Richard Wright

From: Richard Wright
Sent: 18 September 2007 14:40
To: 'Stephen Bate'
Subject: RE: Planning application - Land rear of 41-65 The Common, Barwell

Hi Stephen,

Thanks for this. I have asked for amended plan letters to go to the neighbours that may consider themselves affected by the repositioning of the garage i.e. Nos 51 - 61 odds inclusive. However, the usual acceptable separation distance in the Council's SPG to single storey development is 12 metres therefore I do not anticipate, subject to the outcome of the consultation, that the LPA would have a problem with the garage being repositioned as it has been. The siting of this garage was a matter I raised with you in our telephone conversation on 21st August (amongst a number of other issues with the layout), following a telephone call from No51, therefore the amendment was not entirely unexpected. As the consultation period will overrun the Committee date now anyway, the recommendation will be amended to provide for a delegated decision by the Head of Culture and Development subject to no significant additional material considerations/objections being received prior to the expiry of the consultation period, therefore I do not see this as a problem.

Regards

Richard

P.S. for info, the legend on the overall layouts still shows the Jasmine as a 4 bed but amended plans received have altered this to a 3 bed.

-----Original Message-----
From: Stephen Bate [mailto:Stephen.Bate@freethcartwright.co.uk]
Sent: 18 September 2007 13:54
To: Richard Wright
Subject: RE: Planning application - Land rear of 41-65 The Common, Barwell

Richard,
Thanks for that. I had thought that our architects might have considered the consequences of introducing a new house type, but obviously not. I'll get them to have another look.
On the subject of amendments, these have generally been internal to the layout without any consequential impact on existing residents. However,the amendments sent yesterday to regularise the conyance issues with no. 51 show their double garage repositioned. This is now proposed to be at the rear of no. 53. Their rear garden is approx 17 metres, so I don't consider that they would be affected. Would you however need to reconsult them on this revision?
I'll get back to you regarding plot 12.
Thanks, STEPHEN

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-----Original Message-----

From: Richard Wright [mailto:Richard.Wright@hinckley-bosworth.gov.uk]
Sent: 18 September 2007 13:47
To: Stephen Bate
Subject: Planning application - Land rear of 41-65 The Common, Barwell

Good afternoon Stephen,

I have been attempting to plough through all of the amended and additional plans supplied recently regarding the above application following our discussions.

Comments made regarding the separation distance between windows on plots 8 and 12 have resulted in a new house type - The Nevada - being substituted on plot 12 to remove the situation of directly opposing windows at a distance of only 19 metres between these plots. This substitution has now created a situation whereby a main bedroom window from plot12 now looks directly into the main lounge of plot 13 at a distance of just 10 metres, i.e. an even worst situation than previously existed between plots 8 and 12.

This problem needs to be addressed please.

If I find any other problems I'll contact you again.

Regards

Richard Wright
Area Planning Officer

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