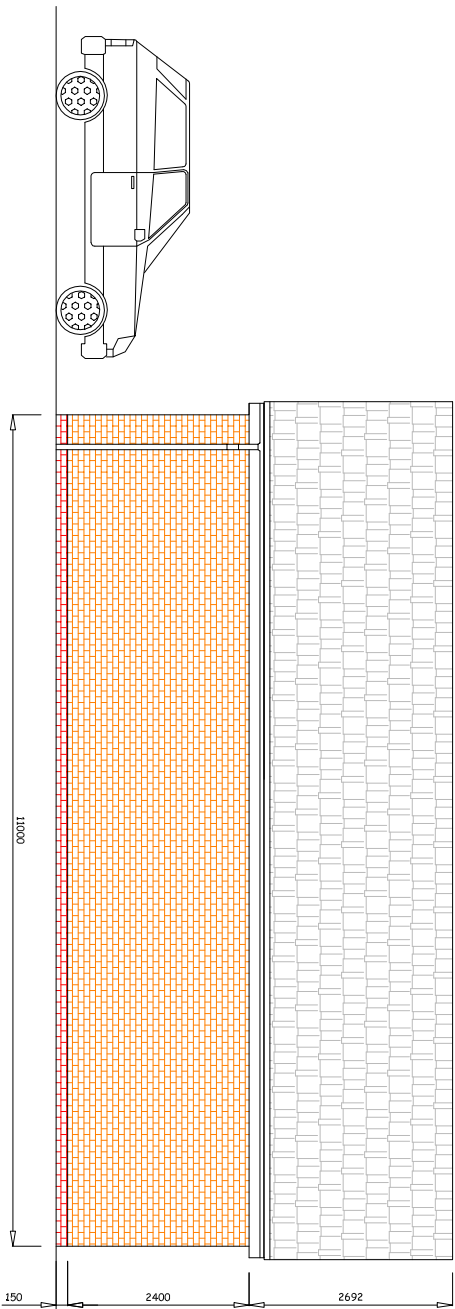
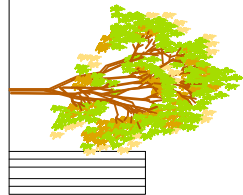
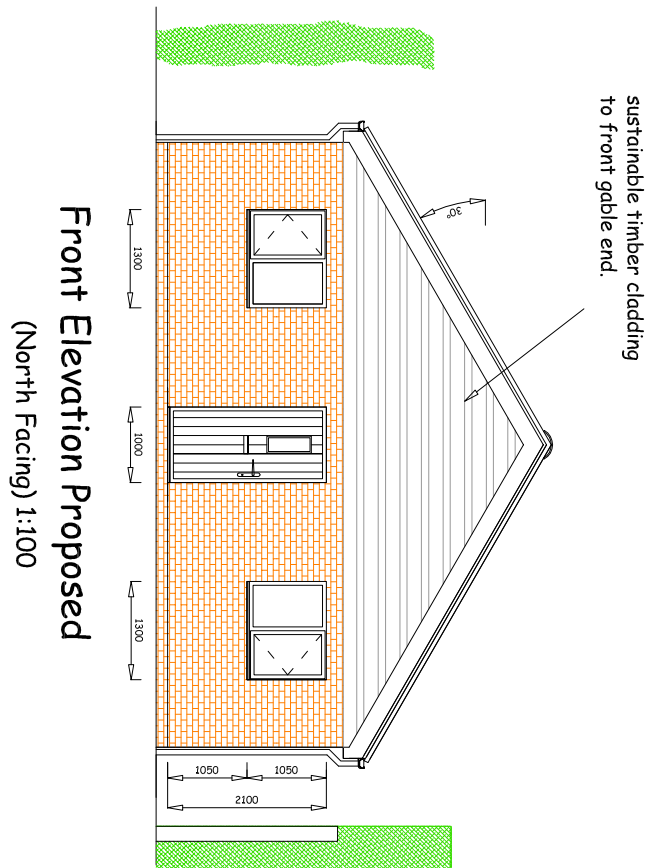




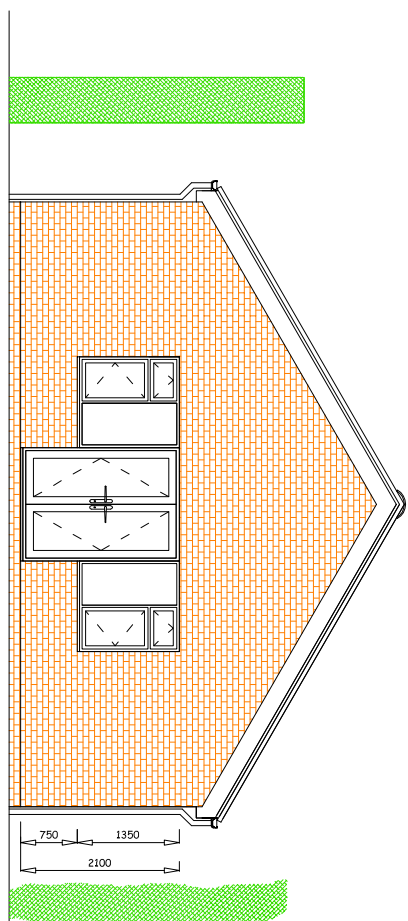
Side Elevation Proposed
(West Facing) 1:100



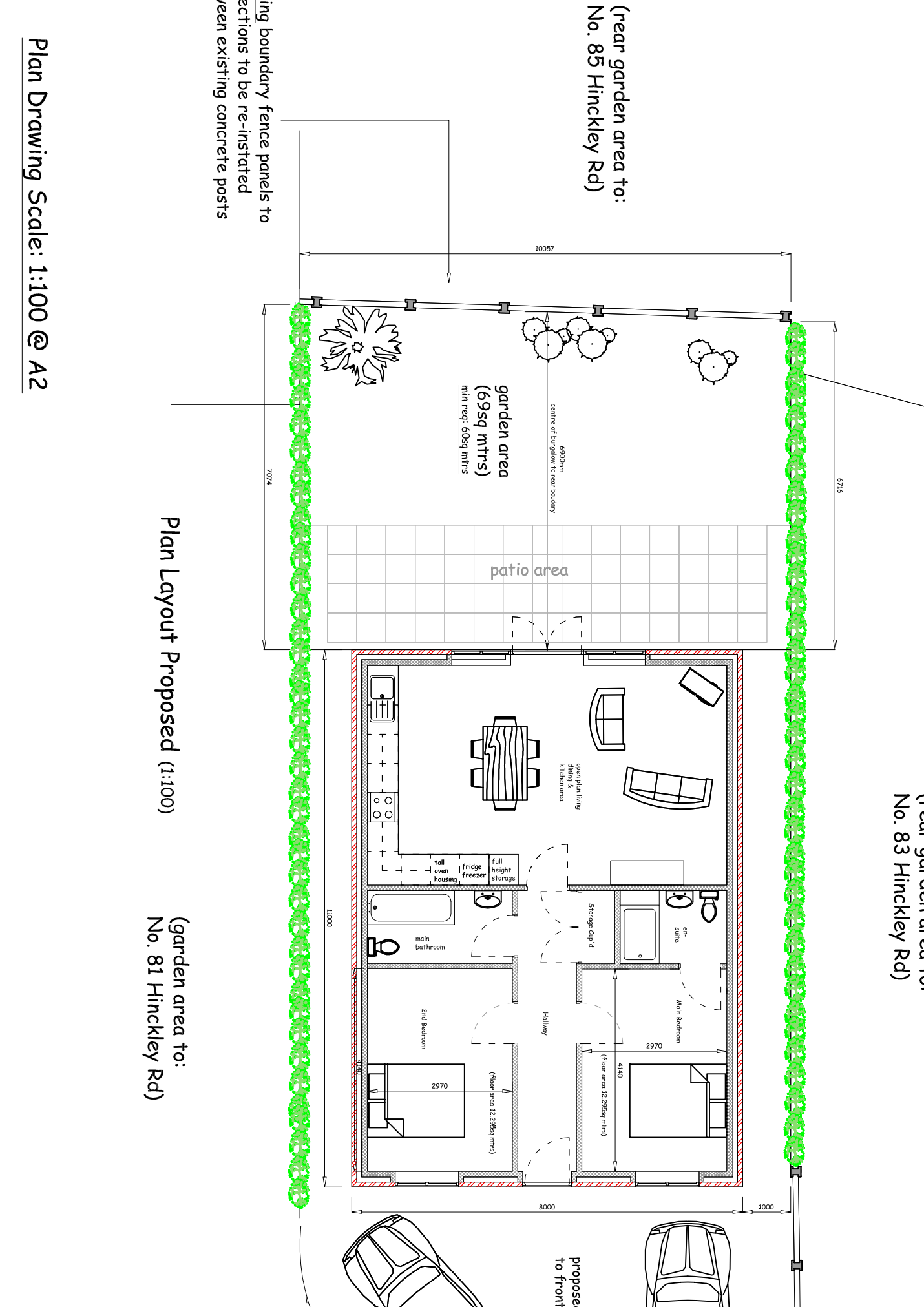
Side Elevation Proposed
(East Facing) 1:100



Front Elevation Proposed
(North Facing) 1:100



Rear Elevation Proposed
(South Facing) 1:100

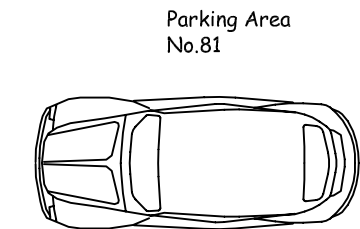


Plan Layout Proposed (1:100)

(garden area to:
No. 81 Hinckley Rd)

missing boundary fence panels to
all sections to be re-instated
between existing concrete posts

Plan Drawing Scale: 1:100 @ A2



Front Annexe
to No:81
(no windows)

Existing Driveway
from main road with access to: No. 81
& Garage on adjacent land to the application site

Timber shed /outbuilding
being used by: No.81

turning area
(both properties)

Boundary of 'Right of Access' up
from the main road entrance.
As per Land Registry Title Deeds
belonging to No:81

Which also allows for
'Right of Access' to Application Site

NB: This area is also required for delivery
& Emergency vehicles to be able to turn
as the current driveway from the main
road is too long for vehicles to reverse.
(as per Leicestershire Highway's Design Guide)
THIS APPLIES TO BOTH PROPERTIES

Notes:		
1. Min width for a main double bedroom = 2.75m with a minimum floor area of: 11.5sq mtrs)		
2. Min width for other double bedrooms = 2.55m		
3. Min rear garden area for a 2 bed dwelling = 60sq mtrs		
4. Proposed bungalow more than 5mtrs from nearest window on adjacent property (no: 81)		
5. Parking allows for 2 car parking spaces on the application site, as per LH design guide.		
6. Parking area proposed is more than suitable for 2 cars as there is NO garage and therefore doesn't need to be 5.5mtrs in length.		
(Notional Guidance is: 4.5mtrs in these cases).		
7. Provision to be made at the end of the driveway by the entrance from the main road, for 'Wheellie Bins to be placed on refuse & recycling collection days.		
Current driveway is too long for vehicles to reverse down.		
Date:	Revisions:	Ref:
		A
		B
		C
		D
Site Address:		
Land Adjacent To:		
81 Hinckley Road		
Earl Shilton		
Leicestershire		
LE9 7LH		
Owners Name:		
Mr & Mrs D. Moss (85a Hinckley Rd)		
Proposed Project Details:		
1. 2 Bedroom Bungalow with Parking to the Front & Landscaped Garden to Rear Elevation.		
2. Existing Concrete Garage to be demolished.		
3. New Fencing Panels to Rear Elevation		
D/No:	ZM/25.01 Rev1	
Drawn by: SJM		
e-mail:		
Date:	Jan 2025	Paper Size: A2
Scale:	1:100	
Local Authority: Hinckley & Bosworth Borough Council		
On-line application		
Copyright Drawing NOT to be re-produced without written permission		
NB: DO NOT Scale from drawings for setting out or manufacture of any products.		
It is the Builders responsibility to confirm all dimensions.		
Please notify any discrepancies immediately		