

East End, Newbury

Private Client

● Planning



Planning Potential secured planning permission for the demolition of an existing barn and creation of a significantly larger replacement building for family and guest accommodation within the grounds of an existing dwelling.

Demonstrating our ability to unlock additional residential development in highly constrained rural locations, combining planning history analysis, design coordination and ecological mitigation to secure delegated approval.

The Challenge

The site is located within the North Wessex Downs Area of Outstanding Natural Beauty and the East End Conservation Area, where development is tightly controlled. The proposals sought a substantial increase in built form within the grounds of an existing dwelling, creating clear policy, landscape and heritage sensitivities.

Further complexity arose from the discovery that rare barbastelle bats were using the existing barn, requiring a carefully designed mitigation strategy capable of securing support from the Council's ecologist.

Without a clear planning strategy and supported ecological solution, the proposals risked refusal, reduced scale or prolonged delay.

Our Approach

- Investigated the planning history to exploit an implemented historic coach house permission
- Worked closely with architects to maximise built form within AONB and Conservation Area constraints
- Provided advice on design and heritage matters to manage landscape and townscape impacts
- Coordinated with ecologists to design appropriate mitigation for rare barbastelle bats
- Led iterative and positive pre-application discussions with Basingstoke and Deane Borough Council

The Outcome

- Planning permission secured for demolition of the existing barn and construction of a larger replacement building
- Delegated approval achieved within a countryside, AONB and Conservation Area setting
- Ecological issues resolved through agreed bat mitigation supported by the Council's ecologist
- Family and guest accommodation enabled through maximisation of lawful built form