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Supporting Statement-September 2024

**Application for the Change of Use and Extension
to a former Agricultural Building to create a
Dwelling and extensions to the extant detached
garage at Cotton View Bosworth Road.**

SUPPORTING STATEMENT–
Cotton View Bosworth Road Wellesborough Nuneaton.

This Supporting Statement is submitted in support of an Application to vary the conditions of a previously approved Change of Use and Extension to the former agricultural building at Cotton View.

Design and Access Statement

1.0 Context Appraisal

1.1 Assessment:- The plot is located in a rural location on the southern side of Bosworth Road. It is accessed via an extant drive and gateway from the public highway. Immediately to the north east is a large detached dwelling which has a large detached garage structure against the boundary of the application site.

1.2 There has been a series of planning decisions (listed below) which have established that the former agricultural building can be converted into a domestic dwelling (C3). Subsequent planning decisions have also allowed the formal 'Change of Use' incorporating an extension to the rear of the former barn structure. The detached garage included in the most recently approved application has been constructed, therefore enacting the permission before its expiration date.

1.3 Planning History:-

A search of H&BBC online planning history indicated 8 planning application for the property.

17/01164/CQGDO:- Prior approval for change of use of an agricultural building to a dwelling (C3) and associated building operations Cotton View Bosworth Road Wellsborough Nuneaton Leicestershire CV13 6PA (Refused February 2018).

18/00343/CQGDO:- Prior Approval for change of use of an existing agricultural building to a dwelling (C3) and associated building operations Cotton View Bosworth Road Wellsborough Nuneaton Leicestershire CV13 6PA (Refused July 2018)

APP/K2420/W/18/3210268:- Prior Approval for Change of Use of an Existing Agricultural Building to a Dwelling (C3) and Associated Building Operations. Cotton View Bosworth Road Market Bosworth CV13 6PD (Approved December 2018)

19/00669/FUL:- Change of use and extension to agricultural building to create a dwelling, creation of residential curtilage and erection of detached double garage Cotton View Bosworth Road Wellsborough Nuneaton Leicestershire CV13 6PA (Approved September 2019 and implemented by the construction and completion of the detached garage).

20/00166/DISCON:- Application to discharge conditions 5 (waste) 6 (render) attached to planning permission 19/00669/FUL Cotton View Bosworth Road Wellsborough Nuneaton Leicestershire CV13 6PA. (Discharged March 2020)

23/01166/CONDIT:- Variation of condition 2 (plans and elevation) of planning permission 19/00669/FUL. Amendment to the dwelling and garage Cotton View Bosworth Road Wellsborough Nuneaton Leicestershire CV13 6PD (Refused February 2024)

24/10059/PREHMO:- Pre application advice received from David Spring following previous applications. (20th June 2024)

1.4 Involvement:-This is a private development but we are willing to hold discussions with other interested parties such as the statutory authorities, highways etc.

1.5 Evaluation – A new report compiled by a firm of Structural Engineers has been commissioned and provided in support of the previous pre-application enquiry. This has determined that the proposed changes are possible with all of the existing structure retained (with the exception of the roof structure).

The proposal is to build on the same footprint as the previously approved scheme comprising a 4m deep extension on the western end of the extant structure which it is proposed to retain and integrate into the proposed new internal layout.

The height of the eaves of the building is retained at the current level and the choice of external materials is intended to retain the agricultural appearance of the structure.

There is no issue with overlooking of the adjacent residential property which is effectively screened by the garages to both properties.

1.6 Design—The external appearance of the property is a result of the retained structure being used to form the core of the new dwelling. The rural nature of the site is respected and it is considered that the building retains an agricultural appearance, particularly with the choice of materials. The large opening in the eastern elevation is retained in the principal elevation of the proposed dwelling as shown on the previously approved schemes..

2.0 Design Component

2.1 Amount:- It is proposed to create a single dwelling with 2 bedrooms located on the ground floor.

2.2 Use:- One detached dwelling (C3)

2.3 Layout – determined by the best use of available floor space as previously approved by the LPA and the Planning Inspectorate.

2.4 Scale – determined by the layout of the existing building and the dimensions of the previous approvals issued by the LPA and the Planning Inspectorate.
The volumetric area of the proposed dwelling is 363m³ which is lower than that of the proposal submitted for the pre-application enquiry. In addition, the angle of pitch has been reduced to lower the proposed new ridge height.

2.5 Landscaping – There are no landscaping matters relating to this application as there are no alterations proposed to the extant situation..

2.6 Appearance – It is proposed to retain the blockwork walls of the extant structure and externally clad them with stone at low level and timber cladding above. The roof is proposed to be a metal standing seam roof.

The building is currently blockwork at low level with timber cladding above with a metal profiled sheet roof. The principal entrance is in the eastern end and is a double height doorway opening. There is a pedestrian door on the northern side and windows positioned at high level on both north and side elevations. The overall appearance is a somewhat dilapidated agricultural building. The extant garage constructed under the approved application, is rendered with a solid tiled roof.

3.0 Access

- 3.1 **Physical links** – the site is not serviced by Public Transport and transport by car is essential.
- 3.2 **Inclusion**-Proposals will conform to Part M of Building Regulations concerning disabled access.

4.0 Others

- 4.1 **Energy efficiency** – the property will conform to the requirements of the Building Regulations.
- 4.2 **Crime prevention measures** – secured by design considerations will be undertaken.
- 4.3 **Pollution and ecology** – This property will be environmentally friendly and use sustainable materials and technologies where possible.

5.0 Listed Buildings

- 5.1 The property is not listed and does not lie within a Conservation area.