



**Hinckley & Bosworth
Borough Council**

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Application to determine if prior approval is required for a proposed: Change of Use of Buildings on Agricultural Units and former Agricultural Buildings to Dwellinghouses (Class C3), which may include extension of the building and/or building operations reasonably necessary for the conversion

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class Q

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Heath Farm
Address Line 1	Bosworth Lane
Address Line 2	
Address Line 3	Leicestershire
Town/city	Osbaston
Postcode	CV13 0DS

Description of site location must be completed if postcode is not known:

Easting (x)

443465

Northing (y)

304494

Description

Applicant Details

Name/Company

Title

Mr

First name

Lee

Surname

Smith

Company Name

Address

Address line 1

Heath Farm Cottage

Address line 2

Bosworth Lane

Address line 3

Town/City

Osbaston

County

Warwickshire

Country

United Kingdom

Postcode

CV13 0DS

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

NG2 6RN

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible. The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

This permitted development right was amended on 21 May 2024 to broaden the range of buildings that could be converted to dwellings, allow extensions to the building, and to increase the total number of dwellings from 5 to 10.

However, the right was also updated to:

- No longer permit the creation of any dwelling with a floorspace over 150 square metres (previously, 'larger' dwellings could be up to 465 square metres)
- Remove the eligibility of any building that does not have suitable existing access to a public highway (previously, this was not an eligibility requirement)

Proposals that do not meet the above criteria are temporarily allowed to use the previous version of the permitted development right, though this will mean you are not able to benefit from any of the amendments made.

Select the checkbox below if you wish to use the previous version. Otherwise you should continue through this application, which is based on the current legislation as amended.

- ☒ **I/We confirm that this application will use the permitted development right as it stood prior to 21 May 2024.** In confirming this, I/we understand that:
- The application must be received by the local authority by 20 May 2025 (the payment process on Planning Portal must be completed before the application will be submitted).
 - The [supplementary information template](#) covering the pre-21 May 2024 eligibility criteria and information requirements must be downloaded, completed and attached as a supporting document.
 - Failure to do either of the above could result in application being refused without the fee being refunded.

Agricultural tenants

To be eligible for this permitted development right, all parties to any agricultural tenancy agreements that are currently in place, or that have been terminated in the year before development is proposed to begin, need to provide consent.

This is to help ensure that agricultural tenants are not displaced to allow a change of use to be carried out.

Is the site currently occupied under any agricultural tenancy agreements?

- ☐ Yes
☒ No

Have any agricultural tenancy agreements been terminated in the year before development is proposed to begin for the purpose of carrying out the proposed change of use?

- ☐ Yes
☒ No

Description of Proposed Works, Impacts and Risks

Please describe the proposed development, including the siting and location of the building(s)

Change of use of agricultural barn to form a single dwelling. The site is on the edge of an agricultural holding and is adjacent to a cluster of residential units. The site is access via a farm track, which is also used by the adjacent farm and existing dwellings.

Please provide details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

"Habitable rooms" means any rooms used or intended to be used for sleeping or living which are not solely used for cooking purposes, but does not include bath or toilet facilities, service rooms, corridors, laundry rooms, hallways or utility rooms; The proposed alterations would result in openings within all habitable rooms. As such it is considered that adequate natural light is afforded to all habitable rooms.

Will the building(s) be extended as part of the proposed development

- ☐ Yes
☒ No

NOTE: If using the transitional provision to benefit from the permitted development rights as they stood prior to 21 May 2024, then extensions are not permitted, and you should answer 'No'.

Are any associated building works or other operations required to make this change?

Note that such works are restricted to those listed below that are reasonably necessary to convert the building(s) for use as a dwellinghouse:

- the installation or replacement of windows, doors, roofs, or exterior walls;
- the installation or replacement of water, drainage, electricity, gas or other services;
- partial demolition to the extent reasonably necessary to carry out the works listed above.

- ☒ Yes
☐ No

If yes, please provide details of the design and external appearance of the building(s) in regard to these building works or other operations:

Proposed elevations and plans of the dwellings have been provided as part of the application and show that the external appearance and materials of the existing barn align with that of an agricultural setting. Therefore, it is submitted that the conversion of this barn would not be out of character for this area.

The existing concrete panels will be retained and clad with European Larch. The asbestos panelling will be removed from the top part of the external walls and roof, and will be replaced with standing seam metal cladding, to retain the agricultural aesthetic. A few windows will be cut into the existing external walls, and a large glazed frontage introduced to the North East elevation to make the most of the views. This large opening incorporates some of the aperture for the existing barn doors.

Windows to the first floor will be in the form of roof terraces, which allow light into the bedrooms, without having to extend outside of the existing envelope of the barn.

Windows have been positioned so as to not over look or affect the adjacent residential properties in any way.

Please provide details of any transport and highways impacts and how these will be mitigated:

The site benefits from an existing highways access onto Bosworth Lane, which currently serves the farm and a small cluster of residential dwellings. The access drive will be widened to allow vehicles to pass at the start of the drive, without having to wait on the road. The track serving the agricultural barn will be replenished with a gravel surface, as is shown on the accompanying drawings.

The first 15m will be 5m wide and will be finished in a tarmac surface. The proposal will provide two parking spaces as shown on the accompanying plans, and will have a negligible impact on the Highways network.

Please provide details of any noise impacts and how these will be mitigated:

The site is in an isolated location and is set back from the roadside and is within a cluster of residential dwellings. Any noise from the small holding adjacent to the site can be satisfactorily mitigated against with the specification of the refurbishment.

Please provide details of any contamination risks and how these will be mitigated:

Contamination is not suspected, and the existing concrete hardstanding protects the building's footprint from any previous contaminants that might have been involved with the previous operations. No further contamination risks are expected as a result of the proposal.

Please provide details of any flooding risks and how these will be mitigated.

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3; or
- is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

[Check if your site location is in Flood Zone 2 or 3 online.](#)

Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

Site is within flood zone 1

Declaration

I/We hereby apply for Prior Approval: Change of use - agricultural (or former agricultural) buildings to dwellinghouses as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Will Aust

Date

16/05/2025