

31/03/2023

My Ref; 2238_A_Planning Statment

Planning Department
Hinckley and Bosworth Borough Council

Submitted electronically

Dear Sirs,

Re: Planning Statement – Replacement dwelling, with quadruple garage, external heat pump and solar panels at 34 Sunnyhill, Burbage.

Please accept this as a short statement of the intention to replace the existing dwelling at 34, Sunyhill with a new purpose built four bedroomed family home.

The new dwelling will be constructed to be better than or equal to the current building regulations. The new homes energy use has been carefully considered and the new property will be heated by an air heat pump and the home's electricity will primarily come from solar panels located on the roof of the garage.

An Air Heat Pump is also proposed to provide the heat for the property, The heat pump is located on the south side of the property where it is accessible form the driveway and away from the neighbours in a secluded part of the site.

The style of the property is intended not to be incongruous with the existing houses on Sunnyhill, and it is intended to nestle naturally within the built form. The proposed residence is higher than the original property, however it is making good use of the roof space to create the fourth bedroom. The roof over the garage is also being utilised as an office and storage area. The higher roof on the garage also allows the lean too roof over the rear of the property to line through and prevents the use of a higher maintenance flat roof.

We respectfully request the local authority support and approve this application, which tie in with the new alternative education facility in Wood Street.

Yours faithfully,

Stuart R Spiller RIBA