to below the existing height of the walled enclosure creating a perception of reduced mass and scale such that views into and out of the site are significantly enhanced compared to the baseline of the previously approved scheme.

The perception from a far is of the historic range and enclosure. The removal of windows to the gables and south elevation are a welcome and beneficial addition from the baseline of the previously approved scheme.

The dwelling will also be environmentally friendly designed. Solar panels will provide the dwelling with electricity, whilst air source heat pumps will provide the properties heating, and have a grey water recycling system, minimizing the mains energy and utilities usage.

The proposal is concerned betterment to that previously approved and can be considered more considered in its approach to design and visual containment, demonstrating elements of 84 e.

6.2 Hinckley and Bosworth Adopted Local Plan 2006 - 2026

6.2.1 Site Allocations and Development Management Policies 2006-2026

DM4 Safeguarding the Countryside and Settlement Separation

To protect its intrinsic value, beauty, open character and landscape character, the countryside will first and foremost be safeguarded from unsustainable development. Development in the countryside will be considered sustainable where:

- a) It is for outdoor sport or recreation purposes (including ancillary buildings) and it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries; or*
- b) The proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting; or*
- c) It significantly contributes to economic growth, job creation and/or diversification of rural businesses; or*
- d) It relates to the provision of stand-alone renewable energy developments in line with Policy DM2: Renewable Energy and Low Carbon Development; or*
- e) It relates to the provision of accommodation for a rural worker in line with Policy DM5 - Enabling Rural Worker Accommodation.*

and:

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

The proposed development adheres to criteria b) of the policy DM4 as it is for the change of use and extension of existing buildings which will lead to an enhancement of its immediate setting, through the sympathetic conversion of the traditional building and the addition of the contemporary extension.

All development is located within the confines of the existing courtyard therefore the intrinsic value, beauty, open character and landscape character of the countryside will not be affected.

DM10 Development and Design

Developments will be permitted providing that the following requirements are met:

- a) 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, air quality (including odour), noise, vibration and visual intrusion; - The nearest residential property is in excess of 200m from the property and its amenity will not be affected through the construction of the development nor on completion of the building following the change of use to a dwelling.*
- b) The amenity of occupiers of the proposed development would not be adversely affected by activities in the vicinity of the site; - The site will solely be in residential use of the future occupiers.*
- c) It complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features; - The proposed development retains the entirety of the existing structure and includes a contrasting contemporary extension to distinguish between the existing building and the proposed extension.*

- d) *The use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the local area generally;* - As per criteria c)
- e) *It incorporates a high standard of landscaping where this would add to the quality of the design and siting;* - The revised proposal could incorporate the previously approved landscaping which saw native hedgerow planted to 180m of boundary fencing.
- f) *It maximises opportunities for the conservation of energy and resources through design, layout, orientation and construction in line with Core Strategy Policy 24;* - The proposed design and construction of the change of use and extension will include insulation and other energy efficiency methods to ensure the building meets current building regulations. These include:
 - Solar panels
 - Air source heat pump
 - Grey water recycling
- g) *Where parking is to be provided charging points for electric or low emission vehicles are included where feasible;* - EV charging points are provided for the parking spaces
- h) *An appropriate Sustainable Drainage Scheme is submitted to and approved by the relevant Authority. Schemes should incorporate wildlife areas, ponds, swales and permeable paving where appropriate;* - The proposed development would utilise a package treatment plant and soakaway
- i) *It maximises natural surveillance and incorporates the principles of Secured by Design and has considered the incorporation of fire safety measures.* – The proposed developments construction will meet current fire safety standards.

In exceptional circumstances where outstanding, innovative design is demonstrated (particularly where high levels of sustainability are an integral feature), applications will be considered favourably, even where this may result in some limited conflict with the above criteria.

The proposed development represents innovative design with high levels of sustainability; however, it is not in conflict with the above criteria.

DM15 - Redundant Rural Buildings

Proposed development outside the settlement boundary for the re-use and/or adaptation of redundant or disused rural buildings will be supported where:

- a) *The applicant demonstrates the building is no longer viable in its current use; and* – The single storey red brick building is no longer suitable for modern agricultural practices.
- b) *The applicant has adequately demonstrated the building is in a structurally sound condition and is capable of conversion without significant rebuild or alteration; and* – The proposed development is structurally sound as is demonstrated in the building condition report for the approved application. The building has not deteriorated since the approval in 2024 and is in good condition.

The element of the development that constitutes the conversion of the existing building can be done so without significant rebuild or alteration, which is confirmed in the 2024 approval.

The revised proposals adopt modern construction techniques to deliver a contrasting yet sympathetic extension, utilising rainscreen cladding set within the existing walled enclosure. The currently open elevation will be infilled with a combination of glazing and brickwork, providing a more cohesive and visually integrated form.

The overall height of the proposed development has been reduced to sit below that of the existing walled enclosure. This results in a reduced perception of mass and scale, ensuring that views into and out of the site are significantly enhanced when compared to the previously approved scheme.

From a distance, the development will continue to be perceived primarily as the historic range and enclosure. The removal of windows from the gables and south elevation represents a positive and beneficial improvement over the earlier approved design, reinforcing the visual integrity of the structure.

The dwelling has also been designed with a strong emphasis on environmental sustainability. Solar panels will generate on-site electricity, while air source heat pumps will provide efficient heating. In addition, a greywater recycling system will be incorporated, minimising reliance on mains energy and water resources.

Overall, the proposal represents a clear betterment of the previously approved scheme and is far more considered in its approach to design quality, environmental performance, and visual containment.

c) Any proposed extension(s) or alterations are proportionate to the size, scale, mass and footprint of the original building and situated within the original curtilage; and – The proposed extension is located within the confines of the courtyard and are therefore within the existing curtilage of the building. They will also utilise subservient eaves and ridge height so are to scale with the existing building. The extension will not encroach the built footprint on the countryside in any way.

Any potential conflict with this criterion needs to be taken into consideration with baseline position created by the earlier approved scheme the reduction in eaves heights and removal of windows as referred which effectively reduces the perception of massing scales and better contains the proposal within the existing yard.

d) The proposed development accords with Policy DM10: Development and Design and relevant design guidance, DM11: Protecting and Enhancing the Historic Environment and DM12: Heritage Assets. – The subject building is not listed nor located within a conservation area. The development retains all the existing elements of the building and will utilise high quality contrasting material for the new elements, helping distinguish the original building.

All development proposals for the re-use of redundant rural buildings should result in the enhancement of the immediate setting.

The proposed development will preserve the existing building and maintain its condition, whilst the proposed landscaping scheme will improve the immediate setting of the area around the building.

7.0 Heritage Statement

The site is accessed from Hall Lane; 2 properties sit in proximity of the site access on Hall Lane that are listed properties. These are Odstone Hall and Ivy House Farm, they are 200m and 360m away from the building proposed to be converted.

7.1 The Heritage Assets: English Heritage Listing

Official list entry

Heritage Category: Listed Building



Grade: II
List Entry Number: 1294881
Date first listed: 26-Feb-1981
Date of most recent amendment: 26-Feb-1987
List Entry Name: ODESTONE HALL
Statutory Address 1: ODESTONE HALL, HALL LANE
Statutory Address: ODESTONE HALL, HALL LANE
County: Leicestershire
District: Hinckley and Bosworth (District Authority)
Parish: Shackerstone
National Grid Reference: SK3908207672

Details:
SK 30 NE SHACKERSTONE HALL LANE Odstone 2/87
26.2.81 Odstone Hall
II

House, latterly farmhouse. Probably C17 but remodelled in the later C18. Red brick (Flemish bond) front to timber framed and brick rear ranges. Hipped slate roof and brick end stacks to left. 3 storeys with modillion eaves cornice; reduced proportions to second floor. 2:2:2 window front with pedimented centre bay breaking forward slightly. Glazing bar sashes with rusticated lintels and raised key blocks. Venetian window to first floor centre with pediment above central light. Tripartite window to second floor centre. Central 6-panel door with flanking Doric columns and open pediment over a fanlight. The door is flanked by narrow round-headed sashes. Behind this C18 front is an irregular huddle of C17 and C18 wings; most of the rear windows are casements with segmental heads. Some graded Swithland slate roofs. Interior: C17 open-well staircase with turned balusters, roll-moulded hand rail and foot newel with ball finial in the entrance hall. The stair well and entrance passage which leads to the kitchen both have plaster wall panels with moulded surrounds. In the right hand front room is a pair of cross beams with plaster panelling and coats of arms, an C18 fireplace with moulded surround, and a panelled dado. Exposed timber framing in the rear rooms.

Listing NGR: SK3908207672

Official list entry
Heritage Category: Listed Building
Grade: II
List Entry Number: 1074208
Date first listed: 10-Aug-1989
List Entry Name: IVY HOUSE FARM
Statutory Address 1: IVY HOUSE FARM, HALL LANE
Location
Statutory Address: IVY HOUSE FARM, HALL LANE
County: Leicestershire
District: Hinckley and Bosworth (District Authority)
Parish: Shackerstone
National Grid Reference: SK 39209 07731

Details
SK 30 NE SHACKERSTONE HALL LANE (south-east side) 2/88 Odstone
Ivy House Farm

Farmhouse. Early to mid-C18. Red brick; plain tile roof, hipped to left and brick ridge stack off centre to left. L-shaped plan, with lobby entry to main range. 2-storeys with first floor band. Regular 3-window front. C20 casements within C18 openings with segmental heads. Central 6-panel door, the upper 2 panels glazed, within a segmental-headed opening. The upper part of which has been blocked. Rear wing to left.

Listing NGR: SK3920907731

7.2 Impact Assessment

This impact assessment utilises the non-exhaustive checklist given in the Historic England guidance *Setting of a Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3*, assessing the impact of the development site currently on the significance of Odstone Hall and Ivy Hall Farm, along with its impact post development.

Location and siting of development

- *Proximity to asset* – Odstone Hall sits 200m from the building proposed to be converted and Ivy House Farm sits 360m away.
- *Position in relation to relevant topography and watercourses* – The heritage assets site to the northeast of the site where the access connects to the public highway. The ground is relatively level between the properties.
- *Position in relation to key views to, from and across* – The development site is located adjacent to an existing mature block of woodland and is generally set away from the main backdrop of Odstone village.
- *Orientation* – The proposed developments northeastern elevation will face towards the heritage assets however both assets have either modern steel portal frame buildings or mature trees and vegetation blocking views of the subject building to be converted.
- *Degree to which location will physically or visually isolate asset* – The site sits a considerable distance from the asset that will not physically or visually isolate it.

Form and appearance of development

- *Prominence, dominance, or conspicuousness* – The development is for the change of use of an existing building and the elements that comprise its extension are located internal of the existing courtyard, with only the flat roof extending vertically beyond it. The roof is, however, subservient to the existing building's pitched roof.
- *Competition with or distraction from the asset* – The proposed development is situated a significant enough distance away from the asset to impact on it in this regard.
- *Dimensions, scale and massing* – The works are for a conversion with the extension located within the existing courtyard, the proposal is of appropriate scale and massing of the existing building.
- *Proportions Visual permeability (extent to which it can be seen through), reflectivity* – The building is not visually permeable, but it is an existing building so will not affect views of the heritage assets.
- *Materials (texture, colour, reflectiveness, etc)* – The existing structure will remain entirely in place whilst the proposed extension will utilise contrasting materials in order to distinguish between the original building and the extension.

- *Architectural and landscape style and/or design* – The proposed extension is designed to be in contrast to the original building in order to distinguish between the old and new elements of the dwelling.
- *Introduction of movement or activity* – The proposal will not lead to a significant increase in vehicle movements via the access as is demonstrated in section 5.0 of this report.
- *Diurnal or seasonal change* – There will be no diurnal or seasonal change to the setting of the asset caused by the development.

Wider effects of the development

- *Change to built surroundings and spaces* – The proposal is for the change of use of an existing building so will not affect surroundings and layout of built form of the area.
- *Change to skyline, silhouette* – Only the extensions flat roof will protrude beyond the existing courtyard dimensions, which is subservient to the existing buildings pitched roof, there is also significant screening to both heritage assets as such there will no adverse effect.
- *Noise, odour, vibration, dust, etc* – The proposed development will reduce the noise, odour and dust generated by the existing use as agricultural. Most recently having been used for keeping livestock.
- *Lighting effects and 'light spill'* – No external artificial lighting is proposed.
- *Change to general character (eg urbanising or industrialising)* – The development is for the conversion of an existing rural building which will retain its agricultural character. The access passing near the entrances to the heritage assets will remain unchanged.
- *Changes to public access, use or amenity* – There will be no change to public access.
- *Changes to land use, land cover, tree cover* – The site will change from agricultural to residential use. There are a number of barn conversions located on Hall Lane, including a range set within the original grounds of Odstone Hall, as such the use and development type is considered acceptable. No trees will be removed or will be harmed as part of the development, with the access track (off the main track) to be amended to protect their future integrity by being located outside of the trees RPA's.
- *Changes to communications/accessibility/ permeability, including traffic, road junctions and car-parking, etc* – There will be no change to the access and the traffic movements generated by the use as a dwelling are offset against those the building would generate for housing livestock, and the building already benefits from consent to be converted to residential use.
- *Changes to ownership arrangements (fragmentation/permitted development/etc)* – There will be no change to the current ownership arrangement.
- *Economic viability* – The proposal will not affect the economic viability of the heritage assets and as a project will generate short term economic benefits through providing work locally in the design and construction trades. In the long term it will contribute towards diversifying the current local housing stock and the future occupants contributing towards the sustainability of nearby services and facilities.

Permanence of the development

- *Anticipated lifetime/temporariness* – The proposal is permanent.
- *Recurrence* – N/A
- *Reversibility* – The development would be reversible but only with considerable works.

In review of the proposed developments impact on the heritage asset based on the aforementioned criteria it is considered the development will have “no harm” on the heritage assets.

8.0 Conclusion

The proposed development seeks full planning permission for amendments to an extant consent (23/01048/FUL) for the change of use and extension of a redundant agricultural building to a single dwelling. The principle of residential development at the site has therefore already been firmly established.

This revised scheme has been carefully developed in response to earlier feedback and represents a clear and demonstrable betterment over the previously approved proposal. Whilst the footprint of the extension has increased, the use of a tanked construction approach ensures that the overall height of the development is reduced and contained entirely within the existing courtyard walls. This results in a significant reduction in the perceived massing and visual impact of the development within the wider countryside.

The removal of previously approved openings within the gable and southern elevations further enhances the scheme by preserving the building's agricultural character and reducing the degree of domestication. As a result, the development will continue to be read as part of a traditional rural enclosure in both immediate and longer-distance views.

The proposal complies with the relevant provisions of the National Planning Policy Framework, particularly paragraph 84(c), through the effective reuse of a redundant rural building, and demonstrates elements of paragraph 84(e) through its high-quality and sensitive design approach. Furthermore, the development accords with Policies DM4, DM10 and DM15 of the Hinckley and Bosworth Local Plan, as it enhances the immediate setting, respects the character of the countryside, and represents a proportionate and well-contained extension within the existing curtilage.

In heritage terms, the proposal has been demonstrated to result in no harm to the significance or setting of nearby listed buildings, due to its physical separation, visual containment, and limited visibility.

The scheme also incorporates sustainable design measures, including solar panels, an air source heat pump, and greywater recycling, ensuring a reduced environmental impact and alignment with current energy and resource efficiency objectives.

When assessed against the fallback position of the extant permission, it is clear that the revised proposals deliver a more refined, less visually intrusive, and more sustainable form of development. The application therefore represents a logical and positive evolution of the approved scheme. Overall, the proposal constitutes sustainable development and there are no material considerations which would justify withholding planning permission. It is therefore respectfully requested that planning permission is granted.

Signed



Andrew Large MRICS FAAV



Andrew Large
surveyors LTD