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04 July 2008 jb/JB/06248(p03)

Hinckley & Bosworth Borough Council
Planning Department
Council offices
Argents Mead
Hinckley
Leicestershire
LE10 1BZ

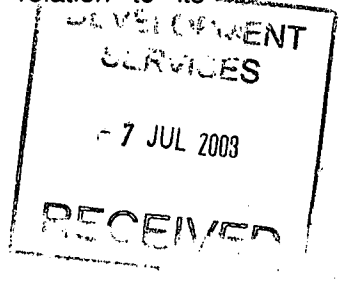
Dear Sir/Madam

**RE: PROPOSED VARIATION OF APPROVAL 06/01023/FUL. AT 69 GREENMOOR ROAD, BURBAGE, HINCKLEY, LEICESTERSHIRE LE10 2LS.**

The Council has granted planning permission for alterations and extensions to this property under reference 06/01023. That permission related to significant extension and modification to the ground floor footprint and all elevations, together with an increase in the pitch of the roof to enable replacement of the existing felt finish.

Work to implement the planning permission is now substantially underway, however it has become apparent that an error in the initial site survey means the approved extended dwelling is closer to the boundary with the Sketchley Manor Lane property Briar House, than was shown on the initial application plan.

I now enclose a new planning application to vary certain elements of existing approval 06/01023, together with an accurate siting in relation to its neighbours.



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The modifications to the approved plans are :-

- Provision of a bedroom in part of the roof space, achieved with no change in the approved ridge height.
- Provision of a bedroom window on the Sketchley Manor Lane elevation.
- Provision of a landing window on the side elevation adjacent to 67a Greenmoor Road.
- Different fenestration and introduction of a painted rendered panel to the front (Greenmoor Road) elevation.
- Revised south (side) elevation – see below.

The significant modification to the approved plan is to the treatment of the south (side)elevation adjacent to Briar House. Two hip features are introduced to both the principal and the single storey roofs to enable as low an eaves line as possible to be provided. This will minimise any impact upon the adjacent house, even though the orientation of the two dwellings means there is no overshadowing or loss of light.

With an eaves height of 4.35m, the side wall is more than 1.70m lower than previously approved. The gutter line is lower than the sill level of the adjacent first floor windows.

It is also proposed to replace the facing brick treatment on the greater part of this wall with painted render to match that of the adjacent Briar House.

I hope you agree that the modifications proposed now improve the overall appearance of this property, without any unacceptable impact upon neighbours. Please do not hesitate to get back to me if you require any further information or explanation.

Yours faithfully

J Burke

DEVELOPMENT SERVICES
- 7 JUL 2008
RECEIVED