

PLANNING STATEMENT

Proposal: Conversion of existing office building to provide one live/work dwelling.

Site: Frith House Farm, Rogues Lane, Hinckley

Date: July 2026

Table of Contents

1.0	INTRODUCTION
2.0	DESCRIPTION OF THE SITE AND ITS SURROUNDINGS
3.0	RELEVANT PLANNING HISTORY
4.0	DESCRIPTION OF THE PROPOSAL
5.0	DEVELOPMENT PLAN POLICY AND OTHER MATERIAL CONSIDERATIONS
6.0	POLICY ASSESSMENT

INTRODUCTION

- 1.1 This planning statement is submitted in support of the application made to Hinckley and Bosworth Borough Council for full planning permission for the conversion of an existing building to form one live/work dwelling at Frith House Farm, Rogues Lane, Hinckley LE10 3DX.
- 1.2 The following paragraphs of this statement will address the relevant development plan policy and national planning policy guidance pertinent to the determination of the application and set out the reasons why planning permission should be supported.

2 DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 2.1 The application site relates to an existing building located at Frith House Farm which has previously been occupied as commercial office space as part of the applicant's business, Profile Logistics, which has operated from the farm for over 10 years. The existing building is single storey, masonry construction with some render finishing and a tiled roof. The Site is identified as land edged red on the aerial image below.



- 2.2 The Site lies in the countryside, located on the southern side of Rogues Lane. The Site is accessed from a private driveway extending from Rogues Lane and sits within Frith House Farm, which is also within the ownership of the applicant. To the north is Frith Farm House which is the applicant's home; to the west is a menage; and, to the south are agricultural buildings also occupied by the applicant's business.

- 2.3 The Site is not within a Conservation Area and does not relate to a listed building.
- 2.4 The site is located within a Flood Zone 1 on the Environment Agency's flood maps for planning and is below 1Ha. The EA maps do not identify any surface water flood risk within the Site.
- 2.5 Existing building shown below.



3 RELEVANT PLANNING HISTORY

- 07/00633/COU | CHANGE OF USE OF TWO REDUNDANT AGRICULTURAL BUILDINGS TO CLASS B8 USE (RETROSPECTIVE APPLICATION) | Planning Permission

4 DESCRIPTION OF THE PROPOSAL

- 4.1 The application proposes the conversion of former commercial space to provide one new dwelling with a smaller office space. The dwelling is to be occupied by the applicant's son and his young family, who work for the family business operating from the Site.
- 4.2 The proposals seek to convert much of the existing, vacant, office space to provide a new three bedroom bungalow while retaining a much reduced office space. The scheme utilises the existing footprint of the building without any proposed extensions. The proposals include some fenestration changes and new windows to the rear and side facing elevations but these have been kept to a minimum. The unattractive roller shutter garage door opening is to be removed and infilled.



- 4.3 The existing access driveway is to be utilised by the new dwelling. The existing area of car parking (7 spaces) within the courtyard to the west of the building will be retained as shared car parking for the existing Frith House Farm dwelling and for the proposed residential use. Part of the hardstanding/courtyard is to provide a landscaped garden and private amenity space for the new property. The existing office and visitor car parking (4 spaces) located to the east of the building are to be retained for the small office.

5 THE DEVELOPMENT PLAN AND OTHER MATERIAL CONSIDERATIONS

- 5.1 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 material considerations indicate otherwise. The development plan currently comprises the adopted Hinckley and Bosworth Core Strategy and the Site Allocations and Development Management Policies DPD. The NPPF is a key material planning consideration in the determination of the application.

5.2 [Core Strategy \(2009\)](#)

The adopted Hinckley and Bosworth Core Strategy provides the spatial vision for the Borough.

[The Hinckley and Bosworth Site Allocations and Development Management Policies DPD \(SADMP\)\(2016\)](#)

- 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 DM7: Preventing Pollution and Flooding
- Policy DM10: Development and Design
- Policy DM15: Redundant rural buildings
- Policy DM17: Highways and Transportation
- Policy DM18: Car Parking

5.3 National Planning Policies and Guidance:

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

5.4 Other guidance:

Good Design Guide (2020)

6 POLICY ASSESSMENT

6.1 The Key Issues are:

- Principle of development
- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity
- Impact upon highway safety
- Landscaping, ecology and biodiversity
- Drainage and flood risk
- Planning balance and overall conclusions

6.2 **Principle of development**

6.2.1 Paragraph 2 of the National Planning Policy Framework (NPPF) (2024) states: planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

6.2.2 Paragraph 11 of the NPPF and **Policy DM1** of the Site Allocation and Development Management Policies Development Plan Document (SADMP) set out a presumption in favour of sustainable development, and state that development proposals that accord with an up to date development plan should be approved without delay. Where there are no relevant development plan policies or the policies which are most important for determining the application are out-of-date, para 11(d) requires planning permission to be granted unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
- ii. 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.

6.2.3 The spatial distribution of growth across the Borough is set out in the adopted Core Strategy and this identifies housing allocations in a hierarchy of settlements. The application site is not located within a settlement but is instead situated within the countryside where Policy DM4 of the SADMP applies.

6.2.4 **Policy DM4** states that that the countryside will first and foremost be safeguarded from unsustainable development. Development in the countryside will be considered sustainable where it meets one of the exceptions listed under criterion a) to e) and meets with policy objectives (i) to (v). **DM4 (b)** provides policy support for proposals involving the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting.

6.2.5 The application proposes the change of use of an existing building located in the countryside. As an existing commercial office building, the site is previously developed land. The building is a permanent and substantial construction suitable for re-use and conversion in accordance with Policy DM4.

6.2.6 With regard to the additional criterion set out at (i) to (v) of Policy DM4:

Criterion (i) - the proposal re-uses an existing commercial building and provides some enhancement to its appearance and immediate setting. This is achieved through the removal of the unattractive roller shutter garage door/opening to the end elevation which is visible upon approach to the building; the installation of a new and improved render finish; sensitive re-glazing and additional fenestration details; and, the provision of a landscaped amenity area in replacement of a concrete yard area. It is concluded, the development would not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside as a result.

Criterion (ii) and (iii):

The development relates to an existing building set within an established group and does not cause any countryside encroachment; the proposal does not undermine the physical and perceived separation and open character between settlements; nor exacerbate ribbon development.

Criterion (iv) and (v):

The site is not located within a Green Wedge or the National Forest and does not cause harm to either of these objectives.

For the above reasons the proposals comply with the policy objectives of development plan policy DM4.

6.2.7 **Policy DM15** provides support, subject to a number of criteria, for the re-use and/or adaptation of redundant or disused rural buildings outside of settlement boundaries where:

- a. The applicant demonstrates the building is no longer viable in its current use; and
- 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
- 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
- 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.

The applicant's husband passed away in recent years and the existing business has reduced in scale by circa 80%. The scale of the business and number office staff is now very limited with just two people requiring the office - the applicant's son who is the Transport Operations Manager and his partner who is responsible for the business administration and payroll. The size of the existing office space is simply no longer required with the vast majority of the building vacant and unused. It is unviable to retain a building of that size for the scale of the operation. The proposal to convert the building to a live/work property will enable the applicant's son and family to reside on site and continue to work for the family business from the same building.

The building has been in use as commercial office for over 10 years and it is in a structurally sound condition, capable of conversion without significant rebuild or alteration.

No extensions are proposed and the conversion contained entirely within the existing footprint of the building.

In terms of design, **Policy DM10(c)** of the SADMP states that developments will be permitted where they complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features. **DM10 (d)** states: the use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the local area generally. For the reasons already set out under consideration of Policy DM4 above, it is submitted that the scheme represents a sensitive conversion that will offer some modest enhancement to the appearance of the building and its immediate setting.

In terms of National Planning Policy, Paragraph 84(c) of the Framework supports the re-use of redundant or disused buildings where it will enhance its immediate setting. Paragraph 161 of the Framework notably sets out the planning system should encourage the reuse of existing resources, including the conversion of existing buildings.

For the reasons set out, the principle of development is acceptable in accordance with the adopted policies of the development and NPPF.

6.3 **Residential amenity**

- 6.3.1 Paragraph 135(f) of the NPPF requires planning policies and decisions to ensure that developments create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users.
- 6.3.2 **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.
- 6.3.3 The Good Design Guide SPD outlines that development will need to demonstrate that it will not result in loss of amenity to neighbouring properties by way of overlooking, overshadowing or noise.
- 6.3.4 The building is to be occupied as a live/work property. The neighbouring uses include a dwelling and the applicant's B8 storage buildings utilised as part of the family business. The position and orientation of the building mean there are no concerns for facing windows, privacy issues or overshadowing. The courtyard to the west of the building is large enough to provide some private amenity space. The office space is to be utilised by the intended occupants but in any case, this low level activity and use would not be harmful in amenity terms. The design delivers a high quality living environment without adversely impacting the amenity of existing residents. The proposals do not cause any conflict with DM10 (a) and (b).

6.4 **Highway safety**

- 6.4.1 **Policy DM17** of the SADMP seeks to ensure new development would not have an adverse impact upon highway safety.
- 6.4.2 **Policy DM18** of the SADMP seeks to ensure parking provision appropriate to the type and location of the development.
- 6.4.3 Access to the site is taken from the existing private driveway. There is ample space within the Site to provide car parking and turning space for residential vehicles while retaining some additional visitor spaces for the small retained office area.
- 6.4.4 There is inevitably some tension between the reuse of existing buildings and the environmental objective of sustainable development which seeks to limit the reliance on the private car as the main source of transportation. However, Paragraph 110 of the Framework clearly sets out that 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.

6.4.5 As referenced above, the re-use of existing buildings in the countryside is inherently accepted by the Framework, and this includes the conversion of existing buildings for residential repurposes in isolated countryside locations where development is likely to be without access to a range of sustainable transport options (Paragraph 84).

6.4.6 As a live/work dwelling this provides the intended occupants opportunity to live and work on site and thus reduces the associated travel movements with the property in any event.

6.4.7 It is considered that the proposed development would be in accordance with Policies DM17 and DM18 of the SADMP.

6.5 **Trees, landscaping and biodiversity**

6.5.1 **Policy DM6** of the adopted SADMP seeks to conserve and enhance features of nature conservation value and retain, buffer or manage favourably such features.

6.5.2 The proposal relates to the conversion of an existing building, and area of existing hardstanding. There are no landscape features impacted by the proposed development.

6.5.3 As the proposals relate to the conversion of building within the countryside a Preliminary Bat Roost Assessment has been undertaken.

- There is no evidence of bats using the buildings as a place of shelter.
- There was no evidence of birds nesting in the building.
- There is a roosting opportunities in the property on the eastern elevation at the eaves. A new bat roosting opportunity can be created by installing a bat box on the eastern elevation at the eaves of the new dwelling to meet the requirements of the National Planning Policy Framework (2025).

6.5.4 With reference to BNG requirements, Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value. This is subject to a number of exemptions. The exemptions include:

- **Developments below the threshold**

A development that does not impact a priority habitat and impacts less than:

- 25 square metres (5m by 5m) of on-site habitat
- 5 metres of on-site linear habitats such as hedgerows

The development converts an existing building and area of hardstanding. The conversion does not impact any priority habitat on site. The proposals do not impact more than 25m of on-site habitat, or

5m of onsite linear habitats (hedgerow). As such the proposals are considered to meet the 'de minimis' exemption for mandatory BNG purposes.

6.6 **Drainage and flood risk**

6.6.1 **Policy DM7** of the adopted SADMP seeks to prevent development from resulting in adverse impacts on flooding by ensuring that development does not create or exacerbate flooding by being located away from areas of flood risk unless adequate mitigation is provided in accordance with National Policy.

6.6.2 The site is in Flood Zone 1. The existing building is already in a commercial use with existing surface water and foul drainage. There are no flood risk or drainage impacts to prevent the development.

6.7 **The Planning Balance and Overall Conclusions**

6.7.1 The Council does not currently have a 5 year HLS and both the adopted Core Strategy and the SADMP are over 5 years old. For decision making purposes, paragraph 11(d) of the Framework is engaged. This requires planning permission to be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the Framework as a whole.

6.7.3 For the reasons already set out in this statement, the proposed development is considered to be acceptable on its own merits and in compliance with the development plan and NPPF when read as a whole. Further, no adverse impacts or technical reasons have been identified to outweigh the benefits or prevent the development from proceeding. The presumption in favour of development applies and planning permission should be supported without delay.