
From: David Malpas <dgmaltas55@gmail.com>
Sent: 26 June 2025 07:57
To: Sullivan Archer
Subject: Re: 25/00384/FUL: Land adjacent to 30 Main Street, Orton on the Hill
Attachments: 30 Main Street D & A Pt2.pdf

Part 2 Of Design & Statement attached

Regards

On Mon, 23 Jun 2025 at 14:56, Sullivan Archer <Sullivan.Archer@hinckley-bosworth.gov.uk> wrote:

Good afternoon, David,

Thanks for getting back to me so quickly.

Thanks for the update on the CSB, ecology, garage, landscape, and residential amenity matters, that's really appreciated. I've included a few additional comments:

Extension of Time

Would an extension of time until Friday 01 August 2025 be agreeable?

D&A

I'm afraid there is not a Design and Access Statement within the submitted documents for the application. Please can this be sent through if this was intended to be submitted as part of the application?

UU

I'm afraid we do not have a standard form for the Unilateral Undertaking at this moment of time, but it is something that the Council are reviewing for future applications.

Vehicular Visibility Splays

Whilst the revised plan appears to show visibility splays that have 43m by 2.5m in accordance with Table 6 of the LHDG, I have concerns that these splays run across third-party land and land that is not within the red line boundary of the application site. Therefore, I will require a revised plan to address these concerns. Alternatively, the Applicant could consider utilising the existing site access and amend the red line boundary accordingly to progress with this development.

Kind regards,

Sullivan

Sullivan Archer

Senior Planning Officer (MRTPI)

Tel: 01455 255 761

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**Hinckley & Bosworth
Borough Council**

From: David Malpas <dgmaltas55@gmail.com>

Sent: 23 June 2025 14:39

To: Sullivan Archer <Sullivan.Archer@hinckley-bosworth.gov.uk>

Subject: Re: 25/00384/FUL: Land adjacent to 30 Main Street, Orton on the Hill

Hi Sullivan,

Many thanks for the email re the above - I would respond to the points raised as follows:-

Character of the Area - Is this item not covered by the Design & Access Statement accompanying the application?

Classification as a Custom House-build and Self-Build (CSB) Development - Do you have a standard form etc for the Unilateral Undertaking?

We will prepare a statement to clarify that the development is in accordance with the Self-Build and Custom Housebuilding Act 2015?

Ecology - We will obtain the necessary report & forward it to you.

Garage - There really is no other suitable position for the garage so I will consult my client and probably remove the garage from the application and show parking spaces on the plan.

Landscaping - I will arrange for an Arboricultural Impact Assessment to be prepared and sent to you as requested.

Residential Amenity - copy of revised plan showing a larger Bedroom 4 and a 2,4 x 40m visibility splay added - could you please confirm that my interpretation of table 6 is correct

There will be no problem agreeing to an extension of time - when would you suggest it being extended to after we can get the various reports back

Many thanks for your help

Regards

David

On Mon, 23 Jun 2025 at 11:37, Sullivan Archer <Sullivan.Archer@hinckley-bosworth.gov.uk> wrote:

Good morning, David,

I hope you're well.

I'm just getting in touch in relation to your planning application, 25/00384/FUL, at the Land adjacent to 30 Main Street, Orton on the Hill.

In light of the below, please can we agree to an extension of time to a date of your choosing for the outstanding matters to be addressed.

Character of the Area

In accordance with Paragraph 137 of the NPPF, please can you demonstrate how the layout, size, density, scale, height, massing, materials, and design of your development complement or enhance the character of the site and the surrounding area?

Classification as a Custom House-build and Self-Build (CSB) Development

To legally secure the development as a custom house-build and a self-build development, the Local Planning Authority will require the submission of a Unilateral Undertaking. Please can this be submitted in order for your application to be considered as a CSB development?

It is also noted that the signed Self-and-Custom Build Evidence Form that you have submitted on 15 April 2025 does not declare that the Applicant will occupy the premises as their sole or main residence upon completion of the property. Please can you demonstrate how the

development meets the definition of Custom Housebuilding and Self-Build development in accordance with the Self-Build and Custom Housebuilding Act 2015?

Ecology

Please find linked [the response from the County Council's Ecology Department](#) who have a holding objection to the development until the submission of a Preliminary Ecological Appraisal. Please can you confirm how you'd like to proceed?

Garage

In accordance with the Good Design Guide, garages and car ports should generally be set back from the existing dwelling so as not to dominate the street scene. Therefore, please can the positioning of the garage be revised?

Please note that your proposed garage does not meet the Leicestershire Highway Design Guide's internal requirements of garages to contribute towards the provision of two off-street parking spaces. For the avoidance of doubt, double garages must have internal dimensions of 6m by 6m to be considered to contribute towards off-street parking provision. Please can you confirm whether you wish for the garage to contribute to off-street parking?

Landscaping

The Local Planning Authority will require further information in relation to the development's impact on the existing landscaping, trees, and hedgerow within the site. Please can I receive an Arboricultural Impact Assessment to support the development?

Residential Amenity

Bedroom 4 does not comply with the minimum space standards within the Nationally Described Space Standards. Please can the layout of the development be redesigned and/or Bedroom 4 removed from the development?

Site Access

Visibility splays should be drawn with a setback of 2.4m from the highway boundary. Please can I receive a revised Proposed Site Access Plan that is in accordance with the Leicestershire Highway Design Guide (including, but not limited to, [Table 6](#), [Table 13](#), and [Figure 17](#))?

Many thanks for your assistance, and kind regards,

Sullevan

Sullevan Archer

Senior Planning Officer (MRTPI)

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Layout

Externally the layout of the site involves minimal alteration to the existing arrangement.

The proposed access will provide safe access and turning area with a new parking area for a minimum of 2 vehicles along with a further 2 spaces in the garage which will be able to access Main Street in a safe manner in a forward direction.

The access and parking to the existing dwelling will remain unaffected.

The site is part of the garden to the existing dwelling and is landscaped.

There is no major alterations proposed to the existing soft landscaping to the original dwelling.

The rear garden to the property will provide amenity space to serve the new dwelling of approx. 245 square metres in excess of the current requirements to the SPD with a minimum garden depth of in excess of 30 m.

The original dwelling will have amenity space to the rear of

approx. 240 sqm which again is well in excess of the SPD requirements.

Scale

The proposed building is of a height, width, depth and overall scale that match the existing houses in the area. The overall length proposed is 8.88m with a width of 7.90m

The height to the ridge is 7.84m at the highest point and the pitch of the roof will be 35 degrees to accommodate interlocking "plain" tiles to match the surrounding properties.

The overall scale is therefore similar to the adjacent houses and comparable with other dwellings within the street.

As the existing site is generally level across both directions so no retaining walls etc will be required..

The proposed building would have no adverse impact on the existing adjacent dwelling, or those in the vicinity and would have a design with a front door and windows matching those within close vicinity.

- **Appearance / Design details**

The new dwelling will be completed to a high standard. The design is in character with the existing area.

The height and footprint correspond with the similar properties in the surrounding area.

The materials used will be facing bricks in keeping with surrounding properties & interlocking "plain" tiles to match the surrounding houses.

Internally the building will be constructed and completed to a high standard and in compliance with Building Regulations.



- **Landscaping**

No major landscaping is proposed with a lawned area to the rear garden will provide the garden to the proposed dwelling and hard paving for parking to the front.

Other than the new fence between the new & existing property all other hedges etc will be retained



- **Access & Parking**

The access to the property will be formed by using a new vehicular access to the new property with parking spaces for 2 No vehicles + 2 No additional spaces in the garage

There will be no alterations to the access and parking arrangements to the existing dwelling..

A planning application, 00/00670/FUL was approved for an almost identical house and garage on the site in 200.

There will be only limited additional traffic generated from the proposal served by a convenient and safe access that meets with the Council's requirements with adequate facilities within the roads for all vehicles including visitors.

Access can be made by all people, including those with mobility difficulties, along the driveways. Entrance doors are of an appropriate width and have level thresholds to provide mobility access in compliance with Building Regulations.

From a wider perspective, access is available to the site from public transport as Main Street, which is within easy walking distance from the site, forms a regular bus route. Shops and services are all within reasonable walking distance and as such the development complies with sustainable development principles.

- **Fire Brigade Access & Refuse Collection**

Access for the Fire Brigade will comply with current Building Regulation requirements as all parts of the building will be within 45m of the main access from Boot Hill which provides access.

On refuse collection days the LA supplied bins will be taken to the back of Main Street for collection as with the other dwellings in the road.