

From: David Spring
Sent: 11 October 2024 13:04
To: Planning Folder New
Subject: FW: 24/00601/FUL- Grove House
Attachments: 198-TAA-XX-ZZ-DR-A-1000-P08-Proposed Site Plan.pdf; 198-TAA-XX-ZZ-DR-A-1100-P07-Proposed Plot 1 Floor Plans.pdf; 198-TAA-XX-ZZ-DR-A-1100-P08-Proposed Plot 1 Floor Plans.pdf; 198-TAA-XX-ZZ-DR-A-1101-P07-Proposed Plot 1 Elevations.pdf; 198-TAA-XX-ZZ-DR-A-1200-P07-Proposed Plot 2 Floor Plans.pdf; 198-TAA-XX-ZZ-DR-A-1201-P07-Proposed Plot 2 Elevations.pdf; 198-TAA-XX-ZZ-DR-A-1202-P05-Proposed Plot 2 Garage Plans - Elevations.pdf; 198-TAA-XX-ZZ-DR-A-1300-P07-Proposed Plot 3 Ground - First Floor Plans.pdf; 198-TAA-XX-ZZ-DR-A-1301-P06-Proposed Plot 3 Roof Plan.pdf; 198-TAA-XX-ZZ-DR-A-1302-P06-Proposed Plot 3 Elevations.pdf; 198-TAA-XX-ZZ-DR-A-1400-P07-Proposed Plot 4 Floor Plans.pdf; 198-TAA-XX-ZZ-DR-A-1404-P06-Proposed Plot 4 Elevations.pdf; 198-TAA-XX-ZZ-DR-A-1500-P05-Proposed Plot 5 Ground Floor Plan.pdf; 198-TAA-XX-ZZ-DR-A-1501-P06-Proposed Plot 5 First Floor Plan.pdf; 198-TAA-XX-ZZ-DR-A-1502-P05-Proposed Plot 5 Second Floor Plan.pdf; 198-TAA-XX-ZZ-DR-A-1503-P04-Proposed Plot 5 Roof Plan.pdf; 198-TAA-XX-ZZ-DR-A-1510-P05-Proposed Plot 5 Front and Rear Elevations.pdf; 198-TAA-XX-ZZ-DR-A-1511-P04-Proposed Plot 5 Side Elevations.pdf

From: Shane Davies <
Sent: 10 October 2024 15:46
To: David Spring <David.Spring@hinckley-bosworth.gov.uk>
Cc: Tim Adams <Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>
Subject: Re: 24/00601/FUL- Grove House

Hi David,

Thanks for sending across your response over to me promptly yesterday.

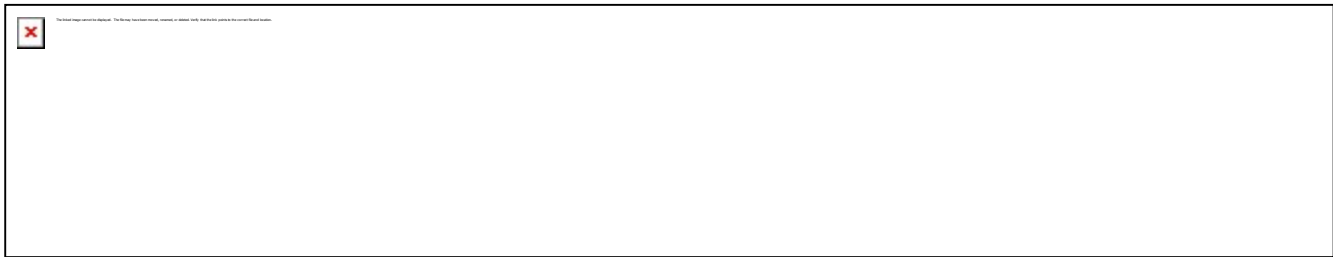
Please see below comments regarding all points that have been raised:

- Thank you for accepting the mirroring of Plot 1 (Shown on attached Site Plan).
- Thank you for accepting the omission of the smaller window to bedroom 1 of Plot with minor increased to the other window. (Shown on attached Plot 2 plans & elevations).
- Thank you for accepting the ground floor windows of Plot 2 based on the conditioning of the c/b fence height and as you mentioned additional BNG/landscape.
- RE: your comments with the Plot 2 staircase narrow window and appreciate there still a possibility to overlook the garden of Plot 1 from the stairs. Therefore, we have proposed that instead of removing this FF narrow staircase window, that it be obscured, if you're happy with this. Only as this window does provide significant light into the GF & FF hall spaces.
- Thank you for accepting not setting back the bedroom in Plot 2 as we have mirrored Plot 1.
- RE: your comments related to the 11m separation distance between both plots, when looking at Rev A site plan from the 2019 submission, there is 12m between Plot 1 & 2. Therefore, as requested we have reduced plot 1, removing the bay and ensured 12m between Plot 1 & 2 (Shown on attached site plan). On this, I have indicated a new note (number 20) to the key, which just quickly indicates that among the wildflower meadow to the SW & SE side of Plot 1 a soft landscape buffer will be provided to shield views into the dwellings.
- In relation to the tree, thank you for confirming this will be in landscape/BNG condition to replace with equivalent.

For ease, I have reattached all drawings including all revised drawings related to the above amendments. Thanks again for all your helps on this one!!

Look forward to hearing from you.

Kind Regards



From: David Spring <David.Spring@hinckley-bosworth.gov.uk>
Date: Wednesday, 9 October 2024 at 14:44
To: Shane Davies <>
Cc: Tim Adams <Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>
Subject: FW: 24/00601/FUL- Grove House

Hi Shane,

Thank you for the amended plans. I think we're almost there but there are a number of things that need to be addressed before the final report with a recommendation for approval can be made. I assure you we are not nit picking here but the proposed is bordering on overdevelopment and the relationship in particular between plot 1 and 2 is delicate. These final steps will help improve the living quality for future occupiers, reduce impacts on neighbouring amenity, improve the ecology of the site and overall make the development more acceptable.

Thank you for working with me on this, the situation is clearly not one either the LPA or applicants wish to be in, but ultimately the developer has commenced on site unlawfully and we are now in the situation where we as the LPA are being incredibly reactive and proactive in not taking enforcement action to date. The fact that development has commenced onsite unlawfully does not mean that standards below the 2019 consent will be accepted.

Please see the email below for my input in blue.

I look forward to hearing from you and getting this concluded.

With thanks,

David

From: Shane Davies <>
Sent: 08 October 2024 16:14
To: David Spring <David.Spring@hinckley-bosworth.gov.uk>
Cc: Tim Adams <Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>
Subject: Re: 24/00601/FUL- Grove House

Hi David,

Please see my comments/drawings attached related to your email.

RE: the North Arrow, you mention that it is only correct on the Location/Block Plan, therefore we have removed from all plot plans/elevations to prevent any further confusion. After discussions with the client, we have also decided to omit the elevations named South-East etc and reverted to Front, Rear and Side Elevations as per the original 2019 permission drawings indicated. This should assist with reducing any further inaccuracies on our drawings. (yes this works better)

Under your item plan inaccuracies, Plot 5, you mention that the relationship with Carlton House will be ok once the windows and rooflights on the SW side are conditioned to be obscured glazing, however, I assume these will only be for FF and above, as the boundary between Plot 5 and Carlton House is a 1.8 c/b fence. (yes only from 1st floor and above on this elevation)

Relationship between Plot 1 & Plot 2:

- Regarding Plot 1, as per the attached revised site plan, to solve the issues regarding the additional windows facing plot 2, we are suggesting mirroring the entire dwelling, no other windows would affect other dwellings, and this would return the plot to only have 1 bedroom facing plot 2. (this goes some way to improving the relationship, you will need to submit amended plans which show this)
- With your concerns RE: glazing on plot 2 facing plot 1, we have omitted the smaller window to bedroom 1 but have enlarged slightly to ensure sufficient light into bedroom. (this goes some way to improving the relationship)
- We believe the ground floor windows would not add a greater level of overlooking to Plot 1, due to the 1.8m c/b fence proposed between both plots. Happy for height of fence to be conditioned. (We can condition the 1.8m high fence here but we will also add a landscaping condition to any approval so that soft landscaping is added here to add further screening. This will also add to the BNG which we are hoping to come as close to 10% as possible)
- Also, with plot 2, the windows on the FF above the stairs provide less of an overlooking nature to plot 1, as you can see on plan, the stairs are not tight against the window and once you reach FF the stairs are much further away from the window. (Yes but there would still be overlooking opportunity from any where on the stairs or landing area just at varying distances from plot 1)
- As we have compromised with plot 1 in mirroring the entire plot (which allows the window situation to be exactly as the 2019 permission i.e one bedroom window looking over), could we have some flexibility in ensuring the bedroom windows to plot 2 are of a sufficient size to ensure adequate natural light into these habitable rooms. (In the 2019 permission one of the Plot 2 bedrooms facing plot 1 was set back. The current proposal doesn't reflect that but subject to your acceptance of the other suggested changes here we find the current proposal acceptable in his regard)
- Regarding the 11m separation you discussed, I'd like to highlight that the 2019 site layout plan that included the 11m, did not show any eaves overhang on the plan. Although indicated on the elevations, no additional overhang was shown on the site plan (i.e 300mm to plot 1 and 300mm to plot 2 = 600mm). (The separation distance between the windows is at a bare minimum. Usually in my experience front to side elevation separation of 11m is acceptable when there is no fenestration on the 1st floor side elevation of the corresponding dwelling being proposed. The ground floor bay window of plot 1 on the side elevation facing plot 2 protrudes. Anything that can be done to improve the separation in this case would be of benefit to the scheme)
- Plot 1 has been increased by us 750mm to the wall facing plot 2. This is only marginally larger when taking into consideration no overhang included on 2019 site plan. (I discussed this with management and this needs to be reduced back to the 2019 permission as the separation is already at a minimum and the fenestration at a maximum)

RE; the visitor parking and the tree in question, thank you for sending across revision A of the 2019 planning submission. However, the latest revision of this site layout plan on the Hinkley & Bosworth view planning section (revision G attached), indicates that the tree I believe you are referring to had died and that the LPA was notified. These drawings were that which were submitted to discharge conditions. (In the 2019 permission the approved site layout plan was 'Proposed site layout Dwg No.4363/02 Rev A'. No conditions were discharged since this permission but some were as mentioned ignored. Approved plans are what's important here not what plans were submitted)

To our knowledge, this tree had been removed before our involvement, hence why no indication on the existing site plan. The client has also confirmed to me that this tree was removed before he had purchased the site in March 2022. (T22 on the Tree info submitted with the 2019 application was a 'CAT B Pear tree' whose retention was considered 'desirable and of moderate quality and value'. It's gone now obviously and your explanation is accepted but as mentioned previously a BNG Condition and Landscape Condition will be added and the opportunity should be taken to replace an equivalent tree and other trees, especially along the western boundary to improve amenity and come as close as possible to 10% BNG. Tree related conditions related to the 2019 permission were not complied with so this is of vital importance)

RE: adoptable road, we had confirmed this in previous email that the road is private, and the client will be providing bins to the front of the development. Can this be conditioned please to find appropriate solution for location. OK, you will need to consider the maximum drag distance under building regs.

C/B to Plot 1 now omitted and replaced with black estate fencing and will have soft landscaping in front. (the fencing now proposed is more appropriate as this corner will be very visible for those entering and leaving the site and the desire is to keep it as open as possible. Due to the level of fenestration being proposed on this side elevation appropriate fencing will leave these occupants very open to overlooking from passer-by's. Soft landscaping could soften it possibly and add screening for these occupants but I'll leave it up to yourself to come up with a solution here)

Thank you for confirming BNG related item.

With this information, can you also provide a suitable extension of time that I can provide client please? I believe we have tried to come to a suitable compromise to ensure that the relationship between plot 1 and plot 2 has improved. (Depending on when we receive the final amended plans I would suggest a further week to wrap up the report, fine tune the conditions and get the report checked and a decision issued)

Look forward to hearing from you.

Kind Regards

Shane Davies - BSc(Hons), MArch, PgDip(Arch), arb, RIBA Chartered Architect RIBA   Architects Registration Board  	TIM ADAMS ARCHITECTS WESTWOOD STUDIOS, 59 Bitteswell Road, Lutterworth LE17 4EP Tel +44 (0)1455 817 217 www.timadamsarchitects.co.uk  TIM ADAMS ARCHITECTS
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