

Design & Access Statement



DEMOLITION OF EXISTING POOL ROOM, SAUNA, BATHROOM AND PLANT ROOM AND ERECTION OF
SINGLE STOREY GARDEN ROOM EXTENSION

Greenhill, Twycross Road, Sheepy Magna, Nr Atherstone, Warwickshire CV9 3RS

25/07/2025

1.0 Introduction

1.1 This Design and Access Statement has been prepared in support of a full planning application submitted to Hinkley & Bosworth Borough Council for the demolition of an existing pool room, sauna, bathroom and plant room and the erection of a single storey garden room at Greenhill, Twycross Road, Sheepy Magna, Nr Atherstone, Warwickshire CV9 3RS.

1.2 This Design and Access Statement has been prepared by Portfolio Architects and outlines the design, layout, and access principles of the proposed development, providing an overview of its compliance with local planning policies and design guidance.

2.0 Site

2.1 The application site comprises a detached, two-storey residential property located on Twycross Road, positioned equidistant between the villages of Sheepy Magna and Twycross. The surrounding context is predominantly rural agricultural land, with the property standing alone, some 500m to the nearest neighbouring property.

2.2 The property is currently in use as a single-family dwelling (use class C3). It is not located within a Conservation Area and is not adjacent to or within the setting of any listed buildings. The site is within Flood Zone 1 and is therefore at very low risk of flooding.

2.3 The front of the property is set back from Twycross Road, with a hedgerow defining the front boundary and a large metal vehicular access gate providing entry. The rear of the site is enclosed by a combination of timber close-boarded fencing, hedgerow, and agricultural-style fencing comprising posts and wire mesh. The spacious rear garden is predominantly laid to lawn and includes a variety of features such as paved patio areas, a woodchipped play area, and a tennis court.

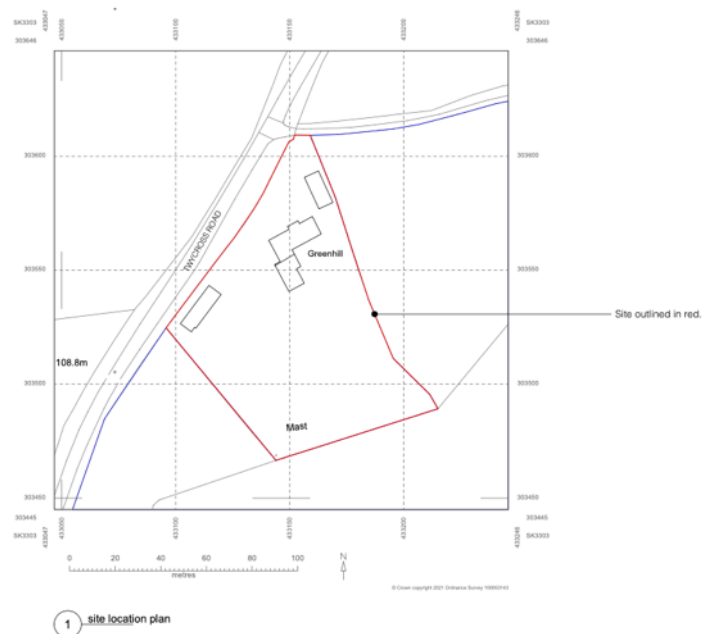


Image 1: Site location plan. Not to scale.



Image 2: Existing rear elevation photo.



Image 3: Existing west elevation photo of existing pool room

3.0 Planning History & Planning Policy

3.1 Site Planning History: There are 15 previous planning applications for this property as set out below.

Planning Reference No.	Description	Decision	Decision Date
77/01485/4M	Erection of extensions to dwelling and double garage.	Approved	10 th November 1977
84/00753/4	Extensions to dwelling amendment to originally approved scheme.	Approved	19 th September 1984
87/00740/4	Domestic games room.	Approved	15 th September 1987
89/00816/4	Building extension to enclose swimming pool and associated facilities and entrance porch and new brick wall at side of property.	Approved	23 rd August 1989
94/00896/FUL	Extension to dwelling.	Approved	14 th December 1994
98/00496/GDO	Agricultural storage building.	Withdrawn	30 th June 1998
98/00532/FUL	Creation of vehicular access.	Approved	21 st August 1998
98/00547/FUL	Erection of general purpose agricultural building.	Approved	31 st July 1998
98/00680/FUL	Erection of detached garage and store.	Approved	21 st October 1998
06/01214/FUL	Demolition of existing extension and erection of two storey extension.	Approved	7 th December 2006
09/00779/FUL	Erection of wind turbine.	Approved	10 th December 2009
16/00727/GDO	Erection of steel framed building for the storage of corn and agricultural machinery.	General Development Order	25 th August 2016
18/01111/GDO	Proposed corn and agricultural machinery store.	General Development Order	29 th November 2018
21/00923/P3CJ	Install 10kw solar panel array on new building roof.	Not Determined (Deemed Consent)	9 th June 2023
22/00405/CLP	Installation of solar panels on existing roof.	Approved	30 th June 2022

3.2 As outlined above, there have been no planning refusals associated with the subject property. One permitted development application (ref. 98/00496/GDO) was withdrawn in 1998, with a similar scheme resubmitted the following month as a full planning application, which was subsequently approved. Another application (ref. 21/00923/P3CJ) was submitted in 2021 but remained undetermined by 2023; however, a letter of deemed consent was issued following the approval of a lawful development certificate in 2022 for a

similar proposal involving the installation of solar panels. Therefore, there have been no previous contentious or refused planning applications associated with the subject property.

3.3 National Planning Policy Framework (NPPF) - The NPPF set out the overarching planning principles in England with the relevant sections for a residential extension including paragraphs 130-134; ensuring high quality design, stipulations that additions are visually attractive, sympathetic to local character and function well over their lifetime as well as encouraging innovation in design where appropriate.

3.4 The Hinkley & Bosworth Borough Council's Site Allocations & Development Management Policies DPD and Core Strategy DPD include criteria for householder extensions, design quality, and residential amenity protection. Policies require development to be subordinate, contextually appropriate and to preserve neighbour amenity and local distinctiveness.

3.5 The Hinkley & Bosworth Borough Council's Good Design Guide SPD (2020) supports Local Plan policies and aims to ensure high quality design that enhances local identity and heritage. It sets out detailed guidance on matters such as scale, massing, choice of materials, integration with the landscape, and respectful modern additions to existing buildings. The good Design Guide states that in circumstances where an extension is not visible from the public realm and the use of a flat roof may result in a reduced visual impact they may be considered acceptable, particularly if designed with a contemporary aesthetic style.

Principle of Development

3.6 The proposal accords with Paragraph 134 of the NPPF, delivering a sensitive extension that respects the scale, character and proportions of the existing family dwelling. The extension is compliant with the relevant Local Plan policies (e.g. DPD policies relating to householder extensions), which require extensions to positively respond to existing character, preserve residential amenity, and maintain a subordinate form to the host dwelling. The proposal also demonstrates clear compliance with the principles in the Good Design Guide SPD, responding positively to local character, employing materials sympathetic to the rural setting (e.g. vertical timber cladding), and achieving a picturesque and subordinate dwelling extension.

3.7 This extension aligns with NPPF Chapter 12, ensuring high-quality design that is subordinate and visually coherent. It also fully complies with Local Plan policies requiring contextually sensitive householder development, and implements the detailed guidance in the Hinkley & Bosworth Good Design Guide SPD—especially regarding rural materials, building scale, and landscape integration. Collectively, these policy frameworks support the proposal's design rationale, materials choice, and amenity protection.

4.0 Use, Layout, Scale & Appearance

Existing & Proposed Use

4.1 The property is currently in use as a 5-bedroom house single family dwelling (C3 Use Class) and will remain as a single-family dwelling.

Layout

4.2 The existing residential dwelling is arranged over two storeys with an unconverted loft space. The ground floor comprises a utility room, shower room, open-plan kitchen/dining/living area, separate dining room, office, WC, additional living room, and a gym, which provides access to a pool room containing a sauna, bathroom, and plant room. The first floor accommodates four generously sized double bedrooms, two of which benefit from en-suite facilities; a further single bedroom, and a family bathroom.

4.3 The proposed development involves demolishing the existing pool room, sauna, bathroom and plant room to the rear of the property which is in poor and deteriorating condition and erection of a single storey timber clad home office extension in its place. Please see the below existing and proposed plans.

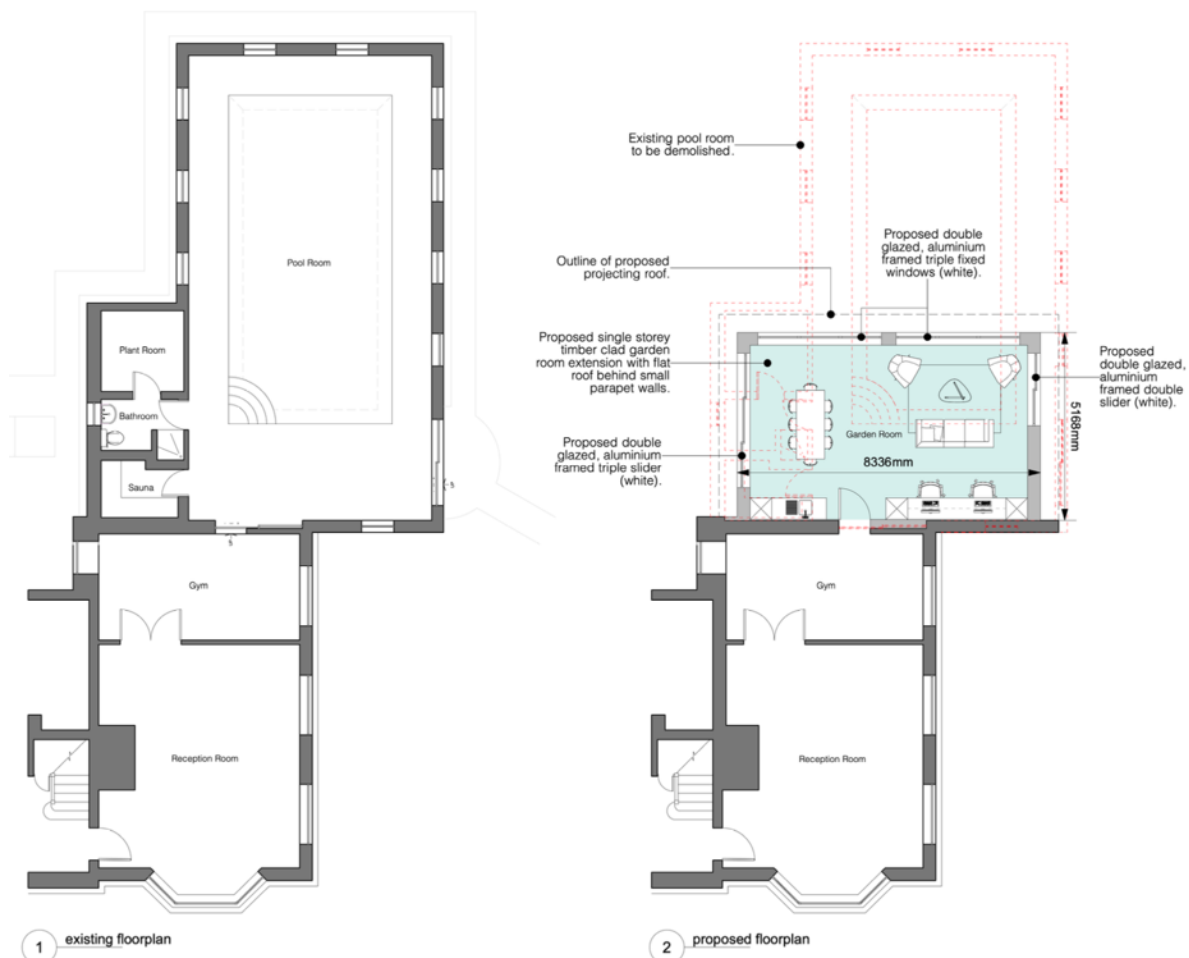


Image 4: Existing & Proposed floor plans. Not to scale.

Scale

4.4 The proposed rear garden room extension is significantly reduced in depth and slightly narrower in width compared to the existing pool room, sauna, bathroom, and plant room it replaces, as illustrated by the red dotted line on the proposed floor plan (Image 4). As previously noted, the nearest neighbouring property is approximately 500 metres away. Consequently, it is considered that the proposed development will have no impact on the residential amenity of neighbouring properties and will not result in any adverse effects on the surrounding area. Furthermore, the extension will be largely obscured from public view, including from the front of the property and the public highway.

4.5 The extension has been designed to appear subordinate to the main dwelling, featuring a flat roof concealed behind modest parapet walls, with a maximum height of 3.1 metres. This design enables the existing brick balcony serving the master bedroom to be lowered, allowing for the installation of a frameless glass balustrade. The revised balcony design enhances the visual connection with the surrounding landscape, enabling the occupants to take greater advantage of the breathtaking rearward views.

Appearance

4.6 The proposed extension will be clad in vertical timber, reflecting the site's rural setting and reinforcing a natural and sustainable material palette. The flat roof will be concealed behind modest parapet walls, with metal or timber cladding applied to the roof edge and soffit. Generous fixed and sliding glazed panels form a key element of the extension's design, maximising natural light and framing the breathtaking views from the rear of the property as well as allowing seamless indoor-outdoor use.

4.7 While contemporary in appearance, the proposed extension has been carefully designed to complement the character of the existing older dwelling which was refaced in the 1990's. The use of modern materials and clean lines provides a clear yet respectful contrast, allowing the existing dwellings architecture to remain visually prominent. This distinction between old and new reflects a high-quality, considered approach to design that enhances the overall aesthetic and functionality of the property without detracting from its original character.



Image 5: Proposed front & rear elevations. Not to scale.

5.0 Landscaping, Access & Waste Facilities

5.1 **Access:** to the property will remain unchanged, with pedestrian entry via the existing front entrance. No changes are proposed to access or circulation routes.

5.2 **Parking:** at the property will remain unchanged.

5.3 **Cycle and Waste Storage:** there is an existing dedicated bin storage area to the rear of the properties detached garage and secure bike storage is accommodated within the existing detached garage/store which will remain unchanged.

5.4 **Landscaping:** No changes are proposed to the existing boundary treatments or access points. However, the existing rear patio area and associated brick planters are to be removed. In their place, a new permeable patio surface will be laid in conjunction with the proposed extension, providing a more discreet and visually integrated seating area to the rear of the property. The proposed changes to the rear landscaping cannot be seen from the front of the property or any public highway.

6.0 Conclusion

6.1 The proposals within this application have been sensitively designed in accordance with all relevant planning policy and seeks to improve the external appearance of the property as demonstrated within this statement.

6.2 The layout of the proposed extension provides a much-needed garden room that enhances the usability of the property for modern large family living and also working from home whilst enhancing the external appearance of the property.

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