



Planning Potential were delighted to secure planning permission for the demolition of the existing barn and the creation of a much larger barn for family and guest accommodation in the grounds of an existing dwelling Newbury

From close investigation of the planning history of the property, we exploited a historic permission for a coach house which was implemented to maximise the built form of the new barn. We worked closely with the architects to ensure the scheme respected and enhanced the site's location within the North Wessex Downs Area of Outstanding Natural Beauty (AONB) and the East End Conservation Area.

We also engaged closely with the ecologists as rare barbastelle bats were found using the building, to design a scheme which allowed for appropriate bat mitigation and which the Council's ecologist could support.

Summary of achievements

- Preparation of a robust planning case for additional development within the countryside, AONB and Conservation Area setting
- Advice on design and heritage
- Working closely with ecologists to provide suitable bat mitigation in the scheme for rare bats
- Engaging in iterative positive pre-application discussions with Basingstoke and Deane
- Securing delegated approval

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