

Charnwood Borough Council
 Planning Services – Development Control
 Southfield Road, Loughborough, Leicestershire. LE11 2TN



Charnwood

Leading in Leicestershire

Parkinson Dodson Associates
 Chartered Architects
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 Leicester
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13th June 2007

Please Contact: Mrs H Robinson
 Direct Line: 01509 634743
 Voice mail activated between 9am – 2pm daily
 Email: development.control@charnwood.gov.uk
 Your Ref:
 Fax: 01509 219723
 Minicom: 01509 215996

Dear Sir/Madam

ENFORCEMENT NO: E/07/0084
DEVELOPMENT: Unauthorised building works
LOCATION: Swithland Agricultural Holdings, Adj to 67 Main Street, Swithland.

I refer to previous correspondence about the above development and our meeting on the 31 May 2007.

Having now had the opportunity to consider this matter fully and to look at your detailed plans I am of the opinion that the development your client intends to construct will require planning permission. The reasons behind this decision are:

- i) Whilst as you say the development is no wider than specified on the original submission of agricultural determination the development is longer than specified.
- ii) Your letter of the 7th June 2007 indicates in paragraph 3 that you confirm the development as specified in the original submission cannot be constructed to the size that was originally indicated in the agricultural determination due to the materials chosen, therefore if the development is not in accordance with the previous details then a new application will be required despite the fact that it may be a smaller overall footprint.
- iii) The barn construction indicated in the Building Regulation submission shows a cavity wall construction and a high quality timber frame, whilst I have your explanation for the construction in this manner, and your client must be commended on his quality of materials, I am not satisfied that this is what was applied for in the previous submission and therefore believe a further application will be required for any alterations to the size of the development as stated above.
- iv) Additionally, as I have already expressed in our previous conversations, I have concerns that the development has a domestic character that is reflected in the construction, the separation of areas, indicated as a grain store, (with a personnel doorway) store for equipment, store for tractors, and office area. The drawings also specify sleeping quarters within the building. The development is two storeys, again with a separation of areas and separation from the stairs. The design of the building has domestic size double glazed sash windows and doors and a balcony detail to the tower feature with doors out to the balcony and again further windows. There is provision for heating with radiators and insulation material to the roof and cavity walls and interior walls. The interior of the barn is to be plastered? In conclusion the building as shown in the plans submitted to building control and supplied by yourself following our meeting has the appearance of a large house and is therefore considered inappropriate in the open countryside and is contrary to rural protection policies.



Telephone: 01509 263151 Email: information@charnwood.gov.uk

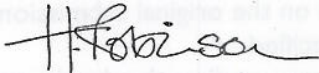
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I am sure you are aware that it would be highly unlikely that any application for a dwelling would be considered acceptable in this location and I would refer you to the relevant Policies within the Leicestershire Structure Plan and the Borough of Charnwood Local Plan: Policies: CT/1- development within areas of countryside that states open land will be strictly controlled. Policy CT/2 which states: In areas defined as Countryside, development(s) acceptable in principle will be permitted where it would not harm the character and appearance of the countryside and provided it could safeguard its historic, nature conservation, amenity, and other local interest. CT/6 and CT/7 regarding the countryside protection and rural character of the area.

Should your client wish to continue with this development the Council believe it would require planning permission. Without prejudice to any application that might be submitted, it is also considered unlikely that planning permission would be forthcoming due to the concerns expressed above. I must therefore request that no further work is conducted on site and that should your client wish to consider submission of an application for a barn of an alternative size or design to that proposed in 2004 he addresses the concerns outlined above.

If you have any questions or require further information, please contact me on 01509 634743. Please quote the enforcement number set out in the heading.

Yours faithfully



Mrs H Robinson
Senior Enforcement Officer