

23rd May 2024

Planning Department
Hinckley & Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
Leicestershire
LE10 0FR

Planning Application at 46, Waterfall Way, Barwell, LE9 8EH

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:

Good Design Guide

Part 5: Key aim, Garden proportions

Summary

1). Visual Impact & Screening of the site The proposed changes are to the rear elevation of the property. The proposals will not be visible from the public road, please see accompanying drawing 0322 (A) GA 0011 - Site Plan. The proposed extension will be constructed from brick & block walls with insulated cavities. The existing site has a reasonably flat level, as shown on drawing 0322 (A) GA 009 - 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. The property has previously constructed two storey extension which is 2.637m from the original rear elevation of the property. The proposed single storey extension goes 3.363m from the rear of the existing two storey extension. This totals an overall extension of 6m from the original rear elevation of the property, which is within Permitted Development rights.

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