

PLANNING STATEMENT

Proposal: Extensions and alterations

Site: Owl Barn, Brockey Farm, Kirkby Road, Leicestershire LE9 8FT

Date: June 2024

Table of Contents

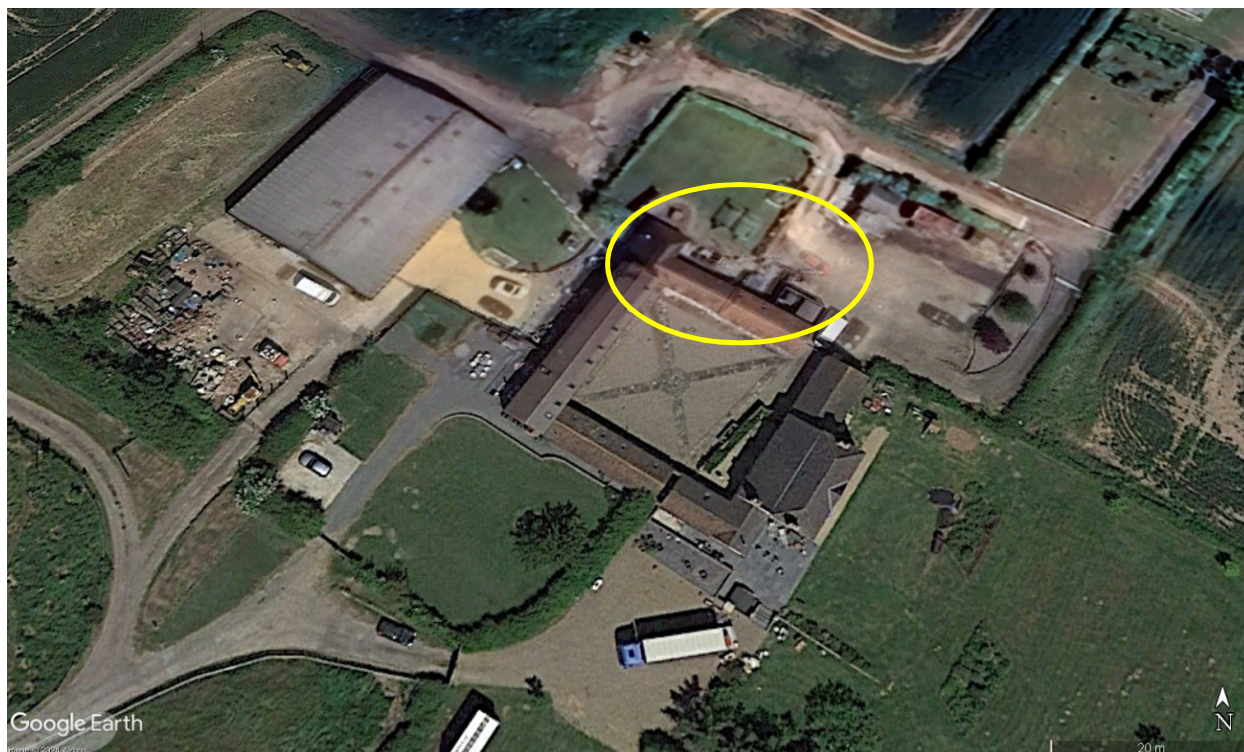
1.0	INTRODUCTION
2.0	DESCRIPTION OF THE SITE AND ITS SURROUNDINGS
3.0	RELEVANT PLANNING HISTORY
4.0	DESCRIPTION OF THE PROPOSAL
5.0	DEVELOPMENT PLAN POLICY AND OTHER MATERIAL CONSIDERATIONS
6.0	PLANNING ASSESSMENT

INTRODUCTION

- 1.1 This planning statement is submitted in support of the application made to Hinckley and Bosworth Borough Council for the erection of a single storey extension at Owl Barn, Brockey Farm, Kirkby Road, Leicestershire LE9 8FT. The application is made on behalf of Mr J Hames.
- 1.2 The following paragraphs of this statement will address the relevant development plan policy and national planning policy guidance pertinent to the determination of the application and set out the reasons why planning permission should be supported.

2 DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 2.1 The application site relates to an existing dwelling that forms part of a complex of barn conversions at Brockey Farm. The former farm complex includes a main farmhouse and a quadrangle of former agricultural buildings set around a central courtyard. The application property is identified on the aerial image below.



- 2.2 The property is a single storey former agricultural building which is understood to have once been a cattle barn/ cow shed. The property has an 'L' shaped footprint and is externally finished with a combination of facing brick and white render with a tiled roof. To the rear of the dwelling, in the location of the proposed new extension, there is a large fenced off area which currently houses a domestic shed and other storage. Photographs of the existing property are provided below.



2.3 The site is not located within a Conservation Area nor does it relate to a listed building or non designated heritage asset.

2.4 The site is located within a Flood Zone 1 on the Environment Agency's flood maps for planning.

3 RELEVANT PLANNING HISTORY

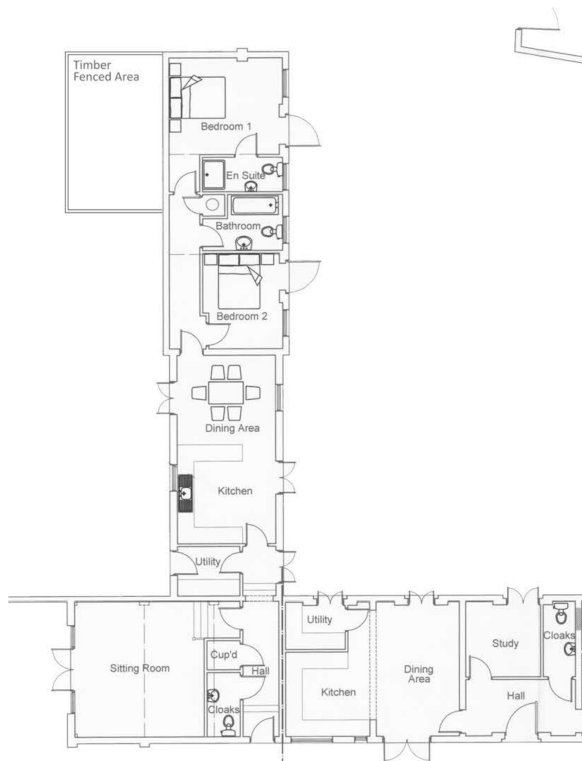
- 19/00797/HOU | Porch/Boot Room | REFUSED
- 05/01089/COU | Conversion of barns into three dwellings and alterations to access | GRANTED

An image of the site and wider farm complex prior to the residential conversion is provided below for context.

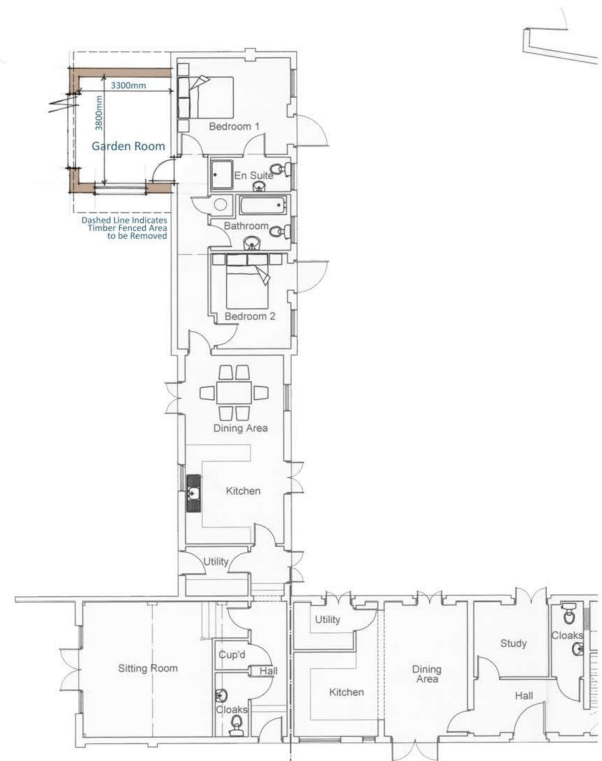


4 DESCRIPTION OF THE PROPOSAL

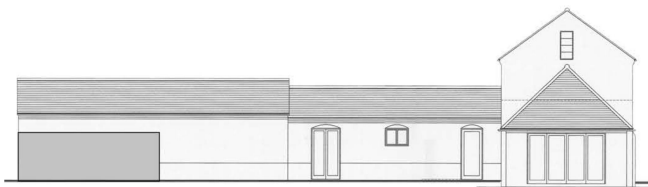
- 4.1 The application proposes the erection of a modest single storey extension to the rear of the dwelling and in replacement of an existing timber fenced area and domestic timber outbuilding. The scale, location, design and choice of materials of the proposed extension have been chosen to reflect the existing character and appearance of the barn conversion dwelling, taking design cues from an existing single storey projection at the opposite end of the building.



Existing floor plan



Proposed floor plan



Existing elevation with fenced area



Proposed elevation

5 THE DEVELOPMENT PLAN AND OTHER MATERIAL CONSIDERATIONS

5.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 an application for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan currently comprises the adopted Hinckley and Bosworth Core Strategy and the Site Allocations and Development Management Policies DPD. The NPPF is a key material planning consideration in the determination of the application.

5.2 [Core Strategy \(2009\)](#)

The Core Strategy

[The Hinckley and Bosworth Site Allocations and Development Management Policies DPD \(SADMP\)\(2016\)](#)

- DM1 – Presumption in favour of sustainable development
- DM4 – Safeguarding the countryside and settlement separation
- DM10 – Development and Design

5.3 [Other guidance](#)

Good Design Guide SPD

5.4 [National Guidance](#)

NPPF 2023

Planning Practice Guidance

6 PLANNING ASSESSMENT

6.1 Policy DM1 of the adopted Site Allocations and Development Management Policies DPD (SADMP) sets out a presumption in favour of sustainable development and states that development proposals that accord with the development plan should be approved.

6.2 Policy DM4 of the adopted SADMP supports the extension of existing buildings in the countryside in principle where this would result in an enhancement of the immediate setting, and requires that development in the countryside does not have an adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside.

6.3 Policy DM10 of the SADMP seeks to ensure development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

6.4 The Good Design Guide SPD outlines that development should be an appropriate height, width, depth and complement the character of the area as well as the detailing and materials of existing

buildings. With specific reference to extending agricultural conversions, the SPD advises that additions can risk losing the simple historic form of the building and its status as an ancillary building. However, in some circumstances a high-quality addition or extension might be appropriate. These extensions or additions should generally be simple, unobtrusive, and respect the plan-form of the building and group layout.

- 6.5 The new extension works with the plan form of the former farmstead and seeks to enhance the appearance of the building by replacing an area occupied by unsympathetic domestic outbuildings and timber fencing with an attractive, high quality extension. The simple vernacular of the inner courtyard elevation is unaltered by the proposals. At the corners of the quadrangle, formed by the former farmhouse and barns, there are already examples of gable end projections and subservient additions, including at the host property. The addition of a small single storey projection at the end of the barn forms a U shape footprint; not an uncharacteristic layout for barns such as this. The extension is subservient to the property; and, the plan form, architectural detailing and choice of materials are sympathetic to the character of the existing barn conversion and wider group of buildings.
- 6.6 It is concluded the proposed extension complies with DM4, DM10 and the Good Design Guide SPD and can therefore be supported.