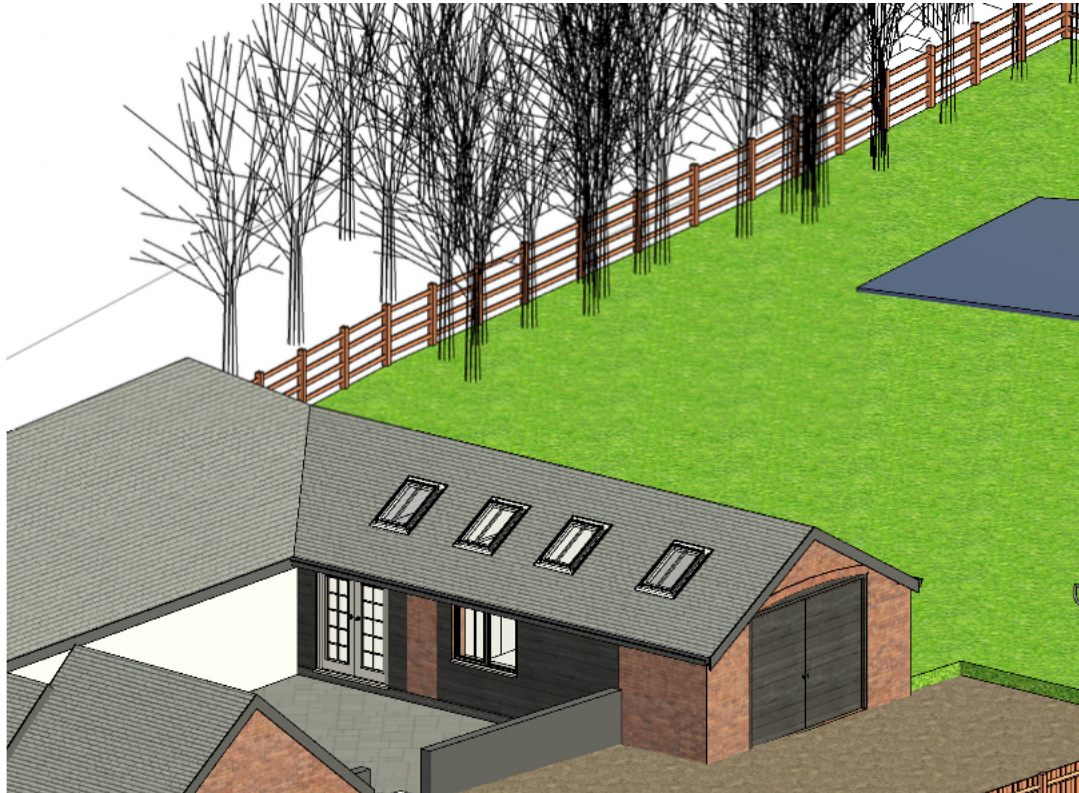


Design and Access/Planning Statement



Erection of single storey extension to form garage and workshop,
Willow Barn, Wykin Lane, Stoke Golding
March 2024

Contents

Introduction	1
Physical Context	2
Social Context	2
Economic Context	3
Environmental Context	3
Planning History	4
National Planning Policy Framework	5
Development Plan Policies	6
Design Constraints and Opportunities	10
Design Principles	11
Site Use/ Amount of Development	12
Layout	13
Appearance	14
Landscaping	15
Scale	16
Access around the Development	16
Conclusion	16

Introduction

The purpose of this statement is to set out the context for, and to explain the design principles behind, a proposal for the single storey erection of an existing dwelling (a converted barn) to form a garage and workshop at Willow Barn, Wykin Lane, Stoke Golding.

Use/amount;
layout;
appearance;
landscaping;
scale; and
access

The Planning and Compulsory Purchase Act (2004) (Section 42) requires a design and access statement to accompany applications for planning permission of this scale.

Paragraph 131 of the National Planning Policy Framework advises that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what planning and development should achieve.

The framework of this statement follows the guidance set out in the CABE document entitled Design and access statements – how to write, read and use them. It is important to note that the DCLG Circular 01/06 Guidance on Changes to the Development Control System explains that the request for the access component of the statement relates only to access to the development and not to the internal aspects of individual buildings.

This Design and Access Statement assesses the physical and socio-economic context of the site, relevant planning policy, and then assesses the proposal under six headings:

Physical Context

Location

The application site lies on the northern side of Wykin Lane, outside of but close to the main part of the village of Stoke Golding. The site lies in a predominantly rural area characterised by agricultural and leisure uses but with residential dwellings around 200 metres away.

There are two existing public right of ways on the opposite side of Wykin Lane (U3 and U38) which connect to the wider footpath network outside of the village.

The planning history of the site is detailed below.



Location Plan

Physical Context

The site extends to approximately 1300 square metres and is broadly rectangular shaped. The site has a modest frontage to Wykin Lane but the dwelling is set back from the road.

Site Description

As indicated above, the site comprises an existing two bedroom single storey dwelling (a converted barn) together with an attached single garage. The application site includes the existing dwelling, its garden and the adjoining paddock. The extension would be located to the south of the dwelling between the building and the road.

Social Context

It is important to assess the affect that any development proposal will have on people in the locality and the formulation of the scheme has carefully considered the need to ensure that there is no adverse affect in terms of residential amenity or the character and appearance of the area. The site has no near neighbours who could be significantly affected by the proposed extension in terms of residential amenity.

In terms of the affect of the development on the character and appearance of the area, the proposed extension would retain the current rural appearance of the site.

The design quality of the proposals also indicates the applicants' social commitment to the creation of a high quality built environment.

Economic Context

In terms of the economic objective, the proposed development would have a positive economic impact on the local economy in terms of construction and ongoing maintenance of the development.

Environmental Context

The environmental objective is made up of a number of facets.

In terms of the environmental impact, the proposal would retain the attractive rural character of the site. The conclusion reached is that the proposed extension would provide beneficial additional space for the applicants without giving rise to any adverse impacts.

Physical Context

Planning History

The following applications are relevant to the proposals:

12/00208/COU – Change of use from agricultural building to form one dwelling including alterations
Permitted 30.5.2012

NB – condition 7 removes permitted development rights

18/01196/HOU – Single storey front extension to serve integral garage
Permitted 16.1.19

21/00823/HOU – Detached outbuilding to front of house
Withdrawn

23/00698/FUL – Extension and conversion of existing barn to form garage and workshop
Refused 25.10.23

National Planning Policy Framework

The National Planning Policy Framework ('The Framework') sets out the Government's planning policies for England and how these are to be applied. The framework advises that the purpose of the planning system is to contribute to the achievement of sustainable development, and this is made up of three dimensions:

- an economic objective i.e. contributing to building a strong, responsive and competitive economy;
- a social objective i.e. supporting strong, vibrant and healthy communities; and
- an environmental objective i.e. contributing to protecting and enhancing our natural, built and historic environment.

Paragraph 8 advises that the above roles are interdependent and need to be pursued in mutually supportive ways.

Paragraph 14 states that there is a presumption in favour of sustainable development and that this means approving development proposals that accord with the development plan without delay. In this case, the proposal would fully accord with the relevant development plan policies and as it proposes sustainable development as defined in the Framework, planning permission should be granted for the proposals.

Section 12 of the Framework relates to achieving well designed places. Paragraph 131 advises that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve and that good design is a key aspect of sustainable development. The guidance in paragraph 135 advises that planning (policies and) decisions should ensure that developments will function well and add to the overall quality of the area, that they are visually attractive as a result of good architecture, layout and landscaping and that they are sympathetic to local character and history while not preventing appropriate innovation or change. The proposed extension would comply with this guidance.

Development Plan Policies

The Development Plan for this site consists of the adopted Core Strategy for Hinckley and Bosworth Borough, the Site Allocations and Development Management Development Plan Document and the Stoke Golding Neighbourhood Plan which was made in March 2022.

The following policies are considered the most relevant to the consideration of the application:

Hinckley and Bosworth Local Development Framework - Core Strategy (adopted December 2009)

The spatial strategy and policies for rural areas section of the Core Strategy advises that the focus of most new development will be in and around the Hinckley sub regional centre, however, the needs of rural settlements must also be taken into account. Stoke Golding is identified as a Key Rural Centre. The application site is in the open countryside but outside of the identified Green Wedges.

Site Allocations and Development Management Policies Development Plan Document, adopted July 2016

The following policies are considered the most relevant to the proposals:

Policy DM1 – Presumption in Favour of Sustainable Development reiterates the presumption provided in the Framework that applications that accord with the development plan should be approved.

Policy DM4 – Safeguarding the Countryside and Settlement Separation advises that the countryside will be safeguarded from unsustainable developments. Sustainable developments will include, inter alia, the extension of existing buildings which lead to the enhancement of the existing setting. It is clear that the proposals relate to the extension of an existing dwelling (a former agricultural building).

Policy DM4 contains further criteria that are required to be complied with in order to be considered in accordance with the policy. These include the need to ensure that the scheme does not have a significant adverse effect on the intrinsic value and landscape character of the countryside. No significant impact would result from the proposed single storey extension.

Development Plan Policies

The dwelling and the proposed extension would be set back from the road and the scheme would not adversely affect the occupiers of neighbouring properties.

Policy DM6 advises that development proposals must demonstrate how they conserve and enhance features of nature conservation and geological value. The application is accompanied by a protected species survey including a bat inspection report which addressed the second reason for refusal of the recent application for a similar extension proposal (ref 23/00698/FUL).

Policy DM10 – Development and Design sets out a number of requirements for new built development to be considered acceptable. As indicated in previous sections of this statement, the proposed scheme would not have a significant adverse effect on privacy and amenity of nearby residents (criterion a).

Further criteria in policy DM10 seek to ensure that the scale, mass, layout, design and materials of the development complements or enhances the character of the surrounding area. Compliance with this criterion is demonstrated by the submitted plans which show an appropriate single storey extension to provide a garage and workshop which would echo the rural vernacular.

Policy DM17 – Highways and Transportation advises that development proposals will be supported where they seek to make the most of public transport services, where there is convenient and safe access for walking and cycling to services and facilities, where they demonstrate that there is not a significant adverse impact on highway safety. The policy also notes that where appropriate, improvements will be required to be undertaken to the network to limit significant impacts (taking account of cost effectiveness).

The application is well located on the road into Stoke Golding and the proposed extension would not give rise to any increase in vehicle movements to/from the site. No adverse impact on the local highway network would result from the proposals.

Development Plan Policies

Stoke Golding Neighbourhood Plan, made March 2022

The following policies are considered the most relevant to the proposals:

Policy SG15: Design advises that only development that reflects the traditional character of Stoke Golding will be supported unless the development is of exceptional quality or innovative design. A number of criteria for acceptable design are set out which include, inter alia, that the development is in keeping with the scale, form and character of its surroundings. The submitted scheme has been designed with this aim in mind and the submitted plans demonstrate that the aim is met by the proposals.

The Neighbourhood Plan is currently being reviewed with an examination having taken place in February 2024. The examiner's report is awaited.

Good Design Guide Supplementary Planning Document (SPD), 2020

The Council's Good Design Guide SPD aims to raise design quality in the Borough whilst ensuring that the local identity and heritage of the area is preserved and enhanced.

As indicated in the officers' report on the previous application, the Guide advises that it is usually not appropriate to extend an agricultural building in its curtilage. In certain circumstances, a very high quality addition or extension might be appropriate, and such additions should be simple, unobtrusive and respect the plan form of the building and group layout.

It is clear from the submitted plans that the revised scheme provides a simple single storey addition which is unobtrusive in the streetscene. The proposals respect the plan form of the building and group layout as, for example, it has been designed to be of a lesser width than the main barn conversion and it would extend no further north west than the later garage addition.

Development Plan Policies

The extension is subordinate in scale as required by the key considerations for such a proposal. The siting has been designed not to impact on the spatial and historic relationship of the farmstead and the addition is orientated away from the road.

Overall, the proposed scheme is considered to comply with the requirements of the Good Design SPD.

Design Constraints and Opportunities

The application site is located in the countryside, outside of but relatively close to the services and facilities which are found within the village.

The major constraints to the development of the site are relatively few with the principal considerations being:

Ensuring that the layout and design of the development is compatible with this former agricultural building which is situated in a rural location.

Ensuring that no loss of amenity to adjoining occupiers occurs as a result of the development.

In terms of its opportunities, it is considered that the proposed extension provides an opportunity for the applicant to extend the accommodation and facilities which would be available on this established residential site.

The development proposed would have no adverse affect on any nearby residents and the overall site layout has been designed to provide the extension away from the nearest neighbours to the north east.

Design Principles

The scheme has been formulated with the following design principles in mind:

- Be well integrated into its surroundings;
- Use good quality materials reflecting those of the existing converted building and the surrounding area;
- Providing safe access and providing additional secure car parking.

Site Use

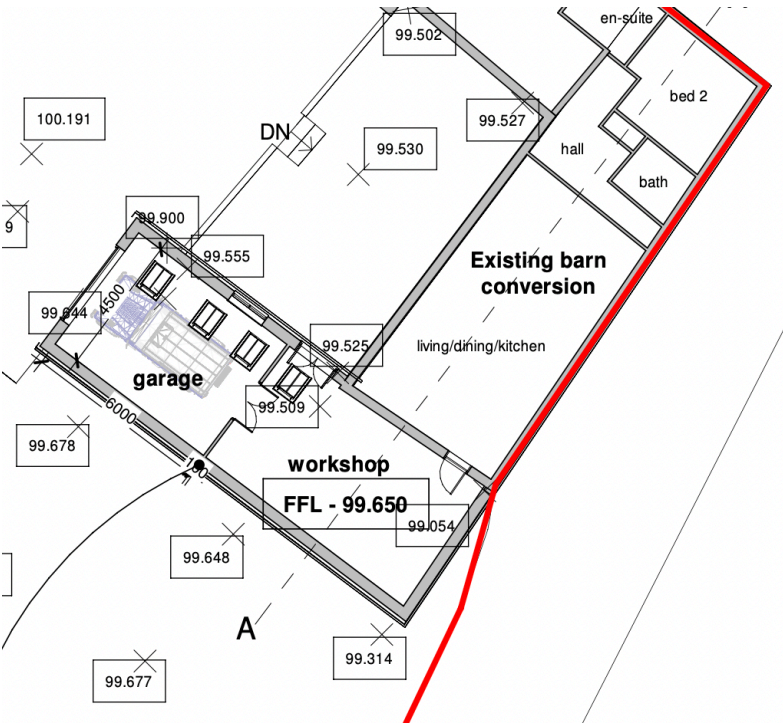
The proposal seeks full planning permission for the erection of a single storey extension to provide a garage and workshop.

The former agricultural building is in use as a dwelling and the proposed additional accommodation is considered an appropriate use to apply for planning permission for given its rural surroundings and the policy context provided by policy DM4 of the Site Allocations and Development Management DPD and policy SG15 of the Stoke Golding NP.

Amount of Development

The application proposes the following amount of development:

Approximately 70 square metres of garaging and workshop space.

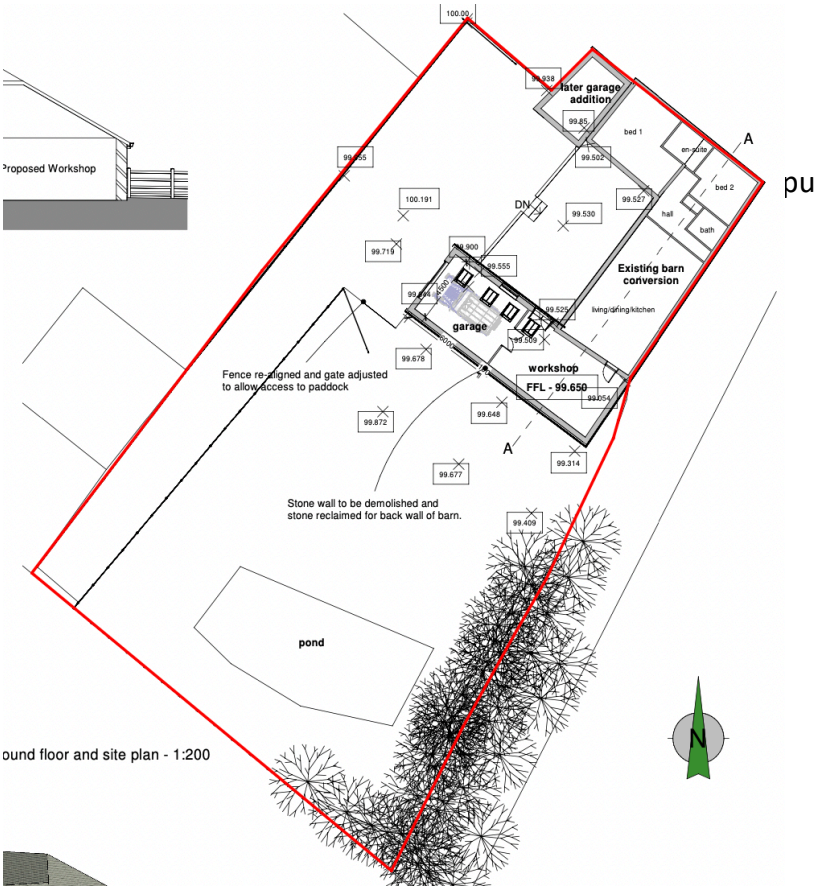


Layout

The proposed extension is located in a logical position within the overall site layout given the existing access and parking provision.

Layout plan

The accessibility of the site will be primarily addressed in the Access section of this Statement, however, it is considered that the proposed layout promotes a clear definition of the differing spaces to ensure ease of maintenance, management and movement.

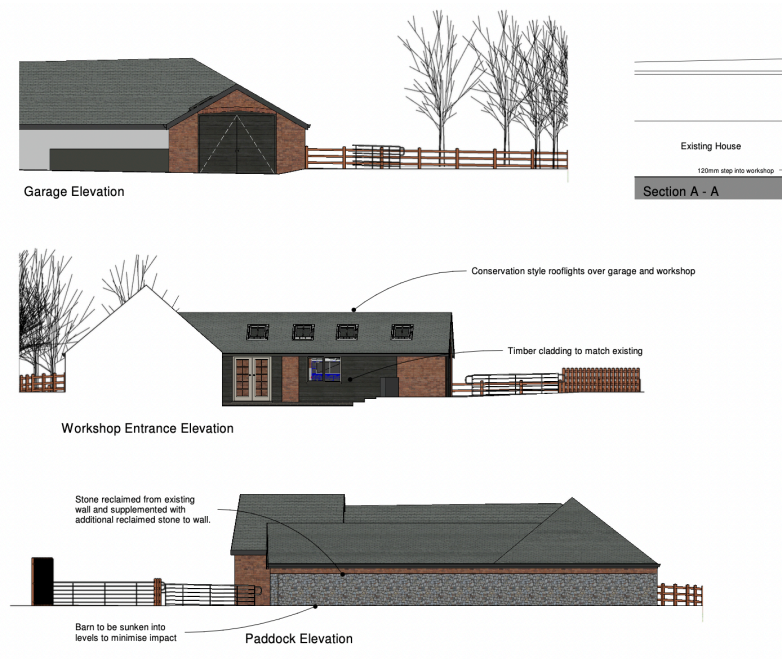


Appearance

The proposed extension incorporate rural vernacular features such as high pitched roofs and timber facing. It is considered that the inclusion of these features in a comparatively simple approach to form and elevational treatments would achieve a high quality environment reflecting the best aspects of similar building design found locally.

The reason for refusal and the commentary in the officers' report have been heeded and the revised proposal has a narrower width, a symmetrical roof design and more rural garage door treatment.

Landscaping



Elevations

Appearance

Landscaping

No additional landscaping is proposed as the site includes extensive planting within the adjoining garden and it is intended to retain the open character of the paddock.

Scale

As indicated under the Amount heading earlier, it is proposed to construct a single storey extension to provide additional garaging and a workshop.

The stables would have a ridge height significantly below that of the main barn conversion.

Access around the development

The vehicular access to the site is unchanged and the proposals would not give rise to any additional vehicle movements.

Conclusion

It is considered that this Statement demonstrates the proposed extension would retain the attractive environment on site and that the visual impact of the scheme has been minimized.