

Delegated Report

Planning Ref: 25/00521/HOU
Applicant: Mr and Mrs Taylor
Ward: Barwell



Hinckley & Bosworth
Borough Council

Site: The Paddock Brockey Farm Kirkby Road

Proposal: Erection of a single storey side and rear extension and front porch

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 seeks full planning permission for the erection of a single storey side/rear extension and front porch at The Paddock, Brockey Farm, Kirkby Road.
- 2.2. The proposed single storey porch would project outwards from the existing front elevation by 2.02 metres for a width of 2.36 metres. It would have a dual pitched front facing gable form which would measure 2.04 metres to the eaves and 3.42 to the ridge. The front door would be re-located to its front elevation with the addition of a side light to its immediate south-west side. The existing front door would be partially bricked and replaced with a two pane window.
- 2.3. The proposed single storey side extension would project outwards from the existing side elevation by 3.48 metres for a width of 4.15 metres. It would have a dual pitched side facing gable form which would measure 2.47 metres to the eaves and 4.30 metres to the ridge. A two pane window would sit to its front elevation with a single pane window to its side (north-east) elevation.
- 2.4. The proposed single storey rear extension would project outwards from the existing rear elevation by 9.00 metres for a width of 5.06 metres. It would have a dual pitched rear facing gable form which would measure 2.47 metres to the eaves and 5.00 metres to the ridge. A single panel apex window would sit to its proposed rear elevation with a full length single pane window to its existing elevation. A set of five bi-fold doors would sit to its side (south-west) elevation atop of which would sit three Velux roof lights.
- 2.5. The proposed external materials would match those of the existing dwelling with the exception of the incorporation of uPVC/aluminium to the fenestration.
- 2.6. An existing outbuilding and shed are to be demolished.

3. Description of the site and surrounding area

- 3.1. The application site comprises a single storey detached barn conversion situated within the countryside. The dwelling has a dual pitched front, side and rear facing gabled form and is characterised by the use of red brick to the walls, brown tiles to the roof and green timber to the fenestration. The residential dwelling forms part of a former farm buildings complex on the east side of Kirkby Road and can be accessed via a private gated access.
- 3.2. There are open fields to the north, south and east. To the west of the site is another residential barn conversion known as Brockey Farmhouse and to the south of the site sits a bungalow known as The Laurels. Outline planning consent for the

erection of a bungalow to the south of the site between the application site and The Laurels was granted in July 2022 (Reference; 21/01240/OUT); but the permission has since expired due to the deadline for the submission of the adjoining reserved matters application specified within condition 1 not being met. Furthermore, a full planning application is currently pending consideration to the south/west of the site for the erection of 60 dwellings (Reference; 22/00121/FUL).

4. Relevant planning history

74/00632/4

- Retention of residential caravan
- Planning Permission
- 29.10.1974

04/00045/COU

- Conversion of barn to dwelling
- Planning Permission
- 24.03.2004

05/00347/COU

- Conversion of barn to dwelling
- Planning Permission
- 20.05.2005

14/00579/HOU

- Extensions and alterations to dwelling
- Planning Permission
- 01.08.2014

16/01108/CONDIT

- Variation of Condition 2 of planning permission 14/00579/HOU for the addition of two windows (retrospective)
- Planning Permission
- 31.01.2017

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site.
- 5.2. Following the publication, no comments have been received.

6. Consultation

- 6.1. Barwell Parish Council;
 - No comments have been received.
- 6.2. LCC Ecology;

'Removal of holding objection;

REASON FOR RECOMMENDATION PROVIDED:

- *The submission of supporting photographs supplied by the applicant (June, 2026) are acceptable.*
- *The current dwelling and outbuilding have been maintained and are in good condition. Therefore, will have limited suitability for protected species.*
- *As such, we remove the holding objection. No further ecological surveys are required, and we have no objection.*
- *Please see the below recommended informative which should be highlighted to the applicant.*

RECOMMENDED INFORMATIVES TO BE APPLIED:

- *The property may be suitable for roosting bats, which are protected by law from harm. It is the applicant's responsibility to ensure that bat legislation is not breached and therefore may need to consult with a licenced bat ecologist prior to commencement to ensure that bats will not be impacted by the works. The applicant should ensure that all contractors and individuals working on the property are aware of this possibility, as works must cease if bats are found during the course of the works whilst advice from a bat ecologist is obtained. Bats are particularly associated with the roof structure of buildings, including lofts, rafters, beams, gables, eaves, soffits, flashing, ridge-tile, chimneys, the under-tile area, etc. but may also be present in crevices in stone or brickwork and in cavity walls.'*

7. Policy

7.1. Earl Shilton and Barwell Area Action Plan (2006-2026)

- Policy 22: Development and Design

7.2. Core Strategy (2009)

- Policy 3: Development in Barwell

7.3. 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 DM6: Enhancement of Biodiversity and Geological Interest
- Policy DM10: Development and Design
- Policy DM18: Vehicle Parking Standards

7.4. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)

7.5. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)
- Leicestershire Highways Design Guide (2024)

8. Appraisal

8.1. Key Issues

- Assessment against strategic planning policies
- Design and impact upon the character of the area

- Impact upon neighbouring residential amenity
- Impact upon parking provision
- Impact upon ecology

Assessment against strategic planning policies

- 8.2 Notwithstanding that the application site is located in the countryside; the NPPF and Policy DM1 of the Site Allocations and Development Management Policies provide a presumption in favour of sustainable development. Policy DM4 of the Site Allocations and Development Management Policies sets out the circumstances in which development would be considered sustainable within the countryside, such as a householder application which leads to the enhancement of the immediate setting and does not impact upon the intrinsic value of the open character of the countryside.
- 8.3 This application proposes a single storey side/rear extension and porch to an existing dwelling and therefore is a sustainable development within the countryside and acceptable in principle. Compliance with the relevant sections of Policy DM4 of the Site Allocations and Development Management Policies will be assessed further in the following section.

Design and impact upon the character of the area and the wider countryside

- 8.4 Policy DM4 of the Site Allocations and Development Management Policies allows for sustainable development in the countryside where it meets specific criteria. Criterion b) allows for development where it is for the extension of the existing buildings which lead to the enhancement of the immediate setting and therefore the proposal is acceptable subject to 5 sub-criteria that must be also met. Criterion i) is most relevant and requires that the development represents no significant adverse effects to the intrinsic value, beauty, open character and landscape character of the countryside location.
- 8.5 Policy DM10 of the adopted Site Allocations and Development Management Policies requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, mass, design, materials and architectural features and for building material to respect existing/neighbouring buildings and the local area generally. The Council's adopted Good Design Guide provides further advice in respect of the siting and design of house extensions.
- 8.6 Policy 22 of the Earl Shilton and Barwell Area Action Plan requires that new development does not have a detrimental impact on the character or appearance of the host dwelling or surrounding area, respects the scale, proportions and height of the existing building, neighbouring structures and overall street scene, provides well proportioned, well balanced fenestrations within the elevations and is constructed out of sympathetic materials to the existing, adjoining/neighbouring buildings and the local area generally.
- 8.7 The application seeks full planning permission for the erection of a single storey side and rear extension and front porch at The Paddock, Brockey Farm, Kirkby Road.
- 8.8 In respect of rear extensions, the Council's Good Design Guide seeks to ensure that *'Rear extensions should be designed to be clearly subordinate to the main dwelling. They should be an appropriate height, width, depth and reflect or complement the detailing and materials of the original building.'*

- 8.9 In respect of side extensions, the Councils Good Design Guide seeks to ensure that *'side extensions should appear smaller in scale and massing in order to be subordinate to the main building.'*
- 8.10 In respect of front extensions, the Councils Good Design Guide seeks to ensure that they *'take the form of the existing building, mirroring the roof pitch, replicate or have lower eaves height and the ridge should be below the existing ridge height. In addition, the proposal should not normally extend beyond the front elevation by more than 2 metres and not cover more than 50% of the front elevation. Front extensions should not result in the loss of existing parking spaces where it would impact on the street scene.'*
- 8.11 In respect of barn conversions, the Councils Good Design Guide states that *'It is usually not appropriate to extend an agricultural building or add new buildings in its curtilage. This risks losing the simple historic form of the building, and its own status as an ancillary outbuilding. External elements such as septic tanks, storage, or garages, should in the first instance be planned within existing smaller outbuildings. In certain circumstances, however, a very high-quality addition or extension might be appropriate. This can reduce in some cases the need to subdivide the main historic space. These extensions or additions should generally be simple, unobtrusive, and respect the plan-form of the building and group layout. Where appropriate, key considerations include:*
- *Scale: it should be subordinate.*
 - *Siting: it should in no way impact the spatial relationship of the farmstead, and is usually most appropriate for structures not already part of a clustered formal group.*
 - *Orientation: many barns are orientated away from the road.*
 - *Form: standard domestic add-ons, for example, such as conservatories or porches are not appropriate.*
 - *Method of connection: particular consideration should be given to how the extension joins the existing building. In certain contexts it might be appropriate to construct a high-quality separate building and link it to the main agricultural property via a lightweight link (for example using steel and glass). This protects the simple historic building envelope.'*
- 8.12 The proposed single storey dual pitched front facing gabled porch would project outwards from the existing front elevation by 2.02 metres for a width of 2.36 metres, not extending by more than half of the width of the existing dwelling whilst hosting an appropriate projection, eaves and ridge. Notwithstanding its appropriate scale, design and finish, porch add-ons to barn conversions are not usually appropriate within the borough as they are seen to over domesticate the former agricultural building whilst also not respecting the agricultural history that it hosts. In this individual case, however, given the additions unobtrusive, minor nature and that it cannot be readily seen from beyond the site the dwelling would remain to visually read as a former farm building.
- 8.13 The proposed single storey side extension would mirror the width, eaves and ridge of the existing side extension permitted in 2014 (Reference; 14/00579/HOU) and would project outwards from the existing side elevation by an additional 3.48 metres. Despite the increase in built form, the mass of the extension would be broken up by the new porch which would be situated to the mid of the existing/proposed structure not appearing to be an unbalanced addition. The proposed single storey rear extension would adjoin onto the side extension and would project outwards from the existing rear elevation by 9.00 metres for a width of

5.06 metres, significantly increasing the dwellings resulting floor space, however as it would be balanced by its appropriate height, appropriate materials and dual pitched rear facing gable form which would mirror the design of the existing dwelling it is considered to be a clearly subordinate addition.

- 8.14 Despite the above, once more it is required to be assessed whether the proposed side/rear extensions would retain the historic form of the building, and its own status as an ancillary outbuilding. The proposed extensions/alterations would retain the existing agricultural buildings 'L' shaped form from its frontage avoiding an over domesticated appearance, would in no way impact the spatial relationship of the farmstead and due to its position down a gated un-adopted road where it is positioned approximately 76.00 metres from the adjacent adopted public highway, Kirkby Road whilst hosting a mature, well maintained hedgerow to its side (north-east) boundary would be significantly screened from public viewpoints. It is, therefore, considered the proposal would have little visual impact on the landscape and agricultural character of the site and the wider area.
- 8.15 The proposed external materials would match those of the existing dwelling with the exception of the incorporation of uPVC/aluminium to the fenestration.
- 8.16 Criterion ii – v of Policy DM4 of the adopted Site Allocations and Development Management Policies would not be relevant to this application as the proposal would not undermine the separation between settlements, not create or exacerbate ribbon development and is not located in the Green Wedge or the National Forest.
- 8.17 In light of the above, it is considered that the proposal would complement the character of the existing dwelling and surrounding area/countryside and therefore complies with Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies, Policy 22 of the Earl Shilton and Barwell Action Plan and the general principles of the Councils Good Design Guide.

Impact upon neighbouring residential amenity

- 8.18 Policy DM10 of the adopted Site Allocations and Development Management Policies and the Councils Good Design Guide require that development would not have a significant adverse effect on the privacy and/or amenity of nearby residents and occupiers of adjacent buildings.
- 8.19 Policy 22 of the Earl Shilton and Barwell Area Action Plan requires that new development does not adversely affect the privacy and amenity of nearby residents and occupiers of adjacent buildings.
- 8.20 The proposed extension would be situated a minimum of 12.22 metres from the south-west and 20.71 metres from the north-west boundary of The Brockey Farmhouse, not impacting the resulting separation distance between the sites. It would be screened from the view of the main residence by the existing application dwelling whilst being screened from the south-west of the site by the existing cattery. By virtue of the above, there would be no impacts upon the occupiers/owners of The Brockey Farmhouse in terms of loss of light or loss of privacy.
- 8.21 The proposed extension would be situated a minimum of 34.00 metres from the main residence of The Laurels, bearing no impacts in terms of loss of light. A single panel apex window would sit to its proposed rear elevation with a full length single pane window to its existing elevation. The proposed fenestration additions would not, however result in the loss of privacy to the owner/occupiers of The Laurels, by way of their separation distance and the existing outbuildings in situ at the site.

- 8.22 The proposals would therefore have no adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties and be in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies and Policy 22 of the Earl Shilton and Barwell Area Action Plan in that respect.

Impact upon parking provision

- 8.23 Policy DM18 of the adopted Site Allocations and Development Management Policies seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.24 The Leicestershire Highways Design Guide seeks to ensure that a dwelling hosting two bedrooms provides a minimum off-street parking provision for one vehicle.
- 8.25 In respect of front extensions, the Councils Good Design Guide seeks to ensure that *'Front extensions should not result in the loss of existing parking spaces where it would impact on the street scene.'*
- 8.26 The proposed extension would not see the addition of a bedroom; however, it would see a minor extension to the front of the dwelling. Despite this, the front of the site would remain to host a generous area of gravelled hardstanding suitable to host a minimum of two off-street parking spaces to serve the existing/resulting two bedroomed dwelling.
- 8.27 By virtue of the above the proposal would therefore have no adverse impacts upon the sites parking provision/highway safety and would therefore be in accordance with Policy DM18 of the adopted Site Allocations and Development Management Policies, the Leicestershire Highways Design Guide and the general principles of the Councils Good Design Guide.

Impact upon ecology

- 8.28 Policy DM6 of the adopted Site Allocations and Development Management Plan (2016) states that proposals must demonstrate how they conserve and enhance features of nature conservation and geological value including proposals for their long-term future management.

On site features should be retained, buffered and managed favourably to maintain their ecological value, connectivity and functionality in the long-term. The removal or damage of such features shall only be acceptable where it can be demonstrated the proposal will result in no net loss of biodiversity and where the integrity of local ecological networks can be secured.

Proposals which are likely to result in the loss or deterioration of an irreplaceable habitat would only be acceptable where:

- e) The need and benefits of the development in that location clearly
- f) It has been adequately demonstrated that the irreplaceable habitat
- g) Appropriate compensation measures are provided on site wherever possible and off site where this not is feasible.

If the harm cannot be prevented, adequately mitigated against or appropriate compensation measures provided, planning permission will be refused.

- 8.29 In reference to Paragraph 99 of Part IV of the ODPM Circular 06/2005 *"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the*

planning permission is granted, otherwise all relevant material considerations may have not been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances.”

- 8.30 The proposed development consists of the demolition of an existing outbuilding and replacement with a single storey rear/side and porch extensions. The site is surrounded by significant open space and mature trees leading out into the wider agricultural habitat, providing suitable foraging habitat and good connectivity routes for bats. As such, the submission of a Preliminary Roost Assessment (PRA) was requested by LCC Ecology.
- 8.31 Whilst a PRA was not submitted, on the 25th June supporting photographs were supplied by the applicant and subsequently forwarded over to LCC Ecology for their review. On the 27th June LCC Ecology confirmed that the photographs demonstrated that the current dwelling and outbuilding have both been maintained and are in a good condition providing limited suitability for protected species and as a result the original holding objection was removed with the implementation of a standard informative highlighted within para 11.3 b).

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.

10. Conclusion

- 10.1. The proposed development is for a property located within the countryside. As such, there is a presumption in favour of sustainable development under Policy DM1 of the SADMP, as long as the proposal is in accordance with the relevant policies of the SADMP.
- 10.1 The proposed development has been assessed, and the Local Planning Authority can conclude that the proposed development would retain the agricultural character of the site and the wider area and would not cause any adverse impacts upon the visual amenity of the surrounding area or the neighbouring amenity of occupants surrounding the application site. It would neither have any adverse impacts upon the parking provision at the site or upon ecology.
- 10.2 On this basis, the proposal is therefore considered to be in accordance with Policies DM1, DM4, DM6, DM10 and DM18 of the Site Allocations and Development Management, Policy 22 of the Earl Shilton and Barwell Area Action Plan, the

Leicestershire Highways Design Guide (2024), and the general principles of the Councils Good Design Guide. The proposal is, therefore, recommended for approval subject to conditions.

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 materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on the 27th May 2025.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM1, DM4 and DM10 of the Site Allocations and Development Management, Policy 22 of the Earl Shilton and Barwell Area Action Plan, and the general principles of the Councils Good Design Guide.

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

- Proposed Elevations, Floor Plans and Site Location Plan AVD-892-KRBC-PL02 as received by the Local Planning Authority on the 27th May 2025.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1, DM4, DM6, DM10 and DM18 of the Site Allocations and Development Management, Policy 22 of the Earl Shilton and Barwell Area Action Plan, the Leicestershire Highways Design Guide (2024), and the general principles of the Councils Good Design Guide.

4. The hedgerow indicated to the north-east boundary on the Proposed Elevations, Floor Plans and Site Location Plan AVD-892-KRBC-PL02 as received by the Local Planning Authority on the 27th May 2025 shall be retained in perpetuity. If the hedgerow is removed, uprooted or destroyed or dies, a replacement shall be planted at the same place and that hedgerow shall be of such size and species, and shall be planted at such time, as maybe specified in writing by the Local Planning Authority.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

11.3 Notes to applicant

- a) The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at building.control@blaby.gov.uk or call 0116 272 7533.
- b) The property may be suitable for roosting bats, which are protected by law from harm. It is the applicant's responsibility to ensure that bat legislation is not breached and therefore may need to consult with a licenced bat ecologist prior to commencement to ensure that bats will not be impacted by the works. The applicant should ensure that all contractors and individuals working on the property are aware of this possibility, as works must cease if bats are found during the course of the works whilst advice from a bat ecologist is obtained. Bats are particularly associated with the roof structure of buildings, including lofts, rafters, beams, gables, eaves, soffits, flashing, ridge-tile, chimneys, the under-tile area, etc. but may also be present in crevices in stone or brickwork and in cavity walls.