

## **Planning Statement**

Front and rear extensions to dwelling  
and erection of free-standing swimming pool building  
Harecroft  
Lutton Bank  
Long Sutton



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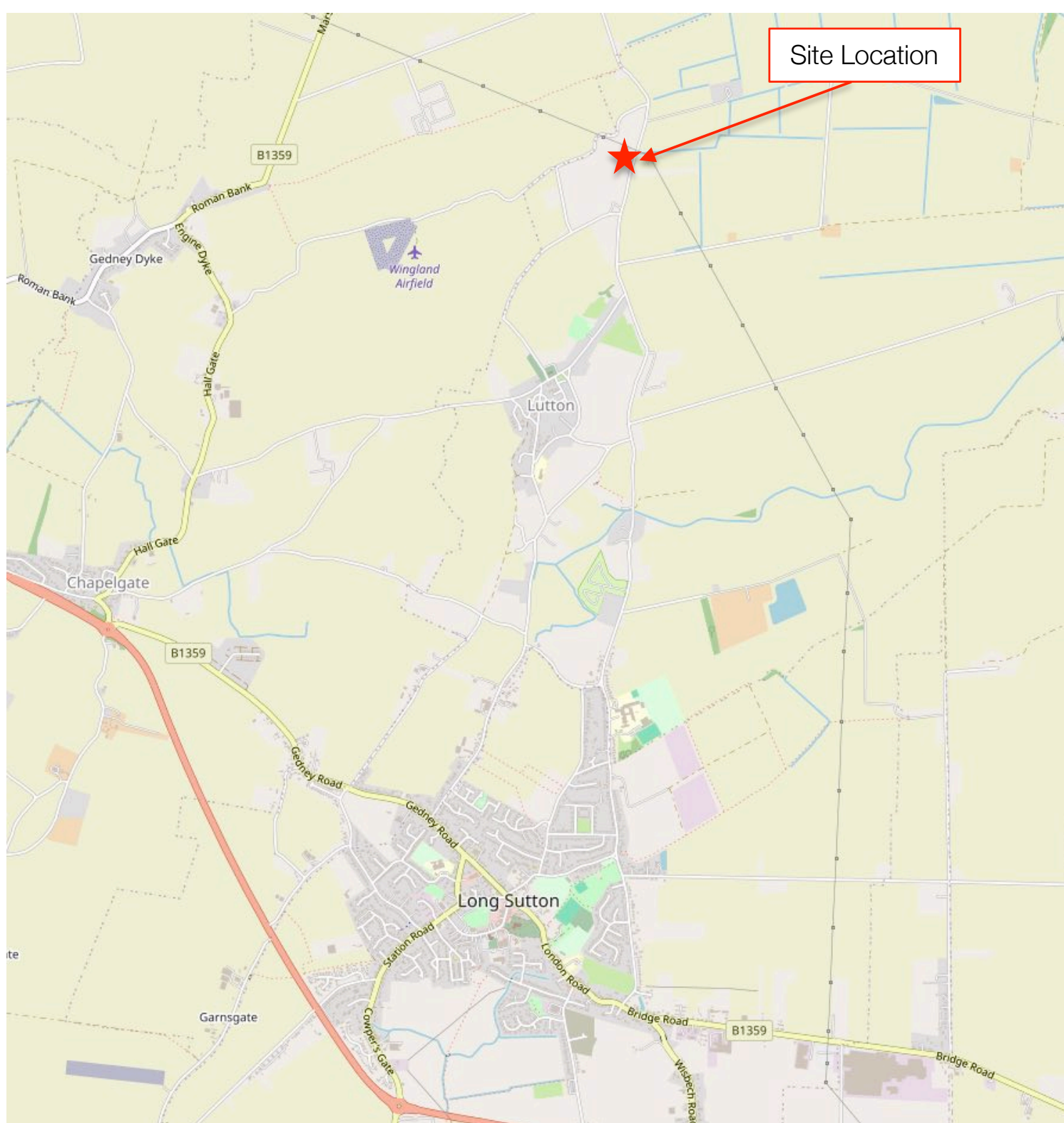
# Planning Statement

Front and rear extensions to dwellinghouse and erection of free standing swimming pool building;  
Harecroft, Lutton Bank, Long Sutton

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## Introduction

1. This statement accompanies a full (householder) planning application for extensions and alterations to an existing domestic property situated on the western side of Lutton Bank, Long Sutton. The property is located approximately 1km north of the centre of Lutton and 3.5km to the north of the centre of Long Sutton.



*Site location*

2. The property, Harecroft, is set within a north-south ribbon of frontage development set on the western side of Lutton Bank, set between Dear Love Gate to the south and Green Dyke to the north. The ribbon, of approximately a dozen dwellings is set a short distance to the north of Lowgate, the north-eastern extent of the built-up area of Lutton.

3. The vicinity of the application site is characterised by extended ribbons of development either radiating from the centre of settlements or set in relative isolation away from definable settlements. The application site is set within one such ribbon set away a short distance apart from Lutton. Opposite the ribbon, on the eastern side of Lutton Bank are open fields as well as a single frontage dwelling.
4. As the photographs below illustrate, the particular ribbon of which the application property forms part, comprises a mix of bungalows and two storey dwellings, mainly dating from the post-war period. The most distinctive building in the grouping is a property called The Cottage, a balanced three bay red brick and pantile cottage, with painted gables. The painted lintels date the building to 1908. The remaining dwellings, with the exception of the application property, which we describe further below, are single storey. These adopt a variety of forms and styles and are typically a reflection of the building styles and idioms of their period of construction, rather than expressing any particular local vernacular styling.



*Photographs illustrating the ribbon development grouping of which the application site forms part.*

5. The application property, Harecroft, is located towards the northern end of the grouping. The property comprises an extended cottage. The extension, set to the south of the cottage property has been designed to read as an attached barn type structure to the original building, the two elements reading as a composite pair. Notably, the barn is larger than the original cottage to which it attaches. Extensions to the dwelling were approved under application ref: **H12-1047-10** in January 2011.
6. Photographs of the building as extended are illustrated below.



*Google Maps picture of the application property: Harecroft: June 2023*



*Front elevation of existing dwelling and extension as approved under H12-1047-10*

7. It would appear however that the development as-built, which was substantially-completed before 2016 (and thus immune from enforcement action under the 4-year rule which applies to developments substantially completed before 25 April 2024), differs in some respects from the development as approved under **H12-1047-10**.
8. In particular;
  - ❖ The original dwelling has been mostly re-clad with brick, to match the extension.
  - ❖ The fenestration of the original-dwelling portion differs notably from that approved; different window shapes and alignments, no door to front elevation.
  - ❖ The roof profile of the original-dwelling section is different, with an asymmetric gable profile rather than the approved balanced profile.
  - ❖ The extension-element as-built is taller than the original dwelling element whereas the approved plans identify that the extension element would have a lower ridge line than the original.

9. These works were undertaken prior to the present owners taking occupation. Whilst the design intent of the extension to the existing dwelling is understood, and remains legible, it is clear that in its execution the works actually undertaken have somewhat diluted the design principles intended. It is also clear that the original property has now been quite substantially altered and now differs quite markedly from the original dwelling as shown in the photograph below.
10. It is relevant to note that the pre-existing dwelling, whilst older than the surrounding properties was fairly unremarkable architecturally. It is clear that the large casement windows to the front elevation, which are not aligned, were a later alteration to the original property.



*The application property in 2010. It is noteworthy that the original dwelling at this time incorporated large casement style windows at ground and first floor level which appear, from the brickwork detailing to have comprised later alterations to the building. The original bricks were a dark brown hue.*



*2009 enlargement of Google Maps picture of property highlighting the original arched head to a smaller ground floor window with contrasting brick infill over new window*

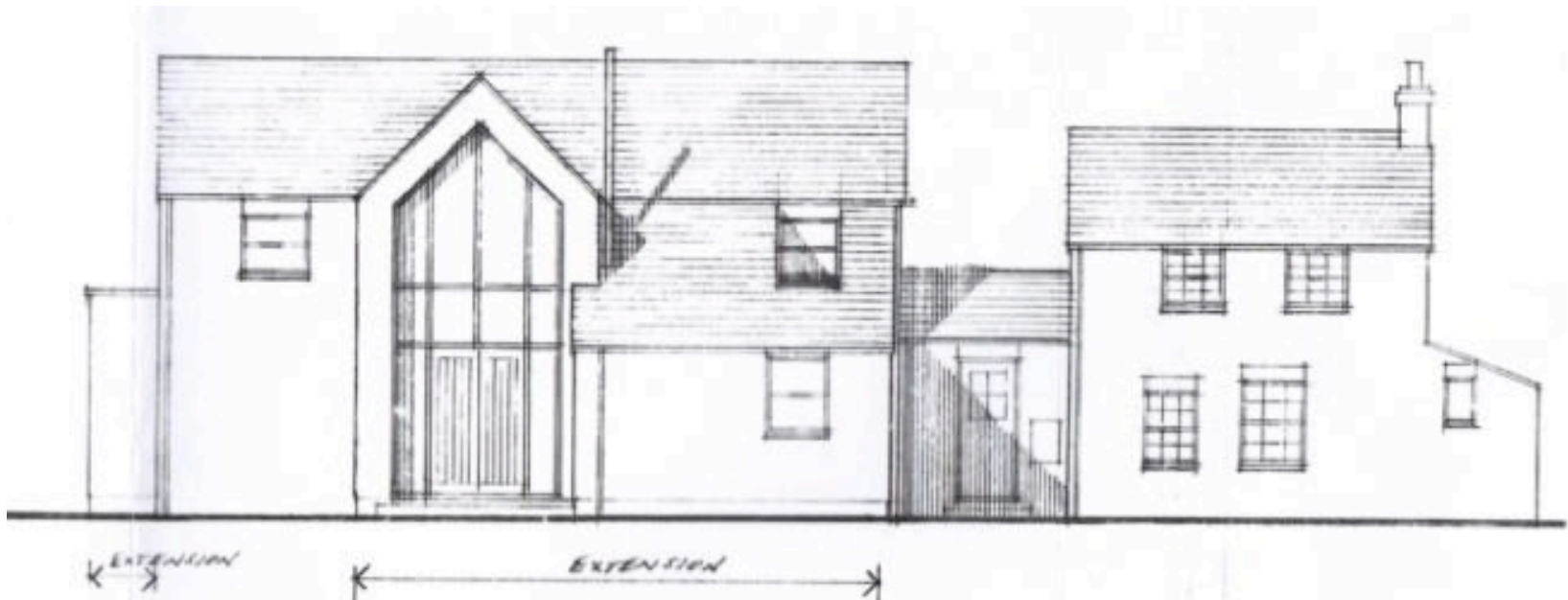
11. Interestingly, when consent was sought to discharge the materials condition of the permission for the extension (**H12-0526-12**) the use of pvc windows in the extension was refused. The reasons for not approving, included the following commentary;

*‘Permission was only granted for an extension significantly larger than the existing cottage which can be identified as a non-designated heritage asset, on the basis of the high quality of traditional design, detailing and materials . ....’*

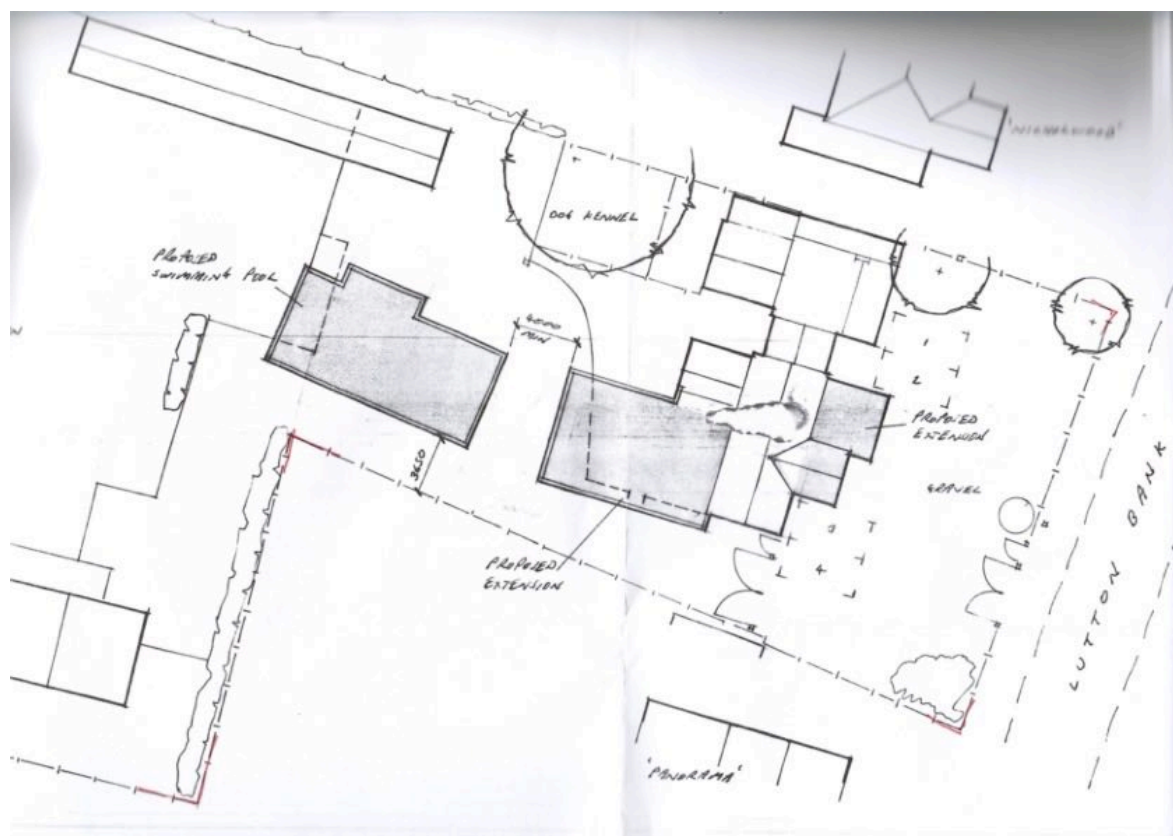
12. This conclusion is in our view questionable. To describe the pre-existing building as a **non-designated asset** is difficult to justify. The front elevation to building had, prior to the 2010 application, quite clearly been substantially and unsympathetically altered, and the resulting building could not be considered to have a ‘high quality of traditional design’. Detailing was lacking and would likely have been lost when the casements were inserted. It was clearly considered to not be of merit in its existing form, because the approved 2010 alterations **H12-1047-10** included for wholesale alterations to the front elevation of the building, including 3 new windows in lieu of the two existing casements. Subsequent building alterations (which as we have highlighted are immune under the 4-year rule), including the recladding of the building in a red brick, and windows that differ from those approved under the 2010 approval, have further eroded the character of the original building to the point where it displays no features of historic note. In the circumstances it would not be appropriate in our view to afford the original dwelling any degree of heritage significance meriting consideration in planning decisions. This is an important consideration when assessing any future proposals on the site.
13. Whilst the extension to the dwelling has not been executed as per the original consent granted, the overall composition remains visually attractive and the design approach, with a traditional cottage element and a linked barn element, does not look out of place within its broader context. The original two-storey dwelling and The Cottage, as short distance to the south do contrast somewhat with the remainder of the ribbon of dwellings, which comprise bungalows. However, they do not appear discordant or out of place and the overall, varied composition of older and newer properties is quite typical of the broader pattern of development in the wider area.

[Pre-application enquiry ref: HPE-0012-26](#)

14. Under pre-application enquiry ref: HPE-0012-26 advice was sought on proposals to alter and extend the extension element of the dwelling as well as a proposed free-standing swimming pool set within the garden area to the rear. The extensions to the building comprised a two storeyed, largely glazed gabled element extending centrally off the front of the building, with a single storey swept roof element adjoining. To the rear, an approximate 11m deep single storey flat roofed extension was proposed, extending slightly beyond the southern gable end of the existing building. A free-standing flat-roofed swimming pool building was proposed in the rear garden area.



*Pre-application enquiry: Front elevation. The extension elements are highlighted*



*Pre-application enquiry: Block plan. The extension elements and free-standing swimming pool building are highlighted by the grey shading*

15. The pre-application response was set out in a letter (incorrectly) dated 23/01/25. The key points set out in the response are listed below, alongside a commentary on the points made.;

- ❖ The swept roof element of the front extension would *break the established regularity of the design of the previous extension*, which is a pastiche of a traditional barn, and *'dilute the existing homage to traditional barn buildings'* thereby *'weakening the predominant character of the plot'*.

**Comment:** The premise that the existing barn-style element of the building is symmetrical is erroneous. Reference to the plan and photograph above identifies that the main glazed element to the front elevation of the building is not centralised, being off-set to the left. The first-floor windows are set different distances from the main opening and different distances from the gable ends. The space to the right of the main opening is wider and contains a ground floor opening. The structure was not designed to be symmetrical and indeed, it would be quite unusual for a barn of the style that the building is trying to emulate to have a symmetrical form.

In this context, the introduction of a swept element to one side of the main entrance / opening is not of itself and alien or discordant element. It is not uncommon for barns to evolve over a period of time by the addition of secondary or subservient elements. Very

often these comprise lean-to elements, often finished in a different material to the main barn.

In this respect, the introduction of a swept, lean to element to part of the front elevation of the building is considered to represent a valid design approach.

- ❖ The glazed two storey entranceway feature would also *‘weaken the existing homage to the appearance of a traditional barn’* resulting in the dwelling *‘appearing as a more typical, more urban modern dwelling.’*

**Comment:** The concerns in respect of the glazed forward projecting gable are noted. As we discuss further below, this element of the design has been omitted as part of the present application.

- ❖ The modernity of this element would *clash with the existing built form of the wider area* which is dominated by 20<sup>th</sup> century bungalows, resulting in *an incongruous feature which clashes with the established appearance of the area*. This will result in a *weakening of the rural character of the plot*.

**Comment:** Whilst it is acknowledged that the glazed-element detracts from the inherent barn characteristics of the extension, it is unjustified in our view to suggest that the proposals would clash with the established appearance of the area. It is already the case that the two-storey dwelling is distinguishable from the remainder of the ribbon (other than The Cottage the only other two storey property in the grouping). However, it is not untypical for these extended ribbons, which are a characteristic feature of the wider fenland area, to incorporate a mix of bungalows and dwellings and older and newer properties (An example of this is a similar ribbon a short distance to the south on Lutton Gowts). With the exception of The Cottage, the other dwellings in the grouping are unremarkable architecturally

- ❖ The projecting element of the rear extension will be visible from the frontage and *weaken the established symmetry of the building*.

**Comment:** The rear extension would not be visible from Lutton Bank – there is presently, and there will remain, a tall gated entrance to the side of the property. This will ensure that the small section of the rear extension that projects beyond the side gable would be unseen. As highlighted further below, the introduction of a pitched roof to the rear extension would assist in the assimilation of this element into the wider structure.

Whilst it is acknowledged that the rear extension is relatively large (but not significantly larger than might be permissible as a ‘larger extension’), the structure will be unseen from public vantage points and will not detract from the overall appearance of the building or the wider locale.

- ❖ The extension would result in an *overly large dwelling at odds with the established scale and proportions of dwellings in the area*.

**Comment:** As highlighted above, the rear extension will be unseen from public vantage points, and will not add to the form and massing of the existing building as seen from Lutton Bank.

- ❖ The swimming pool extension is subservient to the host and proportionate to the plot and would not constitute overdevelopment.

**Comment:** This element of the proposals was identified as acceptable.

16. In overall terms the main concerns arising relate to the nature of the proposed extensions and the extent to which they impact upon the existing dwelling and the wider locale. There is clearly a desire to see the dwelling-with-attached-barn theme preserved, and the concerns appears to be that the works proposed would impact upon the inherent character of the existing

building. Whilst it might be argued that the non-vernacular context within which the building is located makes adherence to this principle unnecessary, the applicant is willing to consider scheme revisions based upon a preservation of the character of the existing building.

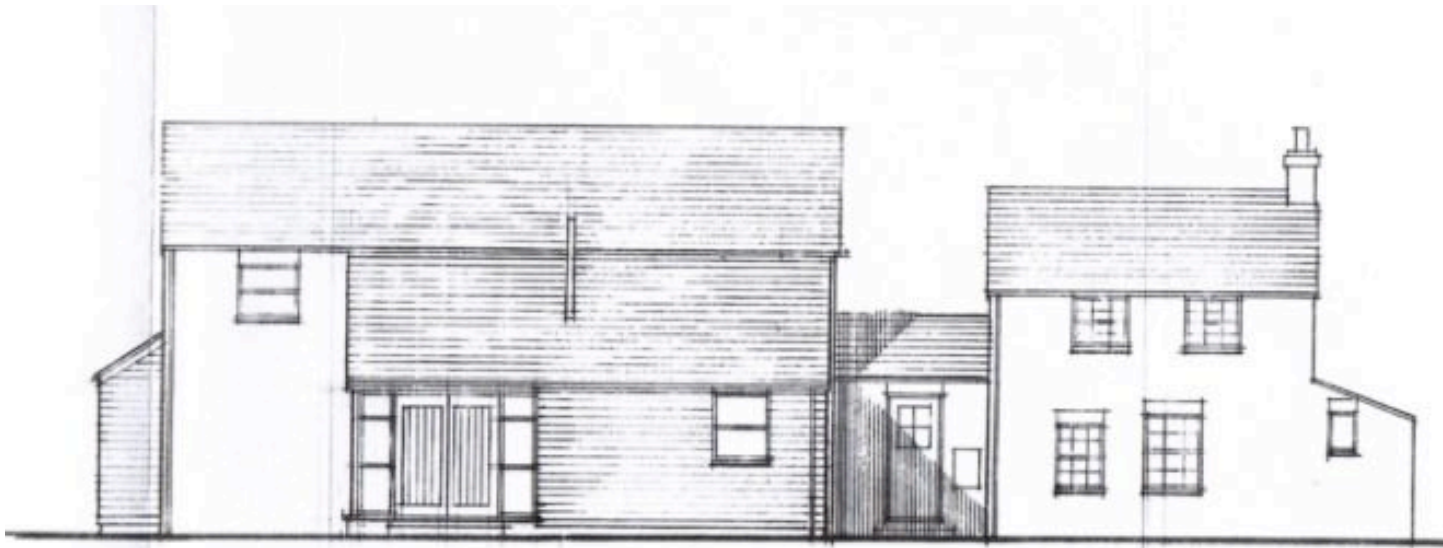
17. Whilst it is acknowledged that the two-storey glazed gable element of the building detracts from the barn theme of the host, and should therefore be omitted, it is not considered that a lean-to addition to the front elevation is necessarily harmful to the overall character of the building. Lean-to additions to barns are not uncommon, and an appropriately designed lean-to element across part of the front elevation of the existing building would not, in our view look out of place. The previously proposed design, with a cut-through to an existing window, detracts from the design intent and could be omitted. It is also prudent in our view to truncate the lean to from the existing roof slope, setting to top of the leant to roof below the eaves level of the existing building. The use of a complementary material for this element of the building; for example, a horizontal cladding, would distinguish it from the main building and emulate an iterative enlargement of the building.
18. The rear extension to the building will be unseen from public vantage points and will not detract from the character and appearance of the building or the wider locale.
19. Concerns about the impact of the works upon the character of the wider locale are unjustified in our view. The existing building is distinguishable from the other buildings in the grouping already and a proposal that preserves the existing dwelling-with-attached-barn theme of the property will ensure the same relationship to surrounding properties as it does at the present time. Surrounding development is almost exclusively post-war and non-vernacular in character. The existing dwelling is one of the more characterful buildings in the grouping and the revisions that we outline above would maintain this pre-eminence.
20. These application proposals, informed by the pre-application response are considered to address the previously identified concerns.

### The proposed development

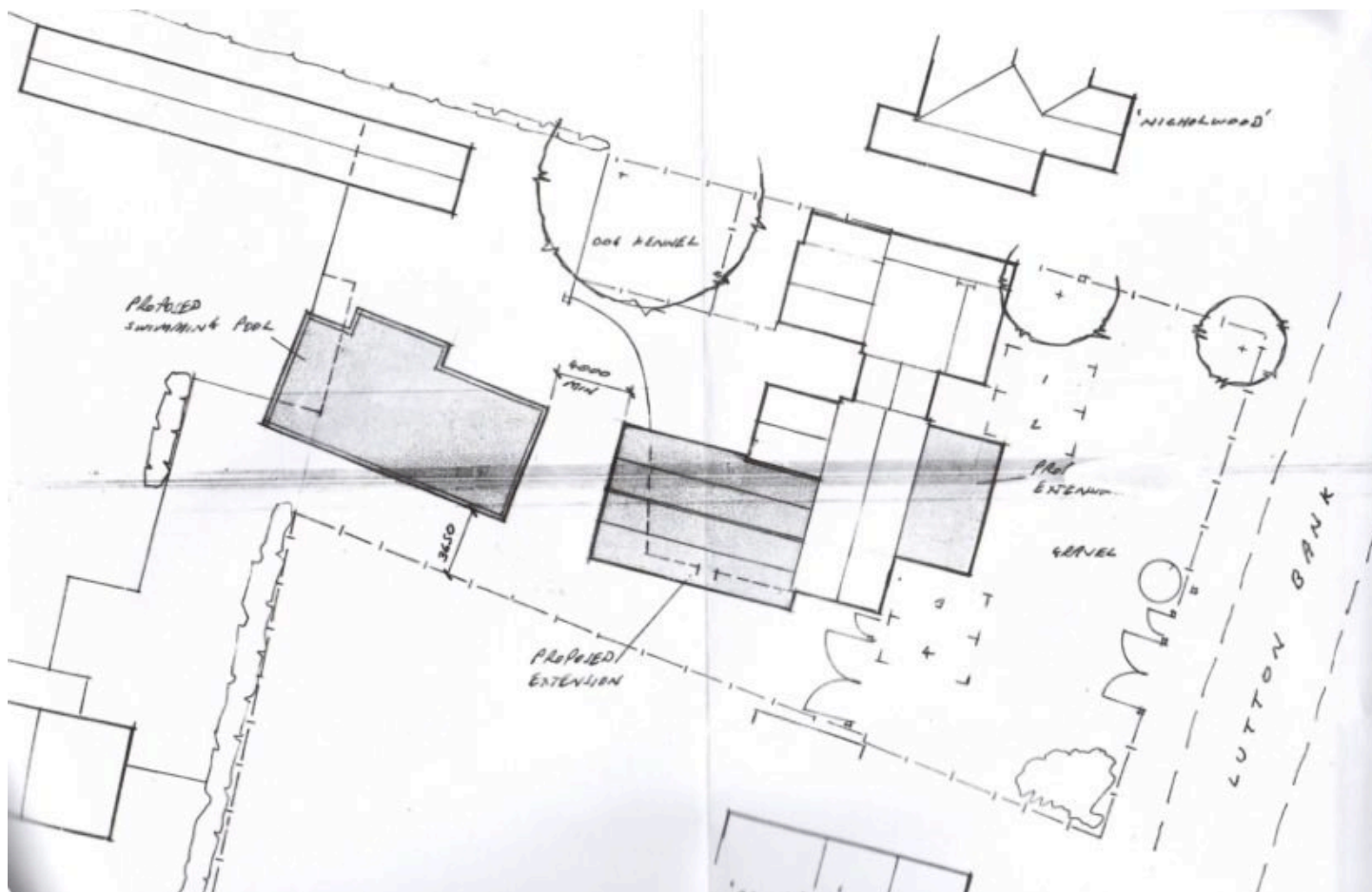
21. This full householder planning application proposes the extension and alteration of the existing dwelling as follows;
  - ❖ **Single storey front extension.** This comprises a lean-to style addition extending across part of the front elevation of the barn element of the overall dwelling. The lean-to roof begins just below the eaves of the existing barn. With a simple entrance detail comprising double doors and flanking glazed panels. The extension incorporates a single street facing window. The southern side gable, set perpendicular to the street, is to be glazed. The cut out to the first-floor window shown on the pre-application submission is omitted. The roof of the extension will be finished in slate to match the existing roof. The front and side elevations will be finished in a horizontal cladding to emulate a later, complementary addition to the structure.
  - ❖ **Single storey rear extension.** This comprises an 11.2m x 7.64m extension to the rear of the building, set alongside the existing rear projection. Relative to the pre-application submission, this now incorporates a double-pitched roof, which is considered to be more in keeping with the character of the existing building. The extension is proposed to be finished in a horizontal cladding similar to the front extension, with a pantile roof covering. The plans illustrate the existing side gates to the property being retained.

As a result, this element of the proposals will have no material visibility from Lutton Bank. The pitched roof treatment of the building is considered to be more sympathetic to the overall design than the flat roof detail shown in the pre-application submission.

- ❖ **Free-standing swimming pool building.** This is set to the west of the proposed extension. The 13.94m x 6.52m structure remains as per the pre-application submission. (The pre-application response had raised no objections to this element of the proposals).



*The proposed front elevation*



*Block plan (extract)*

22. It is considered that the application proposals clearly address the concerns set out within the pre-application response;

- ❖ The forward projecting gabled element has been omitted from the front elevation.
- ❖ The lean-to extension to the front elevation has been simplified and is considered to be in keeping with the barn-styling of the host structure.
- ❖ The rear extension has been restyled to be more in keeping with the existing building, by the addition of a pitched roof and complementary materials. Retention of the existing gates will ensure this element has no material visibility (and no visual impact) from Lutton Bank.

- ❖ The swimming pool element of the proposals remains unchanged (this was considered acceptable in the pre-application response).
- ❖ As a result of the above the dwelling-with-attached-barn style of the existing building will be preserved. The relationship of the property to surrounding development will not materially change as a result, and the character and appearance of the locality will not be materially changed or harmed.

### Planning policy considerations

23. Policy 2 of the South East Lincolnshire Local Plan relates to Development Management. The policy outlines a general presumption in favour of sustainable development provided a number of considerations are satisfied.

#### ***Policy 2: Development Management***

*Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:*

1. *size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses;*
2. *quality of design and orientation;*
3. *maximising the use of sustainable materials and resources;*
4. *access and vehicle generation levels;*
5. *the capacity of existing community services and infrastructure;*
6. *impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion;*
7. *sustainable drainage and flood risk;*
8. *impact or enhancement for areas of natural habitats and historical buildings and heritage assets; and*
9. *impact on the potential loss of sand and gravel mineral resources.*

24. We can identify no conflict with the terms of this policy. The works proposed are comprised within an existing residential curtilage which forms part of a wider dwelling grouping, which is sustainably located with good access to services and facilities in nearby settlements (including Lutton and Long Sutton).

25. Not all of the criteria are directly applicable to the form and type of development proposed in this case. We can however identify no conflict with the most applicable considerations;

***1.size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses;***

26. The size and scale of the proposed extensions are considered appropriate in their particular context. The extensions will not dominate or overwhelm the host structure and will have no wider impacts upon the local area. The development will have no adverse impact upon adjoining residential amenity (something acknowledged in the pre-application response). The character and appearance of the locality will not be materially changed or harmed. The barn characteristics of the building will be preserved. The relationship with adjoining buildings will be preserved.

2. *quality of design and orientation;*

27. The design response in this case has sought to preserve the barn characteristics of the host building. The extensions have been designed to read as complimentary later additions to the main structure. Unsympathetic elements highlighted in the pre-application response have been omitted. Orientation issues are not a determinative consideration in this case.

3.*maximising the use of sustainable materials and resources;*

28. The development will incorporate the use of low-impact, locally-sourced sustainable materials.

4.*Access and vehicle generation issues*

29. As extensions to an existing domestic property, there will be no increase in traffic associated with the property.

6.*impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion;*

30. There will be no adverse impact upon adjoining residential properties in terms of overlooking, overshadowing or overbearing.

7.*Sustainable drainage and flood risk*

31. A flood risk assessment accompanies the application. This demonstrates that the overall property will not be at greater risk of flooding as a result of the development. Floor levels will match existing floor levels.

8.*impact or enhancement for areas of natural habitats and historical buildings and heritage assets; and*

32. There will be no adverse impact upon habitats. There will similarly be no adverse impacts upon designated heritage assets. As highlighted above, previous assertions that the original dwelling comprises a non-designated heritage asset are wholly unjustified.

33. Policy 3 of the Local Plan relates to the Design of New Development. The policy identifies 15 considerations to which proposals should have regard. We can identify no material conflict with these considerations.

| POLICY 3: DESIGN OF NEW DEVELOPMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| All development will create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. Design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.<br>Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured: |                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                  |
| No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Criteria                                                                                                                                                                                                                                                       | Comment                                                                                                                                                                                                                                                                                                                                          |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | creating a sense of place by complementing and enhancing designated and non-designated heritage assets; historic street patterns; respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area; | <i>The development will have a sense of place. The exist development has a distinctive, vernacular styled dwelling-with-attached barn character. The design response in this case complements that existing character. The scale and layout of additions has due regard to surrounding development. Existing street patterns are maintained.</i> |

|    |                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                            |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2  | Distinguishing between private and public space                                                                                                                                                                            | <i>There is a clear distinction between public and private space.</i>                                                                                                                                                                                                                                      |
| 3  | The landscape character of the location                                                                                                                                                                                    | <i>The overall character of the locality will not be adversely impacted in this instance.</i>                                                                                                                                                                                                              |
| 4  | Accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways                                                                                                 | <i>Accessibility options remain unchanged as a result of the development.</i>                                                                                                                                                                                                                              |
| 5  | The provision of facilities for the storage or refuse / recycling bins, storage and/ or parking of bicycles and layout of car parking.                                                                                     | <i>Suitable provision is made for the storage of waste, cycle storage and car parking.</i>                                                                                                                                                                                                                 |
| 6  | The lighting of public spaces                                                                                                                                                                                              | <i>There are no public spaces proposed as part of the development.</i>                                                                                                                                                                                                                                     |
| 7  | Ensuring public spaces are accessible to all                                                                                                                                                                               | <i>There are no public spaces proposed as part of the development.</i>                                                                                                                                                                                                                                     |
| 8  | Crime prevention and community safety                                                                                                                                                                                      | <i>The development proposals have been formulated with crime prevention / security considerations in mind.</i>                                                                                                                                                                                             |
| 9  | The orientation of buildings on the site to enable the best use of decentralized and renewable low carbon energy technologies for the lifetime of the development                                                          | <i>Internal building layout optimises the particular orientation and siting of the buildings. The layout offers the scope for the installation of, for example, solar panels on south facing roofslopes and on the roof of the swimming pool.</i>                                                          |
| 10 | The appropriate treatment of facades to public places, including shop frontages to avoid visual intrusion by advertising, other signage, security shutters, meter boxes and other service and communication infrastructure | <i>Not relevant or applicable in this case.</i>                                                                                                                                                                                                                                                            |
| 11 | Residential amenity                                                                                                                                                                                                        | <i>Due regard has been paid to the relationship of dwellings to adjoining residential properties. Adjoining properties will not be impacted by the proposed development. The properties enjoy robust boundary treatments and this will ensure that residential amenity standards will not be impacted.</i> |
| 12 | The mitigation of flood risk through flood resistant and flood-resilient design and sustainable drainage systems                                                                                                           | <i>Appropriate flood risk mitigation is proposed in this case.</i>                                                                                                                                                                                                                                         |
| 13 | The use of locally sourced building materials, minimizing the use of water and minimizing land take, to protect best and most versatile soils                                                                              | <i>Locally sourced, low-impact building materials will be utilised.</i>                                                                                                                                                                                                                                    |
| 14 | The incorporation of existing hedgerows and trees and the provision of appropriate new landscaping to enhance biodiversity, green infrastructure, flood risk mitigation and urban cooling                                  | <i>Appropriate landscaping provision will be made as part of the development. This can reasonably be secured by means of planning conditions.</i>                                                                                                                                                          |
| 15 | The appropriate use or re-use of historic buildings                                                                                                                                                                        | <i>No designated heritage assets will be impacted in this case.</i>                                                                                                                                                                                                                                        |

34. No other planning policies are considered directly relevant or applicable to the proposed

development. The proposals are also considered to accord with the provisions of Paragraph 135 of the National Planning Policy Framework;

|                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>National Planning Policy Framework (2023)</b><br>Paragraph 135:<br>Planning policies and decisions should ensure that developments |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| a                                                                                                                                     | Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development <ul style="list-style-type: none"> <li><i>The site is well located relative to village services.</i></li> <li><i>The development proposes a form of development that complements the existing built form, and will not give rise to adverse amenity impacts.</i></li> <li><i>The site suitably integrates with the existing dwelling and the surrounding built form.</i></li> <li><i>The application proposes an efficient use of space that is safe, accessible and user-friendly.</i></li> <li><i>The development will incorporate appropriate measures to minimise the carbon footprint of the buildings, and ensure its resilience to climate change.</i></li> </ul> |
| b                                                                                                                                     | Are visually attractive as a result of good architecture and appropriate and effective landscaping <ul style="list-style-type: none"> <li><i>The proposed works are appropriately designed in their context. The proposed extensions, in their design, will complement the barn styling of the host building.</i></li> <li><i>Landscaping matters are capable of being addressed by means of appropriate planning conditions.</i></li> </ul>                                                                                                                                                                                                                                                                                                                                                                 |
| c                                                                                                                                     | Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities) <ul style="list-style-type: none"> <li><i>The development will be compatible with its surroundings.</i></li> <li><i>The proposed works will be sympathetic to the character and appearance of the locality</i></li> </ul>                                                                                                                                                                                                                                                                                                                                                             |
| d                                                                                                                                     | Establish and maintain a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit <ul style="list-style-type: none"> <li><i>The development has been designed to complement the character and appearance of the host building. It will re-inforce the character of the building and sense of place.</i></li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                        |
| e                                                                                                                                     | Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks <ul style="list-style-type: none"> <li><i>The development represents an efficient and effective use of the site.</i></li> <li><i>The development is compatible with surrounding land uses.</i></li> </ul>                                                                                                                                                                                                                                                                                                                                                 |
| f                                                                                                                                     | 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, and where crime and disorder and the fear of crime, do not undermine quality of life or community cohesion and resilience <ul style="list-style-type: none"> <li><i>The development will be safe and accessible. The site is proximate to services and facilities.</i></li> <li><i>A high standard of amenity will be achieved</i></li> <li><i>The development raises no material crime and disorder / community safety issues.</i></li> </ul>                                                                                                                                                                                                 |

35. Accordingly, we can identify no policy conflict in this case.

## Conclusions

36. The application proposals in this case are a direct response to pre-application response **HPE-0012-26**. That response identifies concerns about the design treatment then proposed and the impact of those proposals upon the character and appearance of the property and the wider locale. In response to the pre-application response, the proposals have been substantially revised. The forward projecting glazed gable has been omitted and the design of the lean-to element has been revised. The design of the rear extension has been modified by the addition of a pitched roof. The overall design response seeks to complement the barn styling of the host building. The additions read as complementary additions to the building in a similar rural, barn styling, using complementary rather than matching materials. The overall design response is considered appropriate and complements the overall appearance of the existing building whilst preserving the character of the locale and the relationship to adjoining buildings and the street scene more generally.
37. It is considered that the issues raised in the pre-application response have been squarely addressed. We have demonstrated that the proposals accord with relevant development plan policy. Accordingly, it is considered that there is no barrier to a grant of planning permission in this instance.

Mike Sibthorp  
**Mike Sibthorp Planning**

May 2026