

Design Process in accordance with the Design Guidelines for Rutland and South Kesteven and the National Design Guide.

Proposed conversion of a barn to 2 dwellings adjacent to Sculthorpe House, North Luffenham, Rutland.

HISTORY: Amongst other planning approvals the barn was approved for conversion to 3 dwellings 17/02/2015 planning ref: 2014/1158/PAD. The first dwelling (Sculthorpe House) has since been converted and is now occupied.

The remaining part of the barn was granted planning permission for conversion to 2no dwellinghouses 18/01/22 Ref: 2021/1018/PAD.

It has subsequently been decided that the conversion would benefit from further modifications.

1. To move the dormer windows from the courtyard to the West (side) and North (front) elevations. This will eliminate the overlooking to each of the proposed dwellings.
2. A 3mtr square single storey extension to dwelling 1 is proposed to the courtyard. This will provide a link from the hallway to the habitable rooms and provide a route of escape (fire regulations) from the first floor.
3. Other smaller amendments include the modification of various existing openings.

During the initial planning process a bat survey was conducted.

DESIGN PROCESS:

National guidelines state that a simple analysis will be appropriate for small scale developments.

The National Policy Framework makes it clear that developments should be, among other things, well designed and are 'beautiful, healthy, greener, and enduring'.

It was considered when designing the new dwelling the previous conversion was considered in detail.

The purposed redesign lessens the visual impact upon the adjacent dwellings.

The quality of the build and its endurance within the local vernacular remains.

The barn is a simple 'C' shape with one dwelling already complete.

The Ancaster style has been retained with the pantile roof, brick walls and detailed headers restored.

The dwellings will be converted using recycled and natural materials and will be locally sourced where possible.

These simple structures with a barn-like form will give the design an informal rural character.

LANDSCAPE AND BUILT CHARACTER:

It is proposed to plant trees to the roadside, in front of the dwellings, which will soften its impact.

The gardens will have lawned and patio areas with informal planting of bee and insect friendly shrubs and flowers.

Given the rural location, the dwelling will have pleasant views of the landscaping provided and the open fields.

The traditional style of the proposal will enhance the local identity and will integrate into its wider surroundings.

The dwellings will be built beyond the current building regulations, which provide for a healthy, well ventilated, and comfortable environment.

Please refer to the design and access statement submitted with this application for further information on highways and sustainability.

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