

# Planning Statement

**Woodside Farm, Heath Road,  
Bagworth, Leicestershire, LE67 1DG**

**Conversion of redundant rural  
building to dwellinghouse (Use Class  
C3) and associated works**

**Client Name:** Mark John Wye

**Date of Issue:** September 2025

**Local Authority:** Hinckley and Bosworth Borough Council

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Independent Planning Consultancy Services

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## **Appendices**

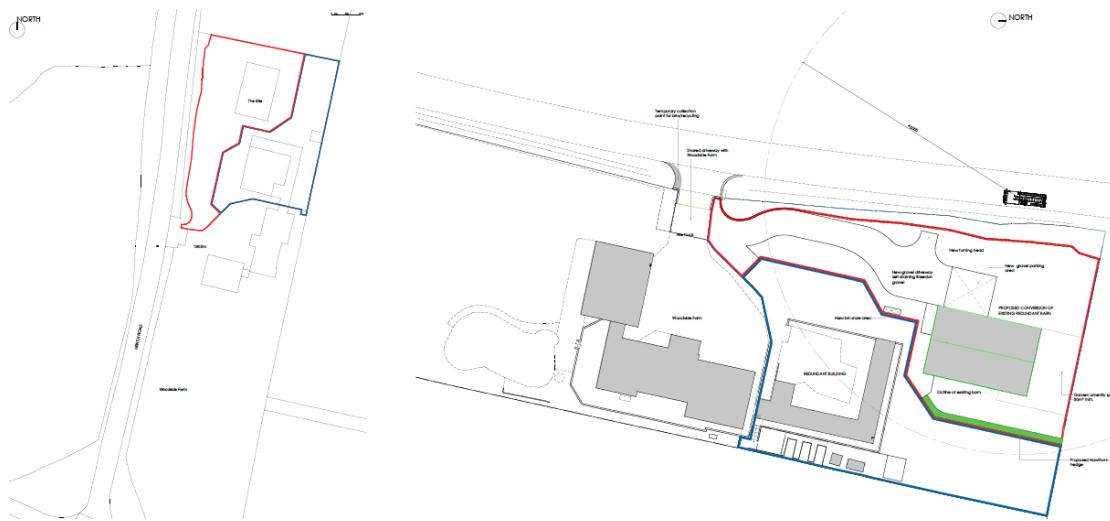
Appendix 1 24/10145/PREHMO

## 1.0 INTRODUCTION AND SITE DESCRIPTION

- 1.1 This planning statement has been prepared on behalf of Mark John Wye in support of a planning application for the conversion of a redundant rural building to a dwellinghouse (use class C3) and associated works at Woodside Farm, Heath Road, Bagworth, Leicestershire, LE67 1DG.
- 1.2 This statement should be read in conjunction with the accompanying documents which include:
  - Site Plan, Block Plan and Location Plan – drawing no. 23.82.100 Rev E
  - Existing Floor Plans and Elevations - drawing no. 23.82.101 Rev C
  - Proposed Floor Plans, Elevations and Section - drawing no. 23.82.102 Rev B
  - BJ Collins Protected Species Survey and BNG Report – October 2024
  - BJ Collins Biodiversity Net Gain Cover Report – May 2025
  - Engineers Report from KSA Consulting Engineers Limited – April 2025
- 1.3 This statement describes the application site, the locality and comments on the relevant Development Plan and national policy framework policies. It goes onto provide an assessment of the proposal in relation to the relevant policies.
- 1.4 The application site lies around 1.7 kilometres to the south-east of Bagworth and approximately 2.3 kilometres to the west of Barlestoke. It forms part of the wider Woodside Farm holding, covering about 1.99 hectares, and consists of a disused agricultural structure originally built to serve the farm.
- 1.5 The building measures about 6.3 metres in height with a pitched corrugated steel roof. Its footprint is roughly 12.2 metres by 18.6 metres and is constructed primarily from concrete blocks. The southern elevation contains a pair of large sliding metal doors, while the eastern side incorporates several small windows and openings. Inside, a staircase provides access to a modest first-floor area on

the eastern side. Figure 1 below shows a site location plan which identifies the building in relation to its surroundings:

Figure 1 – Site location plan



- 1.6 The site is located within Flood Zone 1, indicating a very low risk of flooding. It is largely comprised of hardstanding and built form, with no features of significant ecological interest identified within the application boundary.
- 1.7 None of the buildings on the site, including those associated with Woodside Farm, are designated as listed buildings at either a local or national level. The site does not fall within a Conservation Area and no Tree Preservation Orders are present. The land sits adjacent to the edge of the National Forest.
- 1.8 Topographically, the site is relatively level, with only a slight upward gradient towards the east from Heath Road.
- 1.9 The site is positioned outside the defined settlement boundaries and therefore lies within open countryside. Nevertheless, public visibility is limited by the mature trees and hedgerows that enclose much of the site, particularly to the east.

- 1.10 Bagworth Heath Woods extend along the northern and eastern boundaries and are identified as Greenspace within the adopted Development Plan. Around 500 metres further east are Desford Brick Works and the Merry Lees Industrial Estate. Heath Road runs along the site's southern and western edges, linking to Bagworth to the north. To the west, across Heath Road, the land use is primarily agricultural fields and further woodland.
- 1.11 The nearest designated settlements, identified as 'Key Rural Centres' in the Borough's Development Plan, are Bagworth (approximately 1.7 kilometres to the north-west) and Barlestoke (about 2.3 kilometres to the east).
- 1.12 There are no heritage assets within the immediate vicinity of the site. The nearest are the Grade II listed Bagworth War Memorial (List UID: 1464881) and the Grade I listed St Peter's Church in Thornton (List UID: 1074115), both located approximately 1.7 kilometres away. Due to strong visual and physical containment, the application site is not perceived as part of their setting.

## 2.0 PLANNING HISTORY

2.1 The application site has been subject to the following planning applications:

88/00700/4 - Erection of bungalow and dog kennels and barns (outline) – permitted

88/01137/4 - Erection of bungalow and dog kennels – reserved matters – permitted

10/00371/FUL - Demolition of existing dwelling and erection of 1no. Dwelling with annex – permitted

15/00094/HOU - Proposed garage and swimming pool with gym on first floor with glazed link to existing dwelling – permitted.

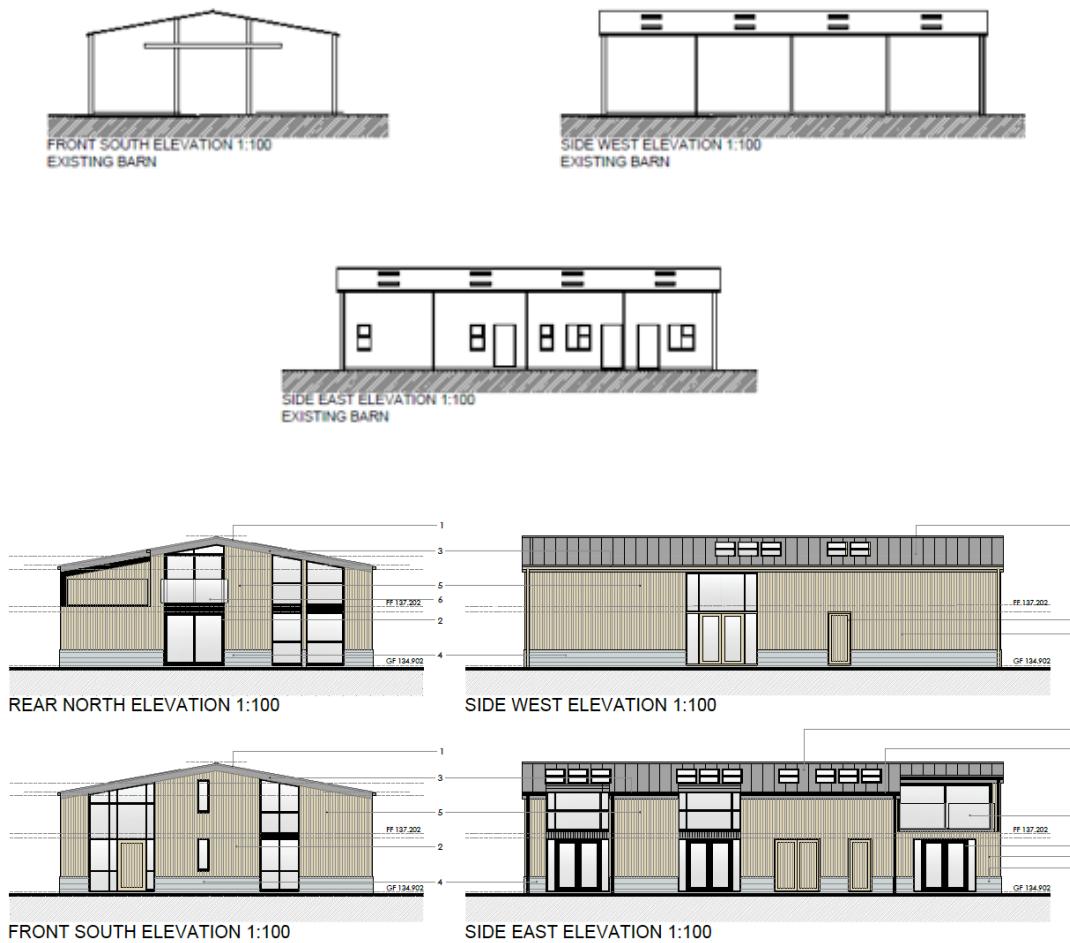
25/00535/P3CQ - Notification to determine if Prior Approval is required for the change of use of an existing agricultural barn into one single dwelling (C3) – refused.

2.2 In addition, pre-application advice was provided in respect of the conversion of a redundant rural building to a dwelling under application reference 24/10145/PREHMO. A copy of this pre-application advice is included in Appendix 1.

### 3.0 PROPOSED DEVELOPMENT

3.1 It is proposed to convert the redundant rural building into a residential unit (Use Class C3) along with associated works as shown by Figure 2 below:

*Figure 2 – Existing and proposed elevations*

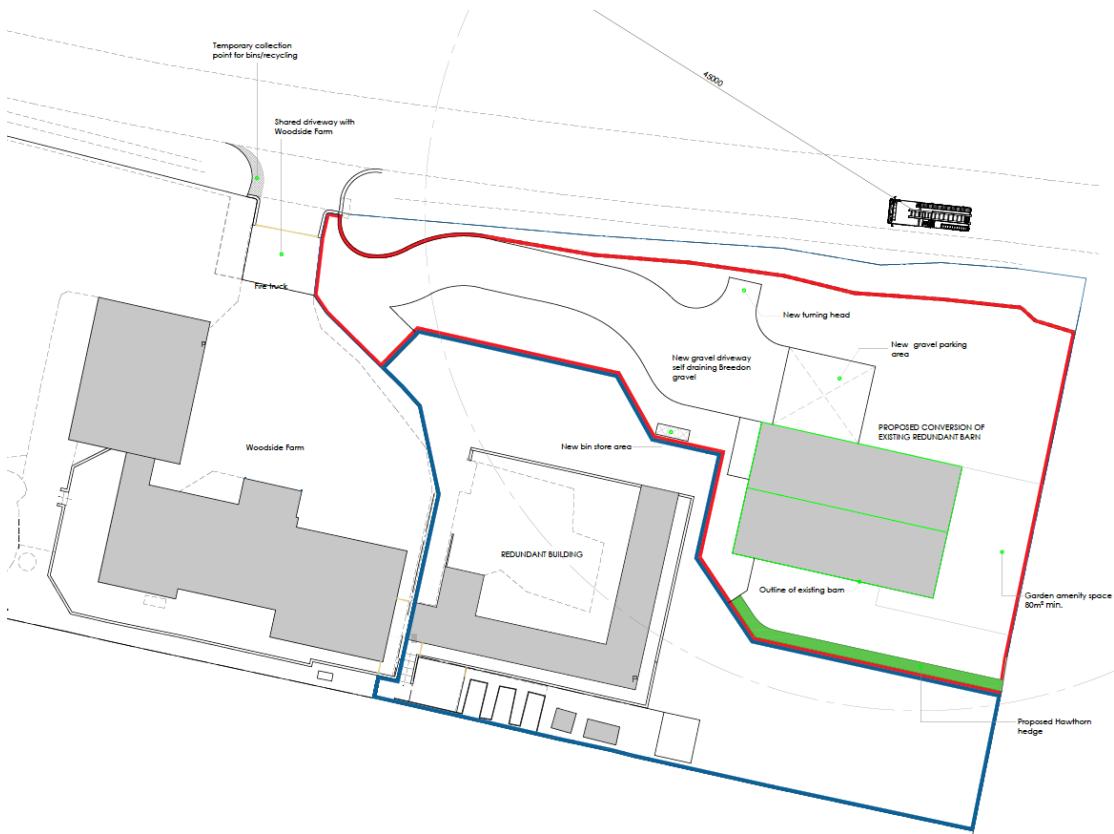


3.2 The existing footprint of the building will be retained, with no increases in size proposed. The height and form of the roof will remain as existing, other than the removal of sections necessary to form the balcony areas. New openings are proposed to all elevations to provide access and light to the rooms within the

dwelling. It is also proposed to cover the existing block built structure with timber cladding.

3.3 Figure 3 below shows the proposed layout details including dedicated areas of proposed car parking, garden and landscaping.

*Figure 3 – Proposed site layout plan*



3.4 As shown on Figure 3 above, vehicular access for the new dwelling would be via the existing access onto Heath Road. A new and separate internal driveway is proposed to serve the new dwelling. There would be no alterations to the existing access off Heath Road.

3.5 The first floor plan shows that the proposed dwelling would have two en-suite bedrooms, reception, w/c, plant room, boot room, utility room, snug, living/dining/kitchen room.

3.6 The first floor plan shows how the proposed dwelling would benefit from three en-suite bedrooms along with some external balcony areas.

3.7 As shown by Figure 4 below, the design ethos is based on farmstead references with the use of agricultural forms, design language and natural materials.

*Figure 4 – Proposed visuals*



## 4.0 MAIN ISSUES

- 4.1 Section 70(2) of the Town and Country Planning Act 1990 requires that when dealing with an application for planning permission, Local Planning Authorities must have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations. Section S38(6) of the Planning and Compensation Act 2004 requires that decisions on planning applications should be made in accordance with the policies of the development plan unless material considerations indicate otherwise.
- 4.2 Having regard to the above, it is considered that the main issues raised by the application are:
  1. Principle of the development
  2. Design and visual amenity
  3. Highway safety and parking
  4. Living conditions of neighbouring properties
  5. Ecology and BNG
  6. Other matters
- 4.3 The main planning policies that are relevant to these main issues are included in Section 5.0 below.

## 5.0 PLANNING POLICIES

- 5.1 The (revised) National Planning Policy Framework (2024) (NPPF) confirms that it does not change the statutory status of the development plan as the starting point for decision making. It also confirms its status as a material consideration in determining planning applications. The NPPF continues to advise that proposed development that accords with an up-to-date local plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise. The NPPF also advises that due weight should be given to development plan policies according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).
- 5.2 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 other material considerations indicate otherwise.
- 5.3 The policy context for this application is provided by the development plan and national planning policy in the NPPF as well as Planning Practice Guidance issued in April 2014 (as subsequently amended) (PPG). The development plan includes the Core Strategy (adopted 2009) (CS) and the Site Allocations and Development Management Policies DPD (adopted 2016) (SADMP).
- 5.4 Those policies which are the most important for determining this planning application are set out below:

### **Core Strategy (2009) (CS)**

- 5.5 Policy 21: National Forest

## **Site Allocations and Development Management Policies DPD (2016) (SADMP)**

- 5.6 *Policy DM1 – Presumption in Favour of Sustainable Development* repeats the presumption in favour as found in the Framework.
- 5.7 *Policy DM4 – Safeguarding the Countryside and Settlement Separation* seeks to protect the intrinsic value, beauty, open character and landscape character from unsustainable development and lists suitable sustainable development, subject to satisfying certain criteria.
- 5.8 *Policy DM6 – Enhancement of Biodiversity and Geological Interest* states that development proposals must demonstrate how they conserve and enhance features of nature conservation and geological value including proposals for their long term future management.
- 5.9 *Policy DM10 – Development and Design* provides a series of design-based criteria to which new development is required to meet.
- 5.10 *Policy DM15 – Redundant Rural Buildings* provides a list of criteria that needs to be complied with in order for the re-use and/or adaption of redundant or disused rural buildings to be supported.
- 5.11 *Policy DM17 – Highways and Transportation* confirms that development proposals should be in accordance with highways design standards as set out in the most up to date guidance adopted by the relevant Highway Authority.
- 5.12 *Policy DM18 – Vehicle Parking Standards* confirms that new development proposals will be required to provide an appropriate level of parking provision justified by assessment.

## **The National Planning Policy Framework 2025 (NPPF)**

5.13 At the heart of the NPPF is a presumption in favour of sustainable development. There are three overarching objectives which are interdependent and need to be pursued in mutually supportive ways so that opportunities can be taken to secure net gains across each of the different objectives. These are an economic objective, a social objective, and an environmental objective. The economic objective seeks to ensure sufficient land of the right types is available in the right places at the right time to support growth. The social objective seeks to support strong, vibrant, and healthy communities by ensuring a sufficient number and range of homes can be provided to meet the needs of the present and future generations and by fostering a well-designed and safe built environment. The environmental objective seeks to contribute to protecting and enhancing our natural, built, and historic environment, including making effective use of land.

5.14 Amongst other things, paragraph 11 of the NPPF states that decisions should apply a presumption in favour of sustainable development and that for decision-taking, this means approving development proposals that accord with an up-to-date development plan without delay.

5.15 Paragraph 48 of the NPPF indicates that planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.

5.16 Paragraphs 56-58 set out that Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Planning obligations must only be sought where they are a

necessary to make the development acceptable in planning terms; b) directly related to the development; and c) fairly and reasonably related in scale and kind to the development.

- 5.17 Paragraphs 61 and 63 of the NPPF are concerned with delivering a sufficient supply of homes to support the Government's objective of significantly boosting the supply of homes. The size, type and tenure of housing needed for different groups should be reflected in planning policies.
- 5.18 Paragraph 110 of the NPPF states that the planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.
- 5.19 Paragraph 116 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 5.20 Paragraphs 124 and 125 of the NPPF seeks to make the effective use of land. It states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. It goes on to say that planning decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs.

5.21 Paragraphs 131-135 of the NPPF seeks to achieve well-designed places. It states the creation of high-quality buildings is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development and creates better places in which to live. Planning decisions should ensure that developments will function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, are sympathetic to local character and history, including the surrounding built environment and landscape setting and establish or maintain a strong sense of place using streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit. It also states permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

5.22 Paragraph 170 of the NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere. Paragraph 181 states that Local Planning Authorities should ensure that flood risk is not increased elsewhere when determining planning applications.

5.23 Paragraphs 187 of the NPPF states that decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils. It also requires a contribution towards remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

5.24 Paragraphs 193 is concerned with habitats and biodiversity and seeks to protect and enhance. It advises that development which results in significant harm to

biodiversity should be refused unless it can be adequately mitigated, or, as a last resort, compensated for.

### **Other Policy and Guidance**

5.25 Although not having the formal status and weight of adopted planning policy there are a number of other pieces of guidance relevant to decision-making within Hinckley and Bosworth including:

- National Planning Practice Guidance - March 2014 (as amended)
- Good Design Guide SPD – 2019
- The Conservation of Habitats and Species Regulations 2017
- Circular 06/05 (Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System
- National Forest Strategy 2014-2024
- National Design Guide – October 2019
- Leicestershire Highways Design Guide (Leicestershire County Council)

## 6.0 PLANNING ASSESSMENT

### ***The principle of development***

6.1 The site is located outside of the limits to development where development is more strictly controlled under Policy DM4 of the SADMP which protects the countryside from unsustainable development. The policy provides a list of uses which are considered sustainable and these are listed below:

- a) It is for outdoor sport or recreation purposes (including ancillary buildings) and it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries; or
- b) The proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting; or diversification of rural businesses; or
- c) It significantly contributes to economic growth, job creation and/or
- d) It relates to the provision of stand-alone renewable energy developments in line with Policy DM2: Renewable Energy and Low Carbon Development; or
- e) It relates to the provision of accommodation for a rural worker in line with Policy DM5 -Enabling Rural Worker Accommodation.

6.2 This proposal for re-use of an existing rural building would therefore clearly comply with SADMP Policy DM4 at sub-section (b). The inclusion of more inappropriate materials on the existing blockwork structure and the provision of new native hedgerows would lead to the enhancement of the immediate setting.

6.3 Policy DM15 of the SADMP then deals specifically with redundant rural buildings. The various criteria are listed below in italic and assessed underneath.

*(a) The applicant demonstrates the building is no longer viable in its current use: and*

As part of the pre-application advice response the Council raised concerns whether the proposed development would comply with this element of the policy as the structure was being used for storage in connection with the existing dwelling on the site in November 2024. However, the building is no longer being used for domestic storage because the sale of the dwelling and land at Woodside Farm has resulted in the building subject to this proposal becoming redundant. This is made clear on the photographs included in Figure 5 below:

*Figure 5 – Internal photographs of the building*



The use of the building ancillary to Woodside Farm has ceased as the building was not included in the sale of the main dwelling on the site on 28<sup>th</sup> November 2024 (details available on request). On this basis, the building is clearly no longer viable in its previous use and the proposed development would comply with sub-section (a) of Policy DM15 of the SADMP.

*(b) The applicant has adequately demonstrated the building is in a structurally sound condition and is capable of conversion without significant rebuild or alteration; and*

The building is structurally sound being of a water tight block built structure with a solid roof. The submitted engineers report concludes that *'the building was generally found to be in good condition, and it is considered to be suitable for conversion to residential use'*. As demonstrated on the submitted plans, the works to convert the building would not involve 'significant rebuild or alteration' and would convert the existing structure and would not represent rebuild. On this basis, the building is structurally sound and capable of conversion without significant rebuild or alteration and would comply with sub-section (b) of Policy DM15 of the SADMP.

*(c) Any proposed extension(s) or alterations are proportionate to the size, scale, mass and footprint of the original building and situated within the original curtilage; and*

In response to the pre-application advice from the Council, the footprint and height of the building is to remain the same. No extensions are proposed. The alterations are proportionate to the size, scale, mass and footprint of the original building as discussed in more detail elsewhere in this report. On this basis, the proposal would comply with sub-section (c) of Policy DM15 of the SADMP.

*(d) The proposed development accords with Policy DM10: Development and Design and relevant design guidance, DM11: Protecting and Enhancing the Historic Environment and DM12: Heritage Assets.*

This is discussed elsewhere in this planning statement where it is made clear that the proposal would comply with sub-section (d) of Policy DM15 of the SADMP.

6.4 Given this context, it is considered that the development of the site as proposed is acceptable in principle in accordance with the relevant Development Plan

policies. These policies clearly make provision in principle for the conversion of agricultural buildings to alternative uses, with the provision of residential dwellings as being an appropriate alternative use.

- 6.5 In addition, in terms of housing land supply, using the revised standard method in national planning practice guidance as required by Paragraph 62 of the NPPF, Hinckley and Bosworth Borough Council are unable to demonstrate a five-year supply of land for housing. Evidence of this can be found in recent appeal decisions including APP/K2420/W/24/3348387 (3.55 year supply in March 2025) and APP/K2420/W/24/3344038 (4.89 year supply in February 2025).
- 6.6 In light of the housing land supply position, the 'tilted' balance in Paragraph 11(d) of the NPPF is triggered. Among other things, this says that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination. This balancing exercise is carried out in the conclusion section below.
- 6.7 The remainder of this statement assesses compliance with various technical matters and then provides a conclusion in respect of the 'tilted' balance as to whether any adverse impacts would significantly and demonstrably outweigh the benefits of the proposal.

### ***Design and Visual Amenity***

- 6.8 The need for good design in new residential development is outlined not only in adopted Local Plan Policies DM4 and DM10 and the Council's Good Design SPD but also within the NPPF. The policies in the Local Plan require that development in the countryside does not have a significant adverse effect on the intrinsic value,

beauty, open character and landscape character of the countryside and that it does not undermine the physical and perceived separation and open character between settlements.

- 6.9 With regards to design, the building in its present form is not considered to form a visually appealing addition to the site or the wider the rural landscape. Therefore, the conversion of the existing building provides an opportunity to enhance the building and its immediate setting.
- 6.10 Following the receipt of the pre-application advice response from the Council, the design approach has been altered in accordance with the advice given. The proposal has also been amended to appear as a simple conversion. There are no extensions or additions proposed, with the existing scale and mass of the building being retained. The formation of the new openings are necessary to provide adequate light to the rooms within the building. Careful design of these elements has been undertaken however to retain a simple appearance for the converted building.
- 6.11 The development now proposed is considered to enhance the immediate setting of the site by providing a structure which is much more compliant with the surrounding countryside vernacular and by including new native hedgerow planting. The existing unappealing and out of character blockwork will be clad with timber in response to the aspirations set out in CS Policy 21 relating to the National Forest. This will provide a much more visually cohesive building in the context of the surrounding landscape and wider National Forest.
- 6.12 The proposed materials palette has been chosen to provide a quality development within the rural landscape. The replacement roof material will be of higher visual quality than the current corrugated metal roof. The choice of dark metal cladding will be similar in appearance to the current roof albeit with a far superior quality and finish to enhance the appearance of the building. The majority of the new

openings will also be aluminium, again providing a visually appealing development which responds to the surrounding rural context.

- 6.13 Careful consideration has been taken to the internal layout of dwelling. The purpose of this is to keep alterations to the western and most visible elevation of the building to a minimum. The hedge along the boundary of the site with Heath Road will provide screening for the slight change in the western elevation as a result the single proposed opening to this elevation.
- 6.14 Given the age and design of the building, there are no historic features to be preserved. There are no significant alterations proposed to the area immediately surrounding the building, other than the provision of a separate gravel access and parking area. The nature of the surrounding countryside will therefore not be impacted upon by the proposals.
- 6.15 Overall, the proposal has been carefully designed in response to the provisions of the relevant development plan polices, the NPPF and the pre-application advice given by the Council.
- 6.16 The appearance of the building and the immediate setting will be demonstrably improved following the conversion works and the new timber clad building would result in a high quality and attractive addition to the locality. The open nature of the surrounding countryside will not be impacted upon by the proposals.
- 6.17 In design terms the development is considered to be fully in accordance with sections 11 and 12 of the NPPF and The Good Design Guide SPD. There is also no identified conflict with the relevant design polices set out within the Development Plan.
- 6.18 Overall, it is considered that the proposed scheme would respect the character and appearance of the surrounding area and would have a suitable design. The

proposal would comply with Policies DM4 and DM10 of the SADMP, the provisions of the NPPF, the National Design Guide and the Good Design SPD. The high quality design of the proposal would weigh in favour of the scheme in the planning balance.

### ***Highway Safety and Parking***

- 6.19 Paragraph 116 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 6.20 The building at the present time has an unrestricted use where traffic movements are not limited. The proposal would utilise the existing access onto Heath Road and would not therefore result in an additional access on to the highway. It is noted that the Leicestershire Highways Authority did not raise any comments or concerns at the pre-application stage regarding this access provision.
- 6.21 Parking and turning provision for the new dwelling would also be provided in accordance with the requirements of SADMP Policy DM18. Provision for bin storage is also made.
- 6.22 The proposed development would not have an unacceptable impact on highway safety, nor would the residual cumulative impacts on the road network be severe. Overall, therefore, the highway safety aspects of the scheme are considered acceptable. The proposal is considered acceptable in relation to DM17 and DM18 of the SADMP, the advice in paragraph 116 of the NPPF and the LHDG.

### ***Living conditions of neighbouring properties***

6.23 It is considered that the only residential property that has the potential to be impacted upon is Woodside Farm which is 30 metres to the south. Given this distance and that Woodside Farm is orientated to face Heath Road it is not considered that any significant overlooking, overbearing or overshadowing issues would arise.

6.24 At the pre-application advice stage the Council noted the presence of existing kennels which are located 5.7 metres to the south of the proposal. The Council's response stated that if the kennels are utilised for commercial purposes then any forthcoming planning application should detail how the residential amenity of the future occupants of the current development shall be protected from light pollution, noise, disturbance, and odours. The approved planning permissions for these kennels makes no reference to commercial use and the kennels have always been used only for the incidental enjoyment of the occupants of the existing dwelling. This is supported by the fact that there is no evidence of business rates having been paid from the kennels and no advertisement of a business running from the site.

6.25 All proposed rooms exceed the internal space standards set by the Nationally Described Space Standards (NDSS).

6.26 To comply with the Good Design Guide, properties with three or more bedrooms should provide a minimum of 80sqm of private outdoor amenity space with a minimum length of 7m. The submitted plans show that the proposal would be compliant with this guidance.

6.27 Having regard to the above, the proposals would not have a significant impact on the living conditions of occupiers of nearby dwellings. The impact on the living conditions of existing residents close to the proposals would be minimised and

their amenity would be safeguarded in accordance with SADMP Policy DM10. The proposals also comply with the general thrust of the NPPF so far as it seeks to ensure acceptable living standards.

### ***Ecology and BNG***

6.28 The site predominately comprises of the redundant building and small areas of hard standing, which have little ecological value. The boundaries around the site is bound by mature trees and hedgerows however, these are outside of the application site boundary due to the intervening distance will remain unaffected by the proposals.

6.29 The current application is supported by an up to date protected species survey by BJ Collins. This concludes the following:

- The preliminary bat roost assessment identified evidence of bat activity within the building;
- Building categorised as being of at least 'low bat roost suitability';
- Subsequent Phase II Emergence and Activity Surveys identified active roosting in the south facing gable end;
- The development project will require the submission of a European Protected Species (EPS) Derogation Licence;
- The mitigation strategy for the development is provided in Section 5 of the report.

6.30 Changes to the NPPF have introduced a requirement for Biodiversity Net Gain (BNG). Paragraph 187(d) of the NPPF sets out a requirement to minimise impacts on and provide net gains for biodiversity. The mandatory requirement for 10 percent BNG has now been enacted through the Environment Bill.

6.31 In this regard, the application is accompanied by a biodiversity net gain assessment (BNG) produced by B J Collins which includes completion of the statutory Biodiversity Metric from DEFRA. This confirms that the proposal would result in a 28.37% net loss in habitat units. It would not be possible to provide a 10% net gain on site given its status as residential garden but suitable compensation can be provided through off-site habitat options such as purchasing the biodiversity units from a third-party habitat bank (such as The Habitat Bank or Environment Bank). It is considered that these biodiversity net gains could be secured through an appropriately worded BNG planning condition.

6.32 The submitted ecology reports conclude that the proposed development will not result in significant effects to either habitats, designated site or protected species. Therefore, subject to conditions, it is considered that the proposal would accord with the provisions of SADMP Policy DM6 and the requirements of the NPPF.

### ***Other matters***

#### ***Trees***

6.33 The application site does not contain any trees which are protected by a Tree Preservation Order and the site is not located in a Conservation Area. There are no trees on the application site that would need to be removed as part of the proposed development.

#### ***Drainage/Flooding***

6.34 The site is located in Flood Zone 1 which is classified as an area of low probability to flooding. Matters in relation to surface water drainage would need to be considered as part of any subsequent Building Regulations approval. Such matters should not form planning conditions on any approval as this would duplicate a requirement for compliance with other regulatory requirements and

be contrary to the advice in paragraph 56 of the NPPF (see APP/F2415/W/22/3303898 for further information).

### ***Heritage***

6.35 There are no listed buildings in the vicinity of the application site to consider, with the nearest being the Grade II listed Bagworth War Memorial (List UID: 1464881) and the Grade I listed St Peter's Church in Thornton (List UID: 1074115) both approx. 1.7km away. Due to the distance and intervening natural and built environment, there is no intervisibility nor physical relationship between the aforementioned assets and the application site. The site is not within a Conservation Area. The proposals therefore do not have any heritage implications.

## 7.0 CONCLUSIONS

- 7.1 At the heart of the NPPF is a presumption in favour of sustainable development such that development proposals that are in accordance with the development plan should be approved. The NPPF does not change the statutory status of the development plan as the starting point for decision making. Section S38(6) of the Planning and Compensation Act 2004 requires that any decision on a planning application should be made in accordance with the policies of the development plan unless material considerations indicate otherwise.
- 7.2 In terms of the principle of development, Policy DM4 and DM15 of the SADMP are the most important development plan policy for determining this application. This planning statement demonstrates that the proposal represents the re-use of a redundant/disused rural building that would result in an enhancement to the immediate setting. Therefore, the proposal would clearly comply with the requirements of these policies.
- 7.3 Subject to the imposition of conditions and/or mitigation measures where necessary, the proposed scheme would not result in any significant adverse impacts on the character and appearance of the area, the residential amenity of the occupiers of neighbouring properties, highway safety, biodiversity, heritage or flooding. There are no other material planning considerations that indicate that planning permission should not be granted.
- 7.4 For the reasons set out above, it is considered that the proposal would be in accordance with the development plan as a whole and paragraph 11(c) applies which states that in such instances planning permission should be approved without delay.

- 7.5 The Council cannot demonstrate a 5-year housing land supply and the proposal would provide a small but meaningful contribution towards addressing the Council's housing shortfall. Therefore, the 'tilted' balance in paragraph 11(d) of the NPPF applies. Among other things, this says that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.
- 7.6 The sustainable development objectives of the NPPF require economic, social and environmental objectives, which are interdependent and need to be pursued in mutually supportive ways.
- 7.7 The economic objective in paragraph 8 of the NPPF is achieved by the proposals through the development of an additional dwelling which would result in the support for local construction work and jobs, an additional ongoing contribution towards council tax and the new occupiers of the dwellings would use and support local services which would help them to be maintained.
- 7.8 The social objective in paragraph 8 of the NPPF is achieved by the proposals through the provision of additional housing. There would also be social benefits in terms of new residents supporting the existing services in the surrounding area.
- 7.9 The environmental objective in paragraph 8 of the NPPF is achieved by the proposals as they would not result in any unacceptable impacts on the natural, built or historic environment. The proposal would redevelop previously developed land and utilise an existing building. The planning statement has demonstrated that the application would have an acceptable impact on highway safety, visual amenity, residential amenity, drainage and flooding, ecology and trees.

7.10 In conclusion, the proposal is in accordance with the relevant policies of the development plan and it is in accordance with the NPPF taken as a whole and the presumption in favour of sustainable development. When viewed in their wider context, the proposals make a positive contribution towards each of the three objectives of sustainable development in a mutually supportive way. There are no adverse impacts that would significantly and demonstrably outweigh the benefits of the proposal and any outstanding concerns that the Council might have are capable of being addressed by negotiation and/or the imposition of conditions.

**Appendix 1 24/10145/PREHMO**

**Bill Cullen** MBA (ISM), BA(Hons) MRTPI  
**Chief Executive**

**Please Ask For:** Sullevan Archer  
**Direct Dial/Ext:** 01455 255 761  
**Email:** planning@hinckley-bosworth.gov.uk  
**Your Ref:**  
**Our Ref:** 24/10145/PREHMO  
**Date:** 11 November 2024

Louise Winson  
 Marrons Planning  
 via email

Dear Louise

**Pre-Application Response**

**Reference:** 24/10145/PREHMO  
**Proposal:** Conversion of a redundant rural building to a dwelling  
**Location:** Woodside Farm, Heath Road, Bagworth Heath, Bagworth  
**Ward:** RAT

Thank you for your pre-application enquiry received 01 October 2024. The advice provided is based upon the information submitted with this enquiry.

**Summary**

The proposal is unlikely to be acceptable to the Local Planning Authority.

Any forthcoming planning application must demonstrate that the conversion of a rural building to a dwelling complies with Policy DM15 of the SADMP and additional information is required in relation to the use of the kennels within the wider site and the provision of outdoor private amenity for the new dwelling. The discrepancies in the size of the development within the Proposed Site Plan and the Proposed Floor Plans and Elevations should also be addressed within any forthcoming planning application.

**Description of Proposal**

The pre-application enquiry seeks advice on the conversion of a rural building to a two-storey, five-bedroom dwellinghouse at Woodside Heath, Bagworth Heath, Bagworth. The Applicant has sought advice on the principle, design, and position of the development alongside any potential planning conditions, constraints, and required documents.

The proposed development externally measures 19.2m in width by 18.9m in depth, which creates a total footprint of 292.5sqm. The proposal features a new curved feature roof to facilitate a first floor of accommodation within the building, which has a ridge height of 7.2m and an eaves height of 4.8m. These dimensions include a 61.4sqm attached flat-roofed double garage on the scheme's western side elevation.



**Hinckley & Bosworth  
 Borough Council**

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The development features dark grey metal roof cladding, Wienerbeger Oast Russet Terva Sovereign Stock brick finish on the ground floor, and timber cladding on the first floor. A chalk render finish is also proposed on the western side of the property.

#### Description of the Site

The application site is in an isolated location approximately 1.6km southeast of, and outside of the identified settlement boundary of, the Key Rural Centre, Bagworth, in the identified boundaries of the National Forest and the designated open countryside.

The application site features a rural barn that was permitted alongside the dwelling and the kennels within the wider Woodside Farm site (which are outside of the red line boundary of this scheme) via planning permissions 88/00700/4 and 88/01137/4. The existing dwelling has been modified via planning permissions 10/00371/FUL and 15/00094/HOU and is now a two-storey, five-bedroom, brick-built dwelling that is accompanied by an attached triple garage with accommodation in its roof space and a detached outbuilding that also features first floor accommodation.

The Applicant has confirmed that the rural barn is currently utilised for storage and externally measures 12.7m in width by 18.9m in depth, which creates a total footprint of 239.6sqm. The existing structure has a pitched roof with a ridge height of 6.3m and an eaves height of 4.2m. The barn is constructed with breeze blocks and corrugated metal roof sheeting and is visible from the public highway.

Woodside Farm is surrounded by woodland, including beyond Heath Road to the west, and Bagworth Heath Woods adjoins the northern and eastern boundaries of the site. The site utilises an existing access onto Heath Road, which is an adopted and classified 'C' road that is subject to the National Speed Limit. Heath Road is bounded by existing mature vegetation. Public Right of Way R70 runs 112m to the north of the site.

#### Planning History

There is no relevant recent planning history for this site.

#### Consultation

There have been no objections from the following consultants:

- Coal Authority
- Hinckley & Bosworth Borough Council (HBBC)'s Drainage Officer
- HBBC's Waste Management Officer (subject to conditions)
- Leicestershire County Council (LCC)'s Minerals Department
- National Forest Company

#### Drainage:

According to the Environment Agency's website, the application site is located within Flood Zone 1 and is designated as having a low probability of flooding from rivers and seas, and is located in an

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area that is at very low risk of flooding from surface water. Therefore, the principle of residential development within this site is acceptable.

The surface water drainage system for the proposed development should incorporate sustainable drainage principles (SuDS) to mitigate the risk of flooding on the site and ensure that surface water runoff does not increase flood risk elsewhere. The proposals should also include measures to address issues of water quality in accordance with current SuDS guidance. The proposed outfall for the discharge of surface water runoff from the development should be in accordance with the hierarchical approach outlined in Building Regulations Part H.

The use of infiltration drainage is preferred, subject to the site being free from a contaminated ground legacy. The suitability of the ground strata for soakaway drainage should be ascertained by means of the test described in BRE Digest 365 and the results approved by the Building Control Surveyor before development is commenced. If the ground strata are insufficiently permeable to avoid discharging some surface water off-site, flow attenuation methods should be employed, either alone or in combination with infiltration systems and/ or rainwater harvesting systems.

Ecology:

Leicestershire County Council's Ecology Department stated that statutory biodiversity net gain is likely to be applicable to the site. Please refer to the requirements within Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

As the building is being converted in this proposal, a daytime bat survey and nesting bird survey should be carried out of the property. The survey will need to be carried out by a licenced ecologist and the report will need to include if there is any evidence of bat roosts or nesting birds, as well as an impact assessment, and mitigation and enhancement proposals. Any recommendations will need to be incorporated into the submitted plans.

Please note that ODPM Regulations require protected species surveys to be submitted prior to determination of a planning application. It is also essential that the extent that they may be affected by the proposed development is established before the planning permission is granted. Therefore, any further surveys recommended within the report would need to be carried out prior to determination.

The habitats on site are likely to be low ecological value, but the adjacent habitats are valuable. Therefore, the hedgerow and tree should be retained and protected during the works.

Minerals:

Leicestershire County Council as the Minerals and Waste Planning Authority confirmed that changes of use fall under Section (b) of development exempt from Mineral Safeguarding, as set out in Table 4 on Page 37 of the Leicestershire Minerals & Waste Local Plan.

National Forest:

The National Forest Company confirmed that the proposal is less than the 0.5ha residential threshold for National Forest planting.

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However, the National Forest Company encouraged the use of British timber (as opposed to timber-effect) in the building design as this can contribute to the National Forest Character and support the British Forestry Sector.

Pollution:

The Council's Pollution Officer requested a Phase 1 Land Contamination Assessment.

Waste:

Hinckley & Bosworth Borough Council's recycling and refuse collection services are from the boundary to the adopted highway and do not travel along, nor collect from private roads or driveways. Please refer to the policies within the Wheeled Bin and Container Policy (updated March 2018).

It would be advisable to include an area near the roadside for the safe placement of the various containers on collection day. This will then keep the access clear to allow vehicular access. It will be the responsibility of the occupiers to ensure that all containers/wheeled bins are brought to the collection point.

No further responses have been received.

**Policy**

The main relevant policies to be for this form of development are as follows:

- National Planning Policies and Guidance:
  1. National Planning Policy Framework (NPPF) (December 2023)
  2. Planning Practice Guidance (PPG)
  3. National Design Guide (2019)
- Core Strategy (2009):
  1. Policy 21: National Forest
- Site Allocations and Development Management Policies Development Plan Document (SADMP) (2016):
  1. Policy DM1: Presumption in Favour of Sustainable Development
  2. Policy DM4: Safeguarding the Countryside and Settlement Separation
  3. Policy DM6: Enhancement of Biodiversity and Geological Interest
  4. Policy DM7: Preventing Pollution and Flooding
  5. Policy DM10: Development and Design
  6. Policy DM15: Redundant Rural Buildings
  7. Policy DM17: Highways and Transportation
  8. Policy DM18: Vehicle Parking Standards

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- Other Relevant Guidance:
  1. Good Design Guide (GDG) (2020)
  2. Leicestershire Highway Design Guide (LHDG) (2022)

All policy documents can be found on the Council's website at: [https://www.hinckley-bosworth.gov.uk/info/1004/planning\\_policy\\_and\\_the\\_local\\_plan/101/local\\_plan\\_2006 - 2026](https://www.hinckley-bosworth.gov.uk/info/1004/planning_policy_and_the_local_plan/101/local_plan_2006 - 2026)

### **Development Appraisal**

The pre-application enquiry has been submitted with the following documents:

- Application
- Covering Email to Application
- Existing Floor Plan and Elevations (23 82 102A)
- Ground, First Floor Plans, Elevations, Drg No. 23.82.101 Rev A
- Site Plan, Block Plan & Location Plan (23 82 100B)

Any advice given in this response is based on this information.

#### Principle of Development:

Paragraph 2 of the National Planning Policy Framework (NPPF) identifies that planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The NPPF is a material planning consideration in planning decisions.

The current Development Plan consists of the adopted Core Strategy and the adopted Site Allocations and Development Management Policies (SADMP) Development Plan Document. In accordance with Paragraph 225 of the NPPF, due weight should be given to existing policies according to their degree of consistency with the NPPF.

Policy DM17(b) of the SADMP requires development proposals to be located where the need to travel will be minimised, and the use of sustainable transport modes can be maximised. Policy DM17 of the SADMP also states that development proposals should seek to ensure that there is convenient and safe access for walking and cycling to services and facilities; and that scheme should make the best use of existing public transport services.

The application site and the wider Woodside Farm site are in an isolated location in the countryside where future occupants of the scheme are likely to be dependent on private motorised transport to meet their day-to-day needs, which is contrary to Policy DM17(b) of the SADMP.

Paragraph 84(c) of the NPPF confirms that planning decisions should avoid the development of isolated homes in the countryside unless the development would re-use redundant or disused buildings and enhanced its immediate setting.

This is supported by Policy DM4 of the SADMP, which states that the Council will protect the intrinsic value, beauty, open character, and landscape character of the countryside from unsustainable development.

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Policy DM4(b) of the SADMP only considers development in the countryside sustainable where the proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting. Importantly, Policy DM4 of the SADMP also requires that development meets five further requirements to be considered as sustainable development. These are discussed in detail further in the report.

The proposal involves the change of use and extension of an existing building and therefore has the potential to comply with Policy DM4(b) of the SADMP, subject to the scheme leading to the enhancement of the immediate setting. However, Paragraph 13.6 of the SADMP confirms that any proposal which relates to the re-use of redundant buildings in the countryside must have specific regard to Policy DM15 of the SADMP.

Policy DM15(a) of the SADMP states that proposed development outside of settlement boundaries for the re-use and/or adaptation of redundant or disused rural buildings will be supported where the applicant demonstrates the building is no longer viable in its current use.

The structure is currently used for storage for the existing dwelling within the site. Therefore, the building is not considered to be disused, nor redundant and there is insufficient information to demonstrate that the structure is incapable of functioning adequately for its existing use. These concerns should be addressed within any forthcoming planning application.

By virtue of these factors, the proposal is not for the change of use or reuse of a redundant or disused building, which is contrary to Paragraph 84(c) of the NPPF. It has not been demonstrated that the structure is no longer viable in its current use as a storage building and therefore, the proposal is also contrary to Policy DM15(a) of the SADMP.

Policy DM15(b) of the SADMP requires the Applicant to adequately demonstrate that the redundant building subject to re-use and/or adaption is in a structurally sound condition and is capable of conversion without significant rebuild or alteration.

The Applicant has not provided any information to demonstrate that the structure is structurally sound. In addition, it is noted that the submitted plans indicate that the main structure in the proposal is 0.3m narrower than the existing barn. It is therefore unclear how the development shall be capable of conversion without significant rebuilt or alteration. These matters should be addressed within any forthcoming planning application to ensure that the scheme complies with Policy DM15(b) of the SADMP.

Without sufficient information to prove that the proposal complies with Policy DM15(a) and (b) of the SADMP, the scheme represents the development of an isolated home in the National Forest and in designated open countryside in a location where the future occupants of the scheme are likely to be dependent on private motorised transport to meet their day-to-day needs. As such, the proposal is considered to represent unacceptable unsustainable development that results in environmental harm in principle, which is contrary to Policies DM1, DM4, and DM17 of the SADMP, and Paragraphs 8(c) and 84 of the NPPF.

Nevertheless, the acceptability of the development is subject the assessment of all other material considerations. Other material considerations are set out within the next sections of the report.

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Housing Land Supply:

Using the standard method as outlined by the Ministry of Housing, Communities & Local Government (MHCLG), Hinckley and Bosworth Borough Council are able to demonstrate 5.6 years of deliverable housing on 29 July 2024. However, due to the age of relevant housing policies within the adopted Core Strategy, the 'tilted' balance in Paragraph 11(d) of the NPPF is triggered in accordance with Footnote 8 and Paragraph 11 of the NPPF.

Paragraph 11(d)(ii) of the NPPF requires planning permission to be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

As the Council is able to deliver a five-year supply of land for housing, the provision of one dwelling within this application site is considered to attract limited weight should be given to the provision of the proposed dwelling.

Impact upon the Character of the Area:

Section 12 of the NPPF confirms that good design is a key aspect of sustainable development, and the creation of high quality, beautiful, and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 135 of the NPPF details the six national policy requirements of development to ensure the creation of well-designed and beautiful places.

Paragraph 139 of the NPPF 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 and codes.

Policy DM4(i) of the SADMP states that development in the countryside will be considered sustainable where it does not have a significant adverse effect on the intrinsic value, beauty, open character, and landscape character of the countryside. Policy DM4(v) of the SADMP highlights that if the development is within the National Forest, it should contribute to the delivery of the National Forest Strategy in line with Policy 21 of the adopted Core Strategy.

Policy 21 of the adopted Core Strategy confirms that proposals will be supported in the National Forest providing that they contribute to the delivery of the National Forest Strategy (increasing woodland cover; enhancing biodiversity; developing a new woodland economy for timber products and wood fuel energy; outdoor recreation and sports provision; and tourism developments, especially overnight quality accommodation linked to tourism in the Forest).

The proposed development does not contribute to the National Forest Strategy and is therefore contrary to Policy 21 of the adopted Core Strategy.

However, Policy 21 of the adopted Core Strategy also states that the siting and scale of proposals should also be appropriately related to its setting within the Forest, developments should respect the character and appearance of the wider countryside and not adversely affect the existing facilities and working landscape of either the Forest or the wider countryside.

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Policy DM10 of the SADMP requires new development to complement or enhance the character of the surrounding area with regards to scale, layout, density, mass, design, materials and architectural features.

Policy DM15(c) and (d) of the SADMP states that proposed development outside the settlement boundary for the re-use and/or adaptation of redundant or disused rural buildings will be supported where:

- (c) Any proposed extension(s) or alterations are proportionate to the size, scale, mass, and footprint of the original building and situated within the original curtilage.
- (d) The proposed development accords with Policies DM10, DM11, and DM12 of the SADMP.

All development proposals for the re-use of redundant rural buildings should result in the enhancement of the immediate setting.

It is noted that there are discrepancies in the size of the development within the Proposed Site Plan and the Proposed Floor Plans and Elevations. This should be addressed within any forthcoming planning application.

The alteration to the roof and the extension to the building are not supported on the basis that they are not considered to complement or enhance the character of the surrounding area as required by Policy DM10 of the SADMP. The increased scale and massing of the development is also not considered to be proportionate to the existing building, which is contrary to Policy DM15(c) of the SADMP.

The use of chalk render on the principal western elevation of the development is incongruous to the character of the wider site and area. Whilst the precise use of materials can be secured via planning condition, it is beneficial to address this concern with any forthcoming planning application

Notwithstanding this, the scheme represents the development of an isolated home in the countryside in a location where the future occupants of the scheme are likely to be dependent on private motorised transport to meet their day-to-day needs. As such, the proposal is considered to represent unacceptable unsustainable development that results in environmental harm, which is contrary to, and in conflict with, Policies DM4 and DM17 of the SADMP.

Furthermore, this proposal represents a new and unjustified residential development outside of any identified settlement boundary in the countryside. Therefore, this change of use is considered to urbanise and detrimentally alter the character and appearance of the site, its immediate setting, and the surrounding area. This significant adverse effect is considered to be contrary to, and in conflict with, Policies DM4, DM10, and DM15 of the SADMP, and Policy 21 of the adopted Core Strategy.

In summary, any forthcoming planning application must demonstrate that the conversion of a rural building to a dwelling complies with Policies DM4, DM10 and DM15 of the SADMP.

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Impact upon Neighbouring Residential Amenity:

Policy DM10(a) and (b) of the SADMP states development will be permitted provided that it would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting and noise and that the amenity of occupiers would not be adversely affected by activities within the vicinity of the site.

The Good Design Guide requires the way buildings to relate to each other, and their orientation and separation distances, to provide and protect acceptable levels of amenity. The Good Design Guide recommends that a principal window to a habitable room should ideally be no less than 8m from the blank side of a single storey neighbouring property, rising to 14m for a two-storey property. In addition, the separation distance between two principal windows to habitable windows should be a minimum of 21m. However, the Good Design Guide also states that, *“An exception to this rule is in an urban location where it may be acceptable to have a reduced distance where issues of amenity and overlooking are dealt with by good design.”*

Notwithstanding this, these separation distances are the minimum standards that are required, and every application will be assessed on its own merits depending on the individual characteristics of the site such as orientation, ground levels, window positions, garden size, and shape.

The existing dwelling at Woodside Farm is the only neighbouring residence in the vicinity of the site. This property is approximately 30m south of the proposed dwelling and is orientated to face towards Heath Road. This exceeds the separation distance stated within the Good Design Guide. In light of this and the orientation of the existing dwelling, the development is not considered to result in any adverse impacts to the neighbouring residential amenity of the occupants of the existing property Woodside Farm.

However, the Applicant has not confirmed whether the existing kennels within the Woodside Farm site, which are 5.7m south of the proposal, are utilised for commercial purposes or only for the incidental enjoyment of the occupants of the existing dwelling. This should be confirmed within any forthcoming planning application. Should these kennels be utilised for commercial purposes, any forthcoming planning application should detail how the residential amenity of the future occupants of the current development shall be protected from light pollution, noise, disturbance, and odours.

The blank single storey elevation of the kennels is 5.7m from Bedroom 2 of the development. Whilst this is less than the minimum separation distance requirements within the Good Design Guide, this is not the principal window to this habitable room and therefore this is not considered to result in any significant adverse impacts to the residential amenity of the future occupants of the scheme.

To support the residential amenity of future occupiers of the scheme, one of the aims of Section 4 (New Residential Development) within The Good Design Guide is to ensure that new residential development exceeds the internal space standards set by the Nationally Described Space Standards (NDSS) (2015) wherever possible.

Proposals for five-bedroom, two-storey dwellings should provide a minimum of 110sqm of floor space and 3.5sqm of built-in storage in accordance with the NDSS. The ground floor of the scheme alone exceeds the internal floor space and in-built storage requirements of the NDSS.

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In accordance with Paragraph 10(c) of the NDSS, to provide one bed space, a single bedroom should have a floor area of at least 7.5sqm, and a width of at least 2.15m. In order to provide two bed spaces, a double or twin bedroom should have a floor area of at least 11.5m, and a width of 2.75m for the master bedroom, and a width of 2.55m for every other bedroom in accordance with Paragraphs 10(d) and (e) of the NDSS. All bedrooms comply with the minimum requirements of the NDSS.

To comply with the Good Design Guide, properties with three-or-more-bedrooms should provide a minimum of 80sqm of private outdoor amenity space with a minimum length of 7m. No details have been submitted in relation to the private outdoor amenity provision for the development. This should be provided with any forthcoming planning application.

In summary, the proposal has the potential to protect the residential amenity of the occupants of the existing property and the proposed development, subject to additional information in relation to the use of the kennels within the wider site and the provision of outdoor private amenity for the new dwelling.

Highway Safety and Vehicle Parking Standards:

Paragraph 114 of the NPPF states that any proposal should ensure that any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree. Ultimately, development should be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe, in accordance with Paragraph 115 of the NPPF.

To support this, Policy DM17 of the SADMP states that development proposals need to demonstrate that there is not a significant adverse impact upon highway safety, and that the residual cumulative impacts of development on the transport network are not severe. All proposals for new development and changes of use should reflect the highway design standards that are set out in the most up to date guidance adopted by the relevant highway authority (currently this is the Leicestershire Highway Design Guide (LHDG)).

The proposal utilises an existing and un-amended access onto Heath Road. The Local Highway Authority raised no comments or concerns regarding the use of this existing point of access to serve the development. However, the Local Highway Authority has drawn the Applicant's attention to Figure DG17 of Part 3 of the LHDG in relation to geometry guidance for an access serving 1 to 25 dwellings.

Policy DM18 of the SADMP requires developments to demonstrate an adequate level of off-street parking provision. Paragraph 3.151 (Quantum) of Part 3 of the LHDG requires three off-street vehicle parking spaces for dwellings with four-or-more bedrooms. Paragraph 3.165 (Parking Dimensions) of Part 3 of the LHDG requires minimum parking sizes to be 2.4m by 5.5m, and an additional 0.5m in width is required if the parking space is bounded by a wall, fence, hedge, line of trees or other similar obstructions on one side. This width increases to 1m if the parking space is bounded on both sides. Paragraph 6.200 (Garage Dimensions) of Part 3 of the LHDG requires the minimum dimensions for double garages to be 6m by 6m.

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The development is provided with a double garage, which meets the minimum internal dimension requirements of Paragraph 6.200 of Part 3 of the LHDG. However, no further details of the off-street parking and turning facilities have been provided within this submission. Therefore, any forthcoming planning application should demonstrate that the scheme provides sufficient off-street vehicle parking and turning facilities and complies with Policy DM18 of the SADMP and the LHDG.

The Local Highway Authority have also drawn the Applicant's attention to Paragraphs 3.193 and 3.194 of Part 3 of the LHDG in relation to refuse collection and access for emergency vehicles.

Conclusion:

To conclude, the proposal is unlikely to be acceptable to the Local Planning Authority because it has not been demonstrated that the proposal complies with Policy DM15 of the SADMP. Furthermore the proposal is considered to be contrary to Policies DM4, DM10 and DM17 of the SADMP. Any forthcoming planning application must firstly demonstrate that the conversion of a rural building to a dwelling complies with Policy DM15 of the SADMP as well as addressing the concerns relating to Policies DM4, DM10 and DM17. Additional information is required in relation to the use of the kennels within the wider site and the provision of outdoor private amenity for the new dwelling. The discrepancies in the size of the development within the Proposed Site Plan and the Proposed Floor Plans and Elevations should also be addressed within any forthcoming planning application.

I trust that this information is of use to you. If you have any queries on the above points, please do not hesitate to contact me.

Yours sincerely



**Christopher Brown MRTPI**  
Head of Planning

*The above comments are initial informal officer views only and are made without prejudice to any decision the local planning authority may make in respect of a subsequent application and are given without the opportunity to consider all the relevant issues that may arise from consultation or may be expressed by local residents and other interested parties. This letter does not constitute a decision under the Town and Country Planning Act 1990 (as amended) or other relevant legislation.*

*Where your proposed work requires additional consent under the Building Regulations, Hinckley and Bosworth Borough Council's Building Control Service are able to provide a quotation and advice. The Building Control Service can be contacted at [buildingcontrol@hinckley-bosworth.gov.uk](mailto:buildingcontrol@hinckley-bosworth.gov.uk) to arrange a quote.*