



PLANNING STATEMENT

Moor Barns Farm, Pipe Lane,
Orton-on-the-Hill

October 2023

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1. Introduction

- 1.1 This Planning Statement has been prepared to accompany an application for planning permission for a replacement dwelling.
- 1.2 The application is accompanied by the following:
- Planning drawings prepared by Format Architects
 - Nocturnal bat survey report by Seed

2. Proposed Development

- 2.1 The application seeks planning permission for a replacement dwelling, including replacement garage and annex buildings.
- 2.2 The new main house would have a traditional appearance on the front elevation (with brick façade, parapet gable walls and chimneys) and a contrasting contemporary standing seam clad rear and side extension. The rear elevation would be largely glazed and would incorporate three gables of varying sizes and a catslide roof between.
- 2.3 The side extension / projection to the new house would be constructed in the same standing seam cladding with a discreet subservient linking section offering visual separation between the two different elements. The ground floor of the dwelling would largely be open plan with separate boot room, utility and office rooms. A spiral staircase would lead to a gallery landing and four bedrooms at 1st floor level.
- 2.4 The existing single storey outbuilding would be demolished and the existing annex would be replaced with another annex of similar size, containing two bedrooms, a bathroom, an open plan living area and a gym. The Annex would have a brick plinth with standing seam on both walls and roof.



3. Site Description

- 3.1 The application site is an existing dwelling and outbuildings known as Moor Barns Farm, which is located to the South of the village of Orton-on-the-Hill. The site is accessed via Pipe Lane and culminates in a sweeping driveway with a central landscaped area in front of the house.
- 3.2 The main dwelling is a substantial two storey building with a cranked footprint. The building is traditional in its construction with brick walls and tiled roofs and features include a catslide roof and substantial chimneys. It is understood that the original farmhouse on the site was demolished and the existing main dwelling is a heavily modified outbuilding that was once associated with the original farmstead.
- 3.3 To the South of the main house is a single storey brick and tile building and to the West is a single storey Annex.
- 3.4 The built development helps to enclose a large garden area to the East of the house, which is further enclosed by mature landscaping.
- 3.5 To the East of the residential garden are paddocks and fields, whilst there are stables to the South and agricultural buildings to the West.



4. Planning History

4.1 There is no planning history for the site according to the LPA's online search facility.

5. Planning Policy

- 5.1 The Development Plan for Hinckley and Bosworth Borough Council consists of the Core Strategy (adopted 2009) and the Site Allocations and Development Management Policies DPD (adopted 2016).
- 5.2 The following policies of the Core Strategy (CS) are considered relevant to the application proposal:
- Spatial objective 9 – Identity, Distinctiveness and Quality of Design
- 5.3 The following policies of the DPD are considered relevant to the application:
- Policy DM1 – Presumption in favour of Sustainable Development
 - Policy DM4 – Safeguarding the Countryside and Settlement Separation
 - Policy DM10 – Development and Design
 - Policy DM14 – Replacement Dwellings in the Rural Area
- 5.4 A new Local Plan is not expected to be adopted until late 2025 and a Regulation 19 consultation will be required before it can be submitted to the Secretary of State. Therefore no weight can be afforded to the draft plan.

National Planning Policy Framework (NPPF)

- 5.4 Paragraph 2 of the NPPF reiterates that planning applications for planning permission should be determined in accordance with the Development Plan, unless material considerations indicate otherwise. It goes on to state that the NPPF is a material consideration. This is reiterated later on in the NPPF at paragraph 47.
- 5.5 Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development and that, at a very high level, the objective of sustainable development is summarised as, “meeting the needs of the present without compromising the ability of future generations to meet their own needs.” In achieving

sustainable development, paragraph 8 states that the planning system has three overarching objectives, namely an economic objective, a social objective and an environmental objective.

- 5.6 Paragraph 38 underlines that Local Planning Authorities (LPAs) should approach decisions on proposed development in a positive and creative way and that they should use the full range of planning tools and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. It states that decision makers should “seek to approve applications for sustainable development where possible.”
- 5.7 Section 12 sets out Government’s policy in respect of design and is headed by paragraph 126 which states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.
- 5.8 Paragraph 130 sets out more detail on what planning decisions should achieve in developments, including that they function well and add to the overall quality of an areas, are visually attractive, are sympathetic to local character, establish or maintain a strong sense of place and optimise the potential of a site to accommodate and sustain an appropriate amount and mix of development.

6. The Main Issue(s)

- 6.1 The main issues are the principle of development and the impact upon the character of the area / design.

Principle of a replacement dwelling

- 6.2 Policy DM14 of the Development Management Policies DPD states that a proposal for the demolition and rebuild of an existing dwelling outside of the settlement boundary will be supported where:
- a) It leads to an enhancement of the immediate setting and general character of the area;
 - b) The new dwelling is proportionate to the size, scale, mass and footprint of the original dwelling and situated within the original curtilage; and
 - c) The proposed development accords with Policy DM10: Development and Design, DM11: Protecting and Enhancing the Historic Environment and DM12: Heritage Assets.
- 6.3 Whether the proposal enhances the immediate setting and general character of the area and therefore whether it complies with Policy DM10 will be discussed further on in this statement.
- 6.4 In terms of criterion b), it is submitted that the proposal is proportionate to the size, scale, mass and footprint of the original dwelling. Whilst the proposed dwelling would be wider than the existing, it would be significantly shorter in length, thereby resulting in a similar footprint. It's mass would also be similar with the proposed dwelling broken up into different elements.

Existing Areas

- (01) House - 251 m² / 879 m³
- (02) Annex - 123 m² / 518 m³
- (03) Pig Shed - 22 m² / 62 m³

Total - 396 m² / 1,459 m³

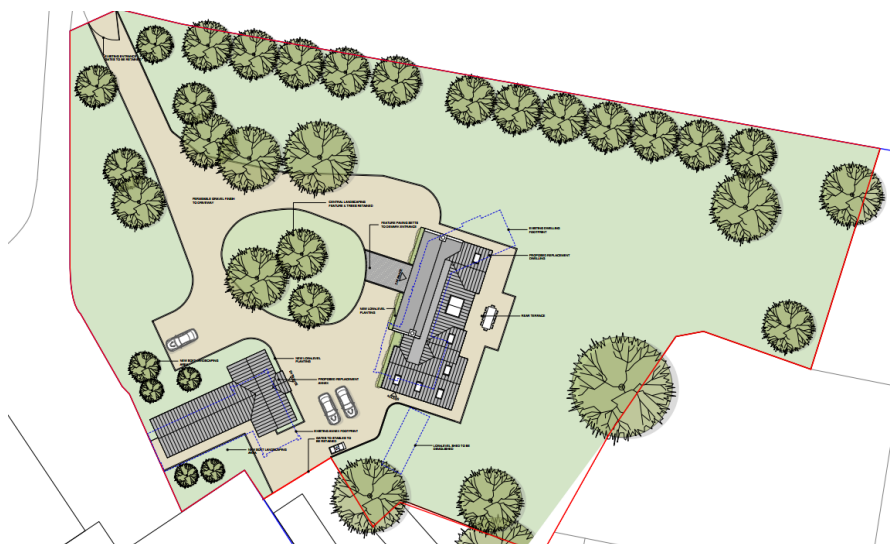
Proposed Areas

House - 340 m² / 1.379 m³

Annex - 121m² / 574 m³

Total - 461 m² (+16%) / 1,953 m³ (+33%)

- 6.5 The annex would be virtually the same footprint and volume as the existing annex and, when taken as a whole the development would be comfortably proportionate to the existing situation, as demonstrated by the site plan below.
- 6.6 Finally, the proposal would sit well within the existing residential curtilage and its landscaped setting.



Character of area

- 6.7 The proposal would result in the replacement of a brick and tile building with a high quality innovative design, which marries the traditional with modern contemporary construction techniques.

- 6.8 The mixture of the two styles creates an outstanding piece of architecture which respects the traditional form and, in the case of the front elevation, materials of the existing dwelling, whilst allowing for innovation and a high standard of accommodation fit for modern living.
- 6.9 The commentary to Policy DM14 states that “It is recognised that the replacement of a dwelling in the rural area can result in significant benefits to the local area. It can lead to improved architectural appeal and modern design and construction standards leading to better energy efficiency. It can also overcome poor construction techniques employed with the original dwelling and can provide accommodation and facilities which more appropriately accord with modern life. Due to these significant potential benefits, on the proviso that the impacts of the proposed replacement are not materially greater than the original dwelling and the scheme would result in an enhancement to the area, replacement dwellings in the rural area would be found acceptable”.
- 6.10 It is submitted that the proposal is a clear example of high quality design leading to an enhancement in the immediate setting and visual appeal of the site, thereby complying with criterion a) of Policy DM14.
- 6.11 Furthermore, the proposal complies with the various other criterion listed under Policy DM10. The proposal would not adversely affect any neighbouring occupiers; there is no need for additional landscaping as the existing mature landscaped setting would be retained; the new dwelling will be much more energy efficient than the existing; and there is no issue with safety or fire access.
- 6.12 In summary, the proposal would not result in any harm to the character of the area. Policies DM11 and DM12 are not relevant to the proposal.

Other Issues

- 6.13 A nocturnal bat survey has been submitted as part of the application documentation. Dawn and dusk surveys were carried out on 19th and 20th September 2023. Whilst bats

were observed during the dusk survey, no roost was identified. No bat activity was recorded during the dawn survey.

- 6.14 As the surveys were carried out in September, the report recommends another survey is undertaken next summer as two of the buildings have moderate potential roosting features for bats and best practice is to have a survey between May-August. The report recommends that this is conditioned as part of any planning permission, so that any necessary mitigation can be undertaken if a roost is found.

7. Conclusion

- 7.1 The principle of a replacement dwelling is acceptable and the application would achieve a high quality of design, which would result in no harm to the character of the area.
- 7.2 In light of the above the proposed development accords with the development plan and thus, subject to conditions, the LPA are respectfully asked to recommend the application for approval.



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