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Mr & Mrs Rose

**White Rose Barn,
Osbaston**

DEV – 25/37/STATEMENT

Tuesday, July 29, 2025

PLANNING STATEMENT

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This application seeks full planning permission for the erection of a two-storey extension, a reconfigured entrance, a new detached timber double car port, and the installation of solar panels at White Rose Barn.

The proposed two-storey extension will provide additional living accommodation at ground floor and a new master bedroom with en-suite at first floor. The entrance will be modestly reconfigured to improve access and internal functionality. A detached timber-framed double car port is proposed to the side of the dwelling to provide covered parking and storage, and solar PV panels will be installed on the roof slope above Bedroom 3 and on the new car port to improve the property's sustainability credentials.

Although White Rose Barn was originally an agricultural building, its lawful use as a dwelling was confirmed through the granting of a Certificate of Lawful Use (Ref: 97/00421/CLU), rather than through planning permission for a barn conversion. It is therefore not subject to the usual restrictive policies that apply to barn conversions, such as those intended to preserve the agricultural character of converted rural buildings. Instead, it is considered an established residential dwelling with the benefit of Permitted Development Rights, which remain intact.

White Rose Barn has previously been extended on two occasions via full planning permissions, and the current proposals continue that pattern of well-considered domestic enhancement. The design, scale and materials of the proposed extension and car port have been carefully chosen to respect the character and setting of the original dwelling, in accordance with adopted planning policy.

Policy Context

The proposals have been assessed against the following policies of the Hinckley and Bosworth Site Allocations and Development Management Policies DPD (2016) and supporting guidance:

- Policy DM4 (Safeguarding the Countryside and Settlement Separation) seeks to protect the character and appearance of the countryside. The proposed works are located within the curtilage of an established residential dwelling and will not result in any encroachment into open countryside.
- Policy DM10 (Development and Design) requires all development to be of a high standard of design that respects local context, scale and materials. The proposed extension and outbuilding have been designed in line with these principles and will preserve the character and appearance of the building and its surroundings.

- The proposals also align with the principles set out in the Hinckley and Bosworth Good Design Guide (2020), which supports high-quality domestic extensions that are proportionate, complementary in design, and improve functionality and sustainability.

Given that the site is an established dwellinghouse with a lawful residential use, and not a traditional barn conversion, the proposals should be assessed under general residential design and countryside protection policies, rather than restrictive conversion criteria. The works proposed are modest, well-designed, and contribute positively to the quality and sustainability of the home. A copy of the Certificate of Lawful Use is enclosed in support of the application.

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