



Pre-Application Supporting Document

For

Mr & Mrs Cartwright

The Chapel

5 Hornsey Rise

Wellsborough

CV13 6DF

7th March 2023

The Site Address

The Chapel, 5 Hornsey Rise, Wellsborough, CV13 6DF

Introduction

Existing

The property is a converted 1930's Chapel with a single storey extension to the side and a double garage and parking for multiple cars to the front, there are gardens to the rear, side and front.

The Chapel conversion was part of the Hornsey Rise development in 2018/19 which was demolition of the existing care home building and erection of up to 20 dwellings including conversion of former chapel to dwelling and associated access.

Original Planning Application Nos - 17/01050/OUT - 19/00453/REM

The Pre- Application Proposal

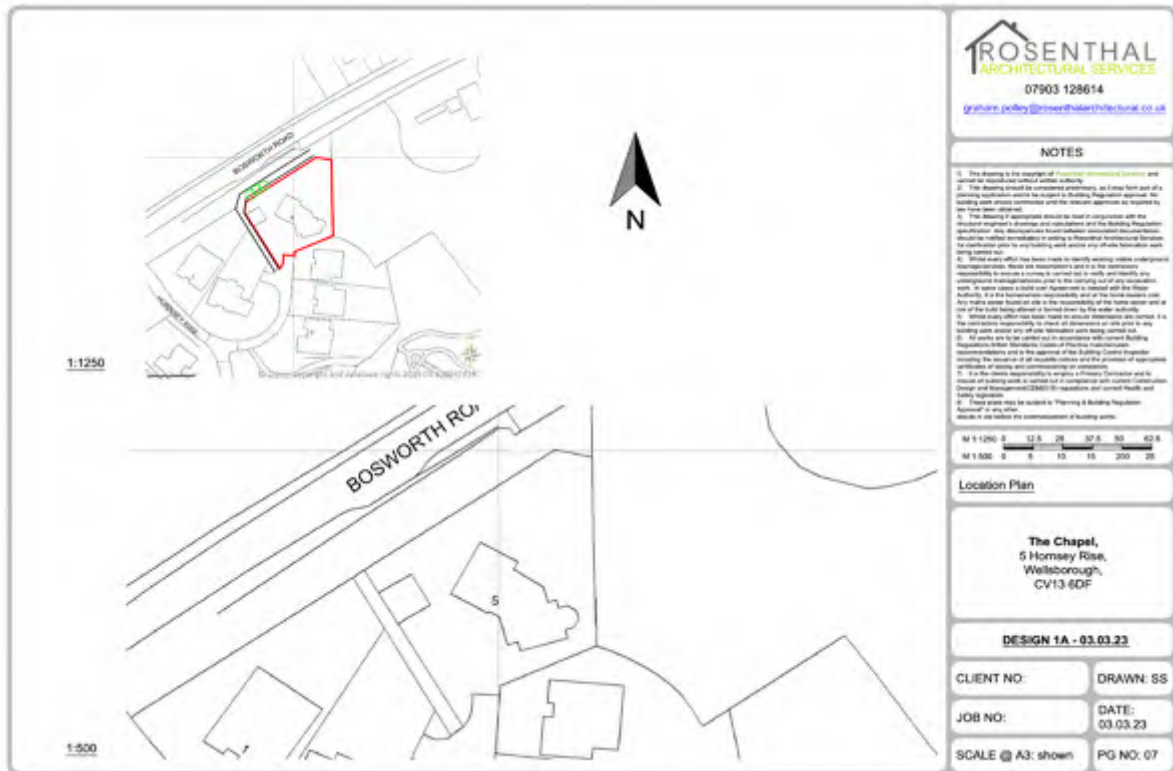
The proposal is to build a single storey rear extension to the existing double garage that will follow the boundary line. The builds look, heights and finish will be the same as the existing double garage to make sure it blends in with the existing garage and its surroundings.

The proposed build will create a purposed built railway hobby room behind the existing double garage, the proposed will have no effect on the existing parking arrangements and does not change any existing access to the property via the side gate or access to the existing garage.

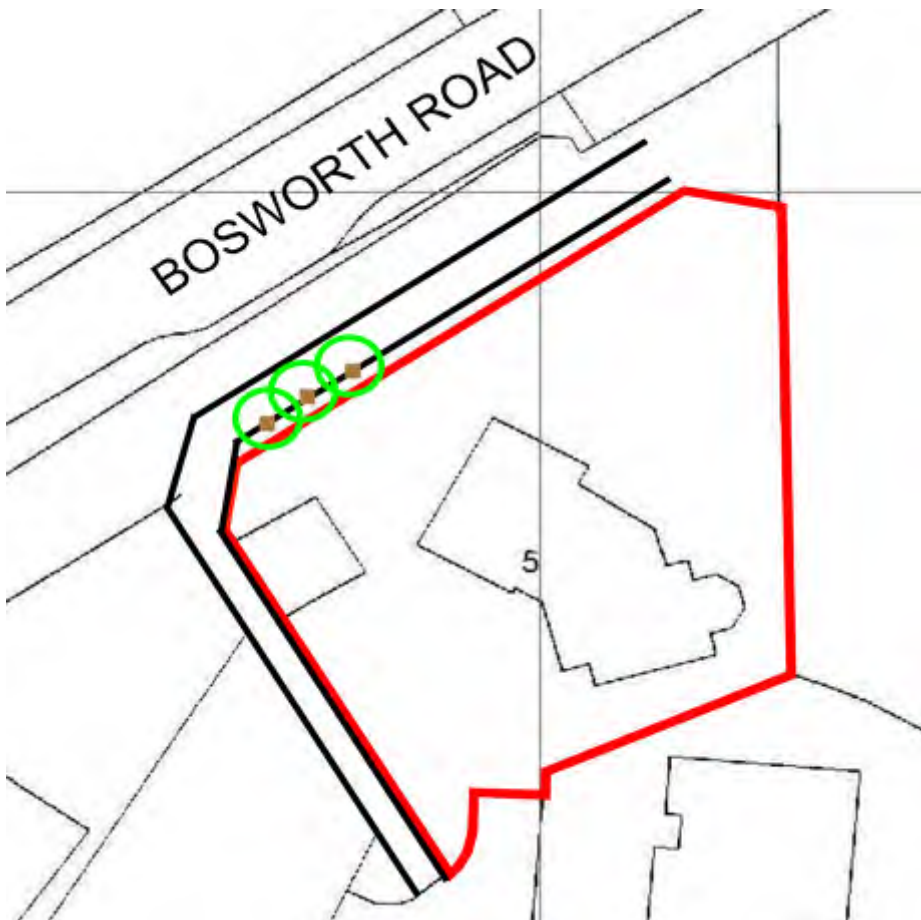
The proposed will also follow the same boundary style as the existing double garage and will replace the existing timber fence for that part only.

Two of the Chapel plot boundaries back on to a public footpath (NW & SW) that leads to the Printers Memorial, the public footpath is a gravel finish with trees and shrubs.

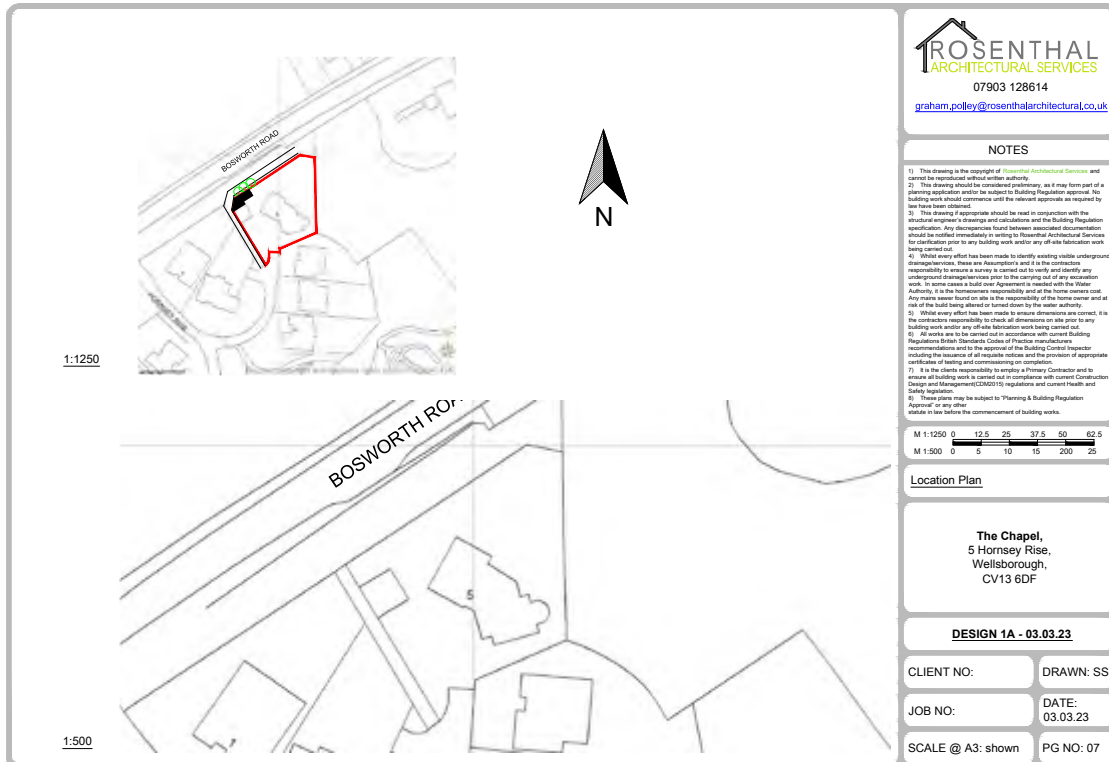
There are a number of trees that follow the boundary of the whole development that align with Bosworth Road, however there are 3 trees not (TPOs) close to the boundary fence area where the proposed build will be - these have been indicated and noted on the proposed guide location plan and photo's below.



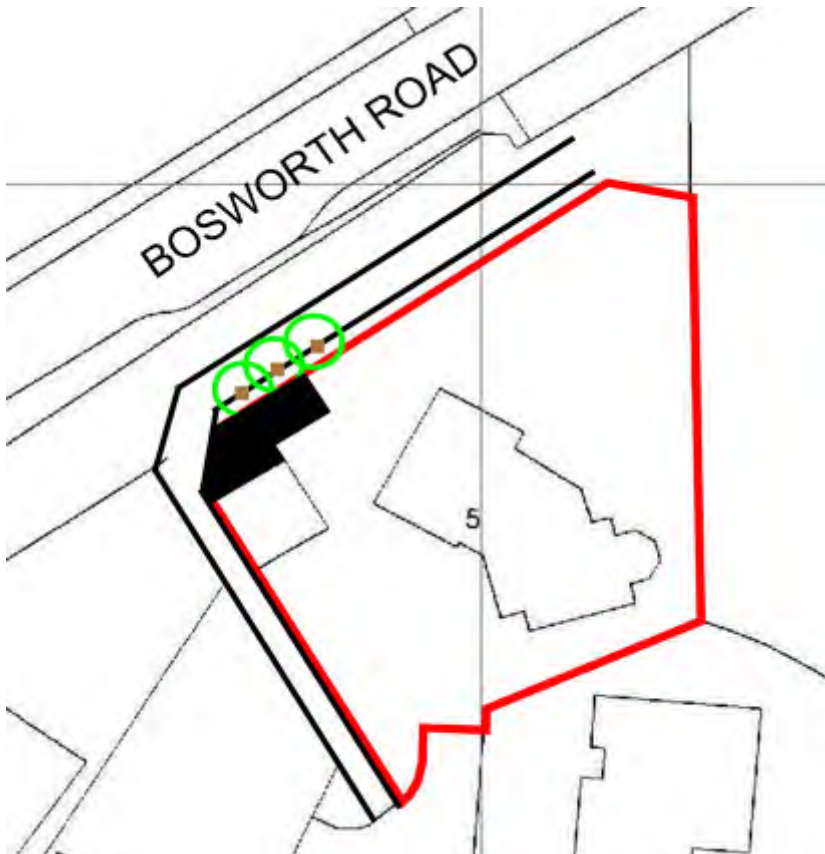
Location Map (Existing)



Enlarged Location Map (Existing)



Location Map (Showing Proposed)



Enlarged Location Map (Showing Proposed)

Pictures of the Existing Site



Existing Front View



Existing Front View of Double Garage



Existing Front View showing public footpath



Existing public footpath showing existing garage/fencing finish on boundary



Existing public footpath showing existing rear garage/fencing finish on boundary

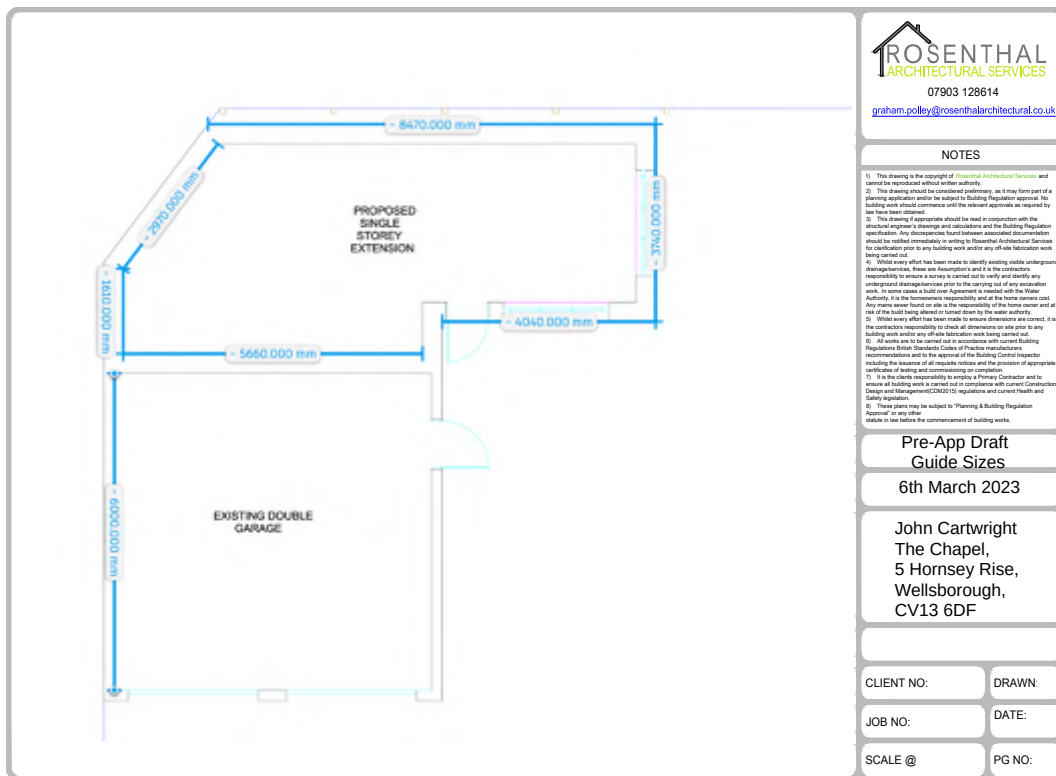
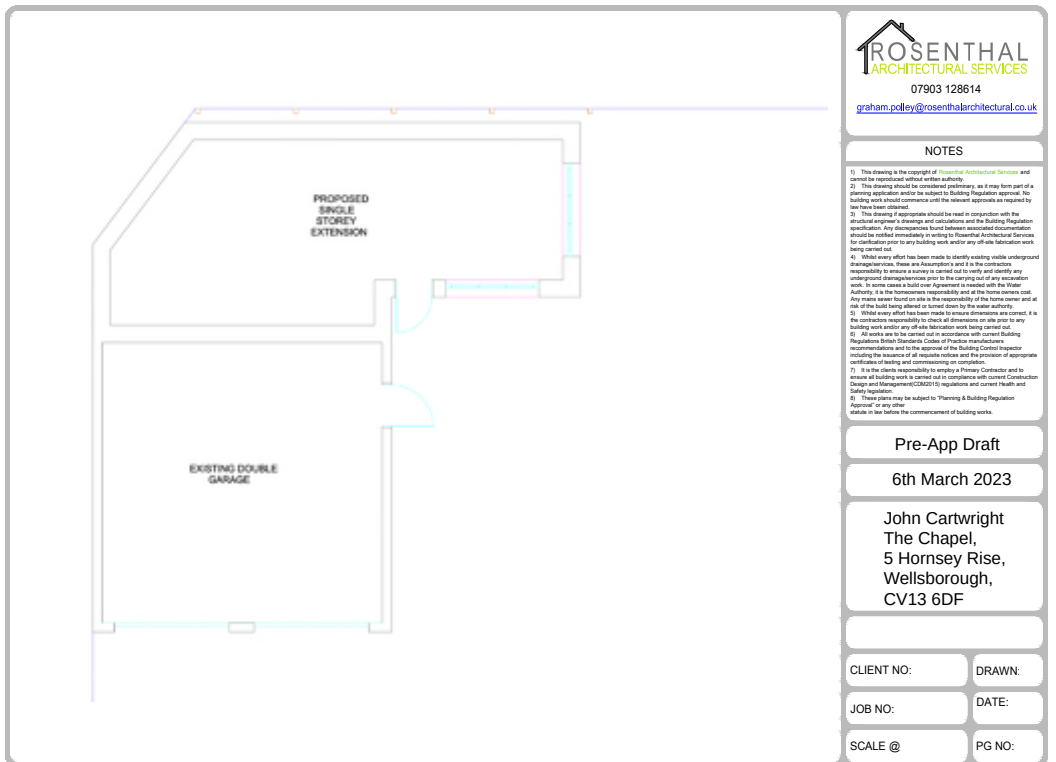


Existing public footpath showing existing boundary fencing and nearest trees



Existing rear / side garden showing existing boundary fencing and garage

Guide Plans to Proposed Design & Build



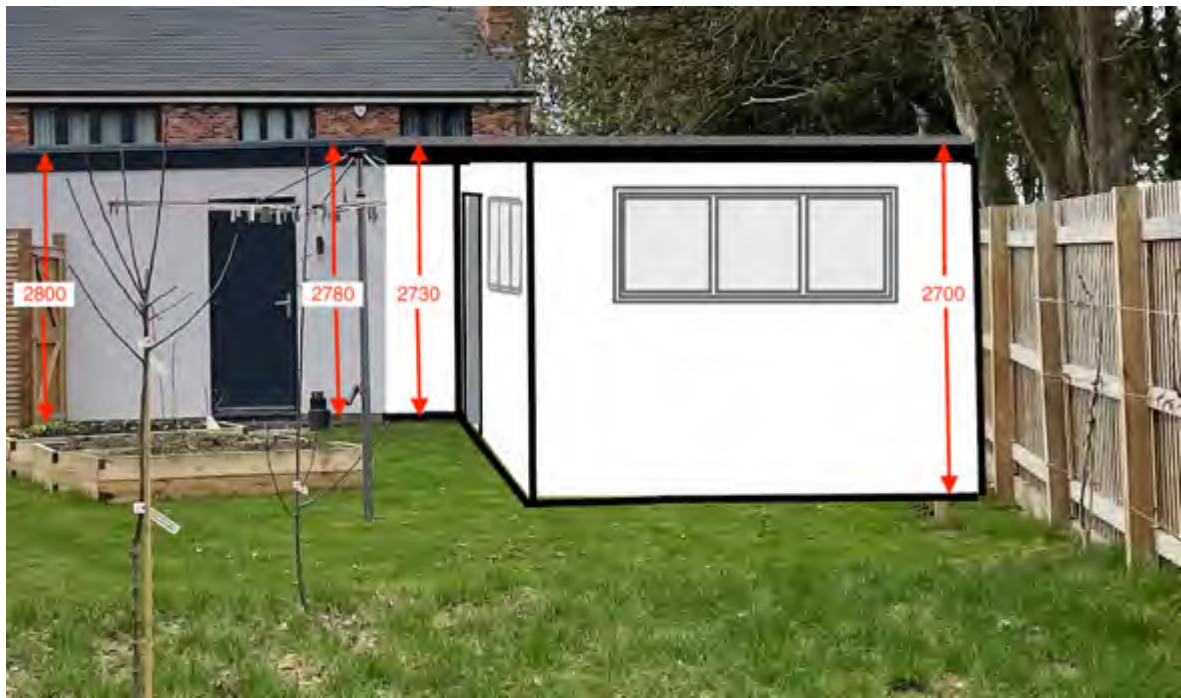
Pictures / a Guide to Proposed Design & Build



Proposed Rear / Side Garden View



Proposed Rear / Side Footpath View



Existing and Proposed Heights



Proposed does not affect the Front View

Rosenthal Architectural Services : Buckingham Road – Coalville – Leicestershire – LE67 4PB

Rosenthal Architectural Services : Addingtons Road - Great Barford - Bedford - MK44 3HT

Rosenthal Architectural Services : Hedgehope Avenue – Rayleigh – Essex - SS6 9LS