

## Delegated Report

**Planning Ref: 23/00990/HOU**

**Applicant: Marcus Palmer**

**Ward: Newbold Verdon, with Desford & Peckleton**

**Site: The Ostlers, Manor Lane, Peckleton**

**Proposal: Conversion of existing barn into a one bedroom annex**

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Hinckley & Bosworth  
Borough Council

### 1. Recommendations

#### 1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

### 2. Planning application description

- 2.1. The application is for the conversion of an existing barn used for storage connected to the residential dwelling, into a one bedroom annex with associated extensions.

### 3. Description of the site and surrounding area

- 3.1. The property is located South of Manor Lane and Church Road, as is located within a cluster of buildings. The site is located within the Countryside and is located within proximity to a Grade II listed building. The building considered under this proposal is a former barn which has been used within the residential curtilage of The Ostlers for the purposes of storing household items such as bikes and other personal items.

### 4. Relevant planning history

None

### 5. Publicity

- 5.1. The application has been publicised by sending letters to neighbours, a site notice has been posted within the vicinity of the site.
- 5.2. No comments have been received.

### 6. Consultation

- 6.1. Kirkby Mallory, Stapleton and Peckleton Parish Council: No comments received.
- 6.2. Conservation Area Officer: No objections, response included within the body of this report.
- 6.3. LCC Ecology: No comments received.

### 7. Policy

#### 7.1. Site Allocations and Development Management Policies DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM10: Development and Design
- Policy DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

#### 7.2. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2019)

- Planning Practice Guidance (PPG)

### 7.3. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)

## 8. **Appraisal**

### 8.1. Key Issues

- Design and impact upon the character of the area and Listed Buildings
- Impact upon neighbouring residential amenity
- Impact upon highway safety

#### **Design and impact upon the character of the Conservation area**

- 8.2. DM4 of the SADMP confirms that development in the Countryside is considered sustainable whereby the proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting.
- 8.3. DM10 of the SADMP seeks to ensure that new development should complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.4. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 8.5. Section 16 of the National Planning Policy Framework (NPPF) provides the national policy on conserving and enhancing the historic environment. Paragraphs 199-202 of the NPPF require great weight to be given to the conservation of designated heritage assets when considering the impact of a proposed development on its significance, for any harm to the significance of a designated heritage asset to have clear and convincing justification, and for that harm to be weighed against the public benefits of a proposal.
- 8.6. Policies DM11 and DM12 of the Site Allocations and Development Management Policies (SADMP) Development Plan Document seek to protect and enhance the historic environment and heritage assets. Policy DM12 requires all development proposals to accord with Policy DM10: Development and Design. Policy DM12 also states that development proposals should ensure the significance of a conservation area is preserved and enhanced, and that proposals which adversely affect the Bosworth Battlefield or its setting should be wholly exceptional and accompanied by clear and convincing justification.
- 8.7. This is an application to convert a barn located at The Ostlers into a one bedroom annex. The existing barn is a small rectangular plan building of brick and stone walls and a slate roof and is situated within the north-eastern corner of collection of other former agricultural buildings that comprised of Manor Farm. This includes The Ostlers, a L-shaped plan building which formed the south-eastern corner of the farm complex and has subsequently been converted to a residential unit, with the application barn being part of its curtilage.
- 8.8. Approximately 40m to the east is the Manor House, this being a late-18th century house on a moated site and a grade II listed building of special historic and architectural interest and significance. The collection of buildings that comprised Manor Farm, which includes the application building, are visible from the Manor House and they have a historical functional relationship to the Manor House, so

they are considered to fall within its wider setting and make a minor but positive contribution to its significance.

- 8.9. It is proposed to convert the existing barn into an annex and extend it to the south with a single storey extension resulting in an overall development with an L-shaped plan. It is considered that this arrangement including the siting of the extension would maintain the historic and traditional rectangular plan form of the former Manor Farmstead and due to its moderate scale the extension would be subservient to the original barn. The extension would have a dual pitched roof with slates to match and a stone wall to match the exterior walls of the farmyard. The extension walls facing into the courtyard interior would be clad in timber which would provide a natural contrast to the brick and stone of the barn whilst respecting the rural context of the site. The small number of existing windows and doors on the barn would be used to serve proposed annex with limited adaptations required to the fenestration, which would ensure that the character and appearance of the barn would be largely maintained.
- 8.10. The proposed conversion and extension to the barn has been appropriately designed to ensure that the rural and traditional character and appearance of the building is maintained, and the building would remain a positive presence within the wider setting of the Manor House. Therefore, the proposal would be compatible with the significance of the grade II listed building The Manor House and its setting, and as a result the proposal would comply with Policies DM4, DM10, DM11 and DM12 of the SADMP, section 16 of the NPPF and the statutory duty of section 66 of the Planning (Listed Building and Conservation Areas) Act 1990.

#### **Impact upon neighbouring residential amenity**

- 8.11. Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy and/or amenity of nearby residents and occupiers of adjacent buildings.
- 8.12. It is considered that the proposed conversion of the outbuilding to serve as an annex, including the associated external amendments would not have a detrimental impact on neighbouring residential amenity, in terms of loss of light, loss of privacy and overbearing impacts. The annex will have the shared amenity space with the existing host dwelling and will therefore remain ancillary in nature and will be conditioned as such. The existing hedgerow and boundary treatments, as seen on the proposed site plan will mitigate against any loss of privacy caused by the additional windows and doors proposed on the outbuilding.
- 8.13. The proposals can therefore be considered to be in accordance with Policy DM10 of the SADMP.

#### **Impact upon highway safety**

- 8.14. Policy DM17 of the adopted SADMP supports development that would not have any significant adverse impacts on highway safety. Policy DM18 of the SADMP requires new development to provide an appropriate/justified level of parking provision.
- 8.15. The proposal seeks to include the addition of a one bedroom annex to the site. There is sufficient off-street parking facilities within the site to cater for this development and there are not anticipated detrimental impacts on Highway safety as a result of this proposal. Therefore it is considered that the proposal would be in

accordance with Policies DM17 and DM18 of the adopted SADMP.

## 9. **Equality implications**

9.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

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

9.2 Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

9.3 There are no known equality implications arising directly from this development.

9.4 The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

## 10. **Conclusion**

10.1. The proposal seeks permission to convert the existing barn outbuilding to an annex. The proposed is deemed acceptable due to the limited adverse impacts upon the character of the area and listed building, neighbouring residential amenity and highway safety.

10.2. It is considered that the proposed development would be in accordance with Policies DM4, DM10, DM11, DM12, DM17 and DM18 of the adopted SADMP.

## 11. **Recommendation**

11.1 **Grant planning permission** subject to:

- Planning conditions outlined at the end of this report

## 11.2 **Conditions and Reasons**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**Reason:** To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

Site Location Plan Drg No. 101  
Proposed Site Plan Drg No. 7960-300  
Proposed Floor Plans and Elevations Drg No. 7960-250A

**Reason:** To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. The residential annexe hereby permitted shall only be used as ancillary accommodation to the dwelling currently known as The Ostlers, Manor Lane, Peckleton and shall not be occupied, sold or separately leased or let as an independent unit of residential accommodation.

**Reason:** To ensure the residential annexe hereby permitted is not occupied as an independent unit of accommodation which may have additional impacts in accordance with Policies DM4, DM10, DM17 and DM18 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

### 11.3 Notes to applicant

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at [buildingcontrol@hinckley-bosworth.gov.uk](mailto:buildingcontrol@hinckley-bosworth.gov.uk) or call 01455 238141.