

Delegated Report

Planning Ref: 24/00881/HOU
Applicant: Mr and Mrs Oldham
Ward: Twycross Sheepy & Witherley



Hinckley & Bosworth
Borough Council

Site: The Old Workshop 5 Pipe Lane Orton On The Hill
Leicestershire

Proposal: Single storey front extension

1. Recommendations

- 1.1. **Refuse planning permission** for the reasons at the end of this report.

2. Planning application description

- 2.1. This householder application seeks planning permission for a single storey extension to the front elevation of a residential barn conversion, The Old Workshop, 5 Pipe Lane, Orton on the Hill.
- 2.2. The proposal includes the replacement of a single storey lean-to porch with a dual pitched roof link of similar 4.4 metres width and 2 metres forward projection. The main body of the proposed single storey extension would then extend for a further 9.2 metres forward, a total of 11.2 metres from the centre of the main front elevation and for an overall width of 7.7 metres. It would have a dual pitched roof form with gables with eaves height of 2.5 metres and ridge height of 5 metres. It is proposed that it would be constructed with matching corresponding external materials and window detailing as the existing dwelling. The proposal also includes the conversion of the existing attached garage to living accommodation including the replacement of the garage door with a similarly sized full height window and relocation of the driveway/off-street parking to the north side of the plot.
- 2.3. A Heritage/Design and Access Statement has been submitted with the application.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within the settlement boundary of Orton on the Hill and within the Orton on the Hill Conservation Area. It is a detached 1½ storey residential barn conversion with a simple linear/rectangular north-south plan form that once formed part of Lower Farm, an historic farm complex that included the neighbouring now Grade II listed C17th former farmhouse (now two dwellings). The application dwelling lies to the rear of this and encloses the eastern side of its associated historic courtyard.
- 3.2. The converted barn is 14.7 metres wide and 5.5 metres deep with a dual pitched gable sided roof form with eaves heights of 3.4 metres and 4.5 metres and ridge heights of 6 metres and 7.2 metres respectively. It has been extended to its southern side/end with the addition of a 3.7 metres wide garage with a dual pitched gable sided roof form with an eaves height of 2.3 metres and ridge height of 4.5 metres. To the centre of the front elevation there is a porch with a lean-to roof supported by a low level wall and timber frame. It is constructed with red multi rustic facing bricks, grey plain clay roof tiles and cream uPVC windows with blue brick arched headers to the ground floor and exposed timber and brick detailing to the eaves. To the rear (west) there is a narrow yard area enclosed by a brick wall. The site frontage to the east provides the main grassed amenity area that contains a number of trees and is enclosed from the shared driveway by a 2.5 metres high hedgerow and timber ranch fencing along the driveway to the south side. The north side is open.

- 3.3. The application site is located close to the southern edge of the rural hamlet. The Grade II listed former farmhouse (now 7 and 9 Pipe Lane) and two further residential barn conversions (The Old Piggery and The Old Hogs Barn) lie to the northwest and west of the site respectively and enclose the north and south sides of the historic courtyard that served the farm. There is another rectangular plan form barn conversion to the south (Cobblestone Barn), a more modern two storey dwelling fronting Pipe Lane to the north east (Brigadoon) and to the east of the site (and within the applicant's ownership) a grassed paddock containing a timber storage building.

4. Relevant planning history

89/01165/4

- Conversion of barn to dwelling including single garage
- Permitted
- 08.12.1989

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site and a notice was displayed in the local press.
- 5.2. No responses have been received as a result of public consultation.

6. Consultation

- 6.1. No objection has been received from National Gas Transmission.
- 6.2. No response has been received from Twycross Parish Council.

7. Policy

- 7.1. Core Strategy (2009)
- Policy 13: Rural Hamlets
- 7.2. Site Allocations and Development Management Policies (SADMP) DPD (2016)
- Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM10: Development and Design
 - Policy DM11: Protecting and Enhancing the Historic Environment
 - Policy DM12: Heritage Assets
 - Policy DM18: Vehicle Parking Standards
- 7.3. National Planning Policies and Guidance
- Planning (Listed Buildings and Conservation Areas) Act 1990
 - National Planning Policy Framework (NPPF) (2023)
 - Planning Practice Guidance (PPG)
- 7.4. Other relevant guidance
- Orton on the Hill Conservation Area Appraisal (OHCAA) and Map (2009)
 - Good Design Guide SPD (2020)
 - National Design Guide (2019)
 - Local Highway Authority Design Guide

8. Appraisal

8.1. Extensions and alterations to existing domestic properties within settlement boundaries are generally considered to be sustainable development in principle. The key issues in respect of this application are therefore:

- Design and impact upon the character and appearance of the converted barn, the historic farm layout of the neighbouring listed building and the wider Orton on the Hill Conservation Area
- Impact upon neighbouring residential amenity
- Impact upon parking provision
- Biodiversity

Design and impact upon the character and appearance of the converted barn, the historic farm layout of the neighbouring listed building and the wider Orton on the Hill Conservation Area

Relevant Act, National and Local Planning Policies and Guidance

8.2 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on the local planning authority when determining applications for development which affects a listed building or its setting to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural and historic interest which it possesses. Section 72 of the Act places a general duty in the exercise of planning functions stating that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

8.3 Section 16 of the National Planning Policy Framework (NPPF) (Dec 2023) provides the national policy on conserving and enhancing the historic environment. Paragraph 203 states that in determining planning applications, local planning authorities should take account of:

- a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality.
- c) The desirability of new development making a positive contribution to local character and distinctiveness.

8.4 Paragraphs 205-208 of the NPPF require great weight to be given to the conservation of designated heritage assets when considering the impact of a proposed development on its significance, for any harm to the significance of a designated heritage asset to have clear and convincing justification, and for that harm to be weighed against the public benefits of a proposal.

8.5 Section 12 of the National Planning Policy Framework (Dec 2023) in paragraph 131 states that good design is a key aspect of sustainable development. Paragraph 135 seeks to ensure that developments: add to the overall quality of the area not just for the short term but over the lifetime of the development; are visually attractive as a result of good layout and architecture and, are sympathetic to local character and history including surrounding built form and landscape setting. Paragraph 139 states that: *'Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides.'*

- 8.6 Policy 13 of the adopted Core Strategy relates to 'Rural Hamlets' and requires new development to respect the character and appearance of the Orton on the Hill Conservation Area by incorporating locally distinctive features of the conservation area into the development.
- 8.7 Policies DM11 and DM12 of the Site Allocations and Development Management Policies (SADMP) DPD (2016) seek to protect and enhance the historic environment and heritage assets. Policy DM11 states that the Borough Council will protect, conserve and enhance the historic environment throughout the borough. This will be done through the careful management of development that might adversely impact both designated and non-designated heritage assets. All development proposals which have the potential to affect a heritage asset or its setting will be required to demonstrate:
- a) An understanding of the significance of the heritage asset and its setting, and
 - b) The impact of the proposal on the significance of the asset and its setting, including measures to minimise or avoid these impacts; and
 - c) How the benefits of the proposal will outweigh any harm caused, and
 - d) Any impact on archaeology in line with Policy DM13.
- 8.8 Policy DM12 of the adopted SADMP states that all development proposals affecting the significance of heritage assets and their setting will be assessed in accordance with Policy DM11 and will require justification as set out in this policy. Development proposals should ensure the significance of a conservation area is preserved and enhanced and that all proposals for development affecting the setting of listed buildings will only be permitted where it is demonstrated that the proposals are compatible with the significance of the building and its setting. All development proposals will need to accord with Policy DM10 of the adopted SADMP. Policy DM10 of the adopted SADMP requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, mass, design, materials and architectural features and for building material to respect existing/neighbouring buildings and the local area generally.
- 8.9 The Council's Orton on the Hill Conservation Area Appraisal (OHCAA) (2009) acknowledges the importance of former farm complexes and the positive contribution they make to the character of the area, with farm clusters following the traditional pattern of attached buildings along the sides of a yard with the house being sited closest to the road. It provides guidance on maintaining the distinctive character and appearance of the conservation area and states that it will be necessary to:
- Ensure new development contributes positively to the character or appearance of the conservation area in terms of siting, scale, design and materials used.
 - Ensure the consistent application of positive, sensitive and detailed development control over proposals to alter former farm buildings, yards and jitties.
- 8.10 The Council's adopted Good Design Guide provides further advice in respect of the siting and design of various forms of house extensions. In respect of barn conversions, the adopted Good Design Guide suggests that it is of paramount importance that the building does not become domestic in appearance and retains its agricultural character regardless of its new use. Agricultural buildings are characterised by long unbroken roof profiles and façades that are uncluttered by openings, which are restricted to the minimum necessary and often positioned asymmetrically in relation to internal configuration. New openings should generally

be avoided and should never be planned in a regular or symmetrical pattern, as this is overly domestic. Agricultural buildings are often part of an important group of structures that form a broader farmstead: usually a farmhouse, barns, and outbuildings. This group can often be laid out in a significant spatial arrangement such as around a central working courtyard. It is usually not appropriate to extend an agricultural building, as this risks losing its simple historic plan form and group layout. However, if extensions are proposed they should generally be simple, unobtrusive and respect the orientation and plan-form of the building and group layout, should be subordinate in scale and the siting should in no way impact the spatial and historic relationship of the farmstead. As such extensions are usually most appropriate for structures not already part of a clustered formal group.

Assessment

- 8.11 The application site is located within the Orton on the Hill Conservation Area. The application building formed part of an historic former farm complex (Lower Farm) located on the southern edge of the rural hamlet which comprised a two storey farmhouse fronting onto Pipe Lane and associated agricultural barns of single and 1½ storey scale and brick and tile construction arranged around a courtyard to the rear (south).
- 8.12 This now comprises Lower Farmhouse, a grade II listed building of special historic and architectural interest (National Heritage List England reference 1074183) dating from the 17th century with later additions and alterations (now converted to two dwellings), and a number of residential barn conversions, including the application building, that maintain the historic layout of the former farm complex.
- 8.13 The application building was converted into residential use in the early 1990s. Despite some uncharacteristic domestic alterations to its rear (west) elevation to facilitate its change of use, it does retain key elements of its historic form, character and appearance, which ensures that an understanding of its former use as an agricultural building remains clearly discernible. The application building encloses the eastern side of the historic courtyard and is 1½ storey in scale with a dual pitched gable ended roof form with split eaves and ridge heights. It has a simple rectangular/linear plan form orientated north-south other than an unobtrusive small single storey lean-to roofed porch extending from the front (east) elevation. The southern extension to the building which currently serves as a garage has also continued the linear arrangement of development which reflects the location and position of historic built form along the eastern side of the Lower Farm courtyard.
- 8.14 The farmhouse and the former agricultural buildings that formed the farm complex and its courtyard, which include the application building, have a physical and functional relationship providing the complex with a historic and group value. The OHCAA acknowledges the importance of former farm complexes and the positive contribution they make to the character of the conservation area. Due to the physical proximity of the application building to the farmhouse and its historic functional relationship remaining discernible due to its layout, form, character and appearance, it is considered that the application building is a positive presence both within the Orton on the Hill Conservation Area and the setting of Lower Farmhouse and that it contributes to their heritage significance.
- 8.15 A condition was imposed on the original planning permission for residential conversion to remove permitted development rights for extensions and alterations etc. in order to protect the development from incompatible and inappropriate additions. It is considered that the proposed conversion of the existing garage to additional living space including the replacement of the garage door with a similarly proportioned and matching window and the relocation of the driveway/off-street

parking to the north side of the plot would not result in any significant adverse visual impacts on the character or appearance of the barn conversion or its plot.

- 8.16 The proposed extension would be single storey in height, have a dual pitched roof with eaves height of 2.5 metres and subordinate ridge height of 5 metres and is proposed to be constructed of matching corresponding external materials and window detailing as the existing dwelling to provide a unified appearance. However, in addition to the replacement of the unobtrusive lean-to porch to provide a link, the main body of the proposed extension would then extend for a further 9.2 metres forward, a total of 11.2 metres from the centre of the main front elevation and for an overall width of 7.7 metres, a greater floor span than that of the original barn that has been converted. It would result in a T-shaped plan form for the building, with the development extending a considerable distance forward of the existing building line and not reflecting the north-south alignment of the building, its historic linear plan form, and the historic arrangement of built form on the Lower Farm complex. The development would clearly conflict with the adopted Good Design Guide which identifies that where they may be appropriate, barn conversion extensions should be simple, unobtrusive and respect the orientation and plan-form of the building and group layout, should be subordinate in scale and the siting should in no way impact the spatial and historic relationship of the farmstead.
- 8.17 As well as the uncharacteristic siting and layout of the extension being clear on plan, the clearly defined eastern linear edge of the former buildings to Lower Farm would be compromised visually by an over-large extension forward of this historic building line, as perceived on the application site itself and from the conservation area street scene in views south between Brigadoon and the converted farmhouse from Pipe Lane. The proposal would also result in the loss of a number of established trees that currently enhance the rural character and appearance of the application site and its setting within the Orton on the Hill Conservation Area.
- 8.18 Whilst the siting of the extension is to the east, positioned away from rather than extending into the Lower Farmhouse courtyard, the resulting uncharacteristic plan form of the building would reduce an understanding and appreciation of its character and contribution as a former agricultural building of simple linear form and siting defining the eastern end of Lower Farmhouse courtyard. For these reasons the positive contribution the application building makes to the significance of the listed farmhouse would be reduced.
- 8.19 By virtue of its siting, orientation, plan form, size and design, the proposal would result in an unsympathetic, uncharacteristic and incongruous right angled addition to the dwelling that would be out of scale with the existing barn conversion and would neither respect, complement nor enhance the simple historic linear rectangular plan form, plain elevations and overall character and appearance of the application dwelling. It would therefore result in permanent adverse impacts to the character of the application building and its historic plan form, to the character of the street scene of Pipe Lane, and to the character and significance of the Orton on the Hill Conservation Area and setting of the adjacent grade II listed building Lower Farmhouse. In this case, the level of harm caused to both of these designated heritage assets is considered to be less than substantial harm in terms of the NPPF.

Harm versus benefits

- 8.20 The level of harm identified to the Orton on the Hill Conservation Area and setting of the grade II listed building Lower Farmhouse must be carefully weighed up against any public benefits of the proposal as required by Policies DM11 and DM12 of the SADMP and paragraphs 205, 206 and 208 of the NPPF.

- 8.21 Paragraph 205 of the NPPF states that great weight should be given to the conservation of designated heritage assets, and the more important the asset, the greater the weight should be. This is irrespective of the level of harm to the significance of the asset. Paragraph 206 of the NPPF states that any harm to the significance of any designated heritage asset should require clear and convincing justification. The need for clear and convincing justification is re-iterated in Policy DM12 of the SADMP.
- 8.22 The Heritage/Design and Access Statement submitted to support the application suggests that the proposal would not be seen from road and would not affect the nearby listed building. However, the statement fails to address or justify the harmful impacts of the proposal on the simple plan form of the application dwelling and layout of the historic former farm complex and the positive contribution that it makes to the heritage significance of the Orton on the Hill Conservation Area and setting of the grade II listed Lower Farmhouse.
- 8.23 Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the NPPF (paragraph 8). Public benefits may include heritage benefits as specified in the Planning Practice Guidance (Conserving and enhancing the historic environment – paragraph 20), such as:
- Sustaining or enhancing the significance of a heritage asset and the contribution of its setting
 - Reducing or removing risks to a heritage asset
 - Securing the optimum viable use of a heritage asset in support of its long term conservation.
- 8.24 It is considered that the proposal can demonstrate no heritage benefits and that non-heritage benefits would be limited to the provision of some short-term employment offered by the construction of the extension and the economic contribution provided by the purchase of the construction materials themselves.
- 8.25 In this case it is considered that the level of public benefits arising from the proposal would be clearly insufficient to outweigh the harm caused to the conservation area and the setting of the grade II listed building Lower Farmhouse and that therefore the proposal would fail to comply with paragraph 208 of the NPPF and Policy DM11 of the SADMP. In completing this balancing exercise great weight has been given to the conservation of the heritage assets as required by paragraph 205 of the NPPF and the statutory duties of Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

Summary

- 8.26 By virtue of its siting, orientation, plan form, size and design, the proposal would result in an unsympathetic, uncharacteristic and incongruous right angled addition to the dwelling that would be out of scale with the existing barn conversion and would neither respect, complement nor enhance the simple historic linear rectangular plan form, plain elevations and overall character and appearance of the application dwelling. It would therefore result in permanent adverse impacts and harm to the character of the application building and its historic plan form, to the character of the street scene of Pipe Lane, and to the character and significance of the Orton on the Hill Conservation Area and setting of the adjacent grade II listed building Lower Farmhouse. There are no public benefits arising from the proposal that would outweigh the harm identified.
- 8.27 It is also considered that the approval of such an extension would set a precedent for the consideration of future similarly undesirable proposals that would

subsequently be more difficult to resist and would result in further adverse impacts upon the historic layout and rural character and appearance of this and other barn conversion schemes throughout the Borough.

- 8.28 The development is considered to be in clear and significant conflict with Policies DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), the Council's adopted Good Design Guide Supplementary Plan Document (2020), the overarching principles contained within Sections 12 and 16 of the National Planning Policy Framework (2023) and the statutory duty of Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Impact upon neighbouring residential amenity

- 8.29 Policy DM10 of the adopted SADMP and the adopted Good Design Guide require that development would not have a significant adverse effect on the privacy and/or amenity of nearby residents and occupiers of adjacent buildings.
- 8.30 By virtue of its single storey scale, siting and separation distances relative to neighbouring dwellings, it is considered that the proposal would not result in any significant adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties. Notwithstanding that a new principal habitable room window would face south towards the amenity area of Cobblestone Barn this would be at ground floor and at a separation distance of 15 metres to the site boundary. Overall, the proposals are therefore considered to be in accordance with Policy DM10 of the adopted SADMP and the adopted Good Design Guide in respect of impact on neighbours. No objections have been received from the occupiers of any neighbouring properties.

Impact upon parking provision

- 8.31 Policy DM18 of the adopted SADMP seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.32 The proposal does not result in any additional bedroom space but the existing garage would be converted to additional living accommodation. Notwithstanding this the proposal would include relocated off-street parking for two vehicles within the site. This level of provision would remain adequate to serve the existing/resulting dwelling and would therefore be in accordance with Policy DM18 of the adopted SADMP and the local highway authority design guide standard for a dwelling of this size.

Biodiversity

- 8.33 The proposal would be exempt from the biodiversity gain condition by virtue of being a householder application development within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015).

9. Equality implications

- 9.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-
- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 9.2 Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.
- 9.3 There are no known equality implications arising directly from this development.
- 9.4 The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

10. Conclusion

- 10.1. The proposal relates to an extension and alterations to an existing dwelling within the settlement boundary of Orton on the Hill where there is a general presumption in favour of sustainable development as set out in Policy DM1 of the adopted SADMP and the overarching principles of the NPPF.
- 10.2. By virtue of its single storey scale, siting and separation distances relative to neighbouring dwellings, it is considered that the proposal would not result in any significant adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties. The proposal would retain adequate off-street parking and private amenity space within the site to serve the resulting dwelling.
- 10.3. However, it is considered that by virtue of its siting, orientation, plan form, size and design, the proposal would result in an unsympathetic, uncharacteristic and incongruous right angled addition to the dwelling that would be out of scale with the existing barn conversion and would neither respect, complement nor enhance the simple historic linear rectangular plan form, plain elevations and overall character and appearance of the application dwelling. It would therefore result in permanent adverse impacts and harm to the character of the application building and its historic plan form, to the character of the street scene of Pipe Lane, and to the character and significance of the Orton on the Hill Conservation Area and setting of the adjacent grade II listed building Lower Farmhouse. There are no public benefits arising from the proposal that would outweigh the harm identified. It is also considered that the approval of such an extension would set a precedent for the consideration of future similarly undesirable proposals that would subsequently be more difficult to resist and would result in further adverse impacts upon the historic layout and rural character and appearance of this and other barn conversion schemes throughout the Borough.
- 10.4. The development is considered to be in clear and significant conflict with and contrary to Policies DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), the Council's adopted Good Design Guide Supplementary Plan Document (2020), the overarching principles contained within Sections 12 and 16 of the National Planning Policy Framework (Dec 2023) and the statutory duty of Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and is therefore recommended for refusal.

11. Recommendation

- 11.1 **Refuse planning permission** for the reasons at the end of this report.

11.2 Reasons

- 1 By virtue of its siting, orientation, plan form, size and design, the proposal would result in an unsympathetic, uncharacteristic and incongruous right angled addition to the building that would be out of scale with the existing barn conversion and would fail to respect, complement or enhance the simple historic linear rectangular plan form, plain elevations and overall rural character and appearance of the application building. It would therefore result in permanent adverse impacts and harm to the application building and its historic plan form, to the character of the street scene of Pipe Lane, and to the character and significance of the Orton on the Hill Conservation Area and setting of the adjacent grade II listed building Lower Farmhouse. This would be in clear and significant conflict with Policies DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), the Council's adopted Good Design Guide Supplementary Plan Document (2020), the overarching principles contained within Sections 12 and 16 of the National Planning Policy Framework (Dec 2023) and the statutory duty of Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2 The approval of such an uncharacteristic, unsympathetic and incongruous extension projecting at a right angle from the plain linear rectangular plan form and elevations of the former agricultural building would set a precedent for the consideration of future similarly undesirable proposals that would subsequently be more difficult to resist and would result in further adverse impacts upon the historic layout and rural character and appearance of this and other barn conversion schemes throughout the Borough. This would be in clear conflict with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), the Council's adopted Good Design Guide Supplementary Plan Document (2020) and the overarching design principles contained within Section 12 of the National Planning Policy Framework (Dec 2023).

11.3 Notes to applicant

1. This application has been assessed and determined with regard to the following documents and plans:- Householder Planning Application Form; Heritage/Design and Access Statement by Code 6 Developments Limited; Location Plan Drawing No. 1367_07; Existing Site Plan, Ground Floor Plan and Elevations Drawing No. 1367_01 and Proposed Site Plan, Ground Floor Plan and Elevations Drawing No. 1367_06 received by the local planning authority on 18 September 2024.