

17th June 2024

**Planning Department
Nuneaton and Bedworth Borough Council**

Town Hall,
Coton Road,
Nuneaton,
CV11 5AA

Planning Application at 68, Marner Road, Nuneaton, CV10 7BX

Dear Sir / Madam,

The following points form part of the above planning application & it is requested they be considered fully:

Relevant Policies

National Planning Policy Framework:

- 2. Achieving sustainable development
- 5. Delivering a sufficient supply of homes
- 6. Building a strong, competitive economy
- 8. Promoting healthy and safe communities
- 9. Promoting sustainable transport
- 11. Making effective use of land
- 12. Achieving well-designed places
- 14. Meeting the challenge of climate change, flooding, and coastal change

Local:

Nuneaton & Bedworth Borough Council Borough Plan

Policy H1 – Range and mix of housing

Policy BE3 – Sustainable design and construction

Summary

1). Visual Impact & Screening of the site The proposed changes are to the rear & side elevation of the property. The proposals will be partially visible from the public road, please see accompanying drawing 0338 (A) GA 003 - Site Plan. The proposed extension will be constructed from rendered block walls with insulated cavities. The existing site has a reasonably flat level, as shown on drawing 0338 (A) GA 001 - Location Plan, it is not expected that the levels of the site will need to change to allow construction. There are no new windows on elevations that face other properties, so neighbouring properties privacy will not be affected.

2). Foul & Surface Water Drainage The proposals will feed into the existing sewage & surface water drains. It is not anticipated that the proposal will increase the volume of other foul waste or rainwater runoff.

3). Highways considerations The proposals will not affect the affect the volume of traffic on the adjacent roads infrastructure.

4). Sustainability The materials chosen for the construction are to be energy efficient using insulation to extension walls & utilising high efficiency double glazed doors & windows, so as to have as low an environmental impact as possible.

5). Amenity The proposal is to allow extra internal social space & to serve as a warmer more energy efficient home for the applicant & family.

I trust this planning letter & the submitted drawings will furnish the required information. However should you need any further information, please feel free to get in touch.

Yours faithfully,



Barnaby Robinson