

Planning Statement

Variation Of A Condition Application

22/00573/FUL

Land South Of Brascote Lane

Newbold Verdon

Leicester

Leicestershire

LE9 9LE



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Contents

Location	3
Previous Application	3
Reasons For Variation	4
Proposed Drawing Numbers	4

Location

Land South Of Brascote Lane

Newbold Verdon

Leicester

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LE9 9LE

X (Easting) 444231 – Y (Northing) 302365

Previous Application

22/00573/FUL

Approval Date 29th September 2022

Related Condition 2

The development hereby permitted relates to the following details only.

- Location Plan
- Existing Block & Location Plans 1786-001 Rev A
- Historic Brascote House Massing Model 1786-005
- Historic Brascote House Roof Plan 1786-002
- Historic Brascote House Massing & Elevations – Side & Rear 1786-004
- Historic Brascote House Massing & Elevations Side & Front 1786-003
- Proposed Block & Location Plans 1786-006 Rev A
- Proposed Site Block Plan 1786-013
- Proposed Site Layout 1786-007 Rev A
- Proposed Dwelling Massing Model 1786-012
- Proposed Elevations 1786-011
- Proposed Ground Floor Layout 1786-008
- Proposed First Floor Layout 1786-009
- Proposed Second Floor Layout 1786-010

Reasons For Variation Of Condition

The originally approved design is extremely large for the new owner of the site with a considerable amount of symmetry and repetitiveness to the elevations, mainly the front elevations.

Due to the desire to make the elevations look more in keeping with a barn style building the windows have been reduced and altered.

The scale of the building has also been reduced as the size of the rooms are considered excessive and has been reduced down to a suitable size.

The location of the building is proposed been moved North, North, East by 15m from the original location plan. This is to gain some additional garden space but mainly to move the house further away from the existing farm track which the farmer has been granted access to. With the anticipation of tractors and other large farming equipment using the track, the building has been moved away to provide further separation to reduce the sound impact on the dwelling.

Note: the basic design of the building has remained with alternations to the room sizes and alterations to the windows.

Land scaping to be the same areas but change in layout due to the site topography.

Proposed Drawings

- 1366-10E Proposed Floor Plans
- 1366-11B Proposed Elevations
- 1366-12A Proposed Roof & Block Plan
- 1366-13 Location Plan