

27 November 2025

Hinckley & Bosworth Borough Council

Planning Department

Hinckley Hub
Rugby Road
Hinckley
Leicestershire
LE10 0FR

Householder Planning Application:

**26 Cumberland Way, Barwell, Leicester,
LE9 8HX**

Dear Sir / Madam,

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

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
Part 5: Extensions

Planning History

As available on the Council's Online Planning Register:
The property has no planning history.

Summary

1). Visual Impact & Screening of the site

The proposed changes are to the Front & Rear of the property. The proposals will be visible from the public road, please see accompanying drawing 0419 (A) GA 003 - Site Plan. The proposal will be constructed from brick & block walls with insulated cavities. The existing site has a reasonably flat level, as shown on drawing 0419 (A) GA 001 - Location Plan, it is not expected that the levels of the site will need to change to allow construction. Additional doors & windows on elevations are described here:

North elevation:	1 New glazed door.
East elevation:	N/A
South elevation:	3 New glazed window.
West elevation:	N/A

There are currently windows & doors on these elevations, so neighbouring properties privacy will not be affected.

2). Surface Water Drainage

The proposals will feed into the existing surface water drains.

3). Highways considerations

The proposals will not dramatically 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 new 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 for the existing property to cater to future health needs of the applicant & family.

Conclusion

As the overall design adheres to the above national & local planning policies, the proposal appears to be acceptable in principle.

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
The Design Social