

28 October 2025

Hinckley & Bosworth Borough Council

Planning Department

Hinckley Hub
Rugby Road
Hinckley
Leicestershire
LE10 0FR

Prior Approval Application:

33 Elwell Avenue, Barwell LE9 8FH

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 Rear of the property. The proposals will not be visible from the public road, please see accompanying drawing 0410 (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 0410 (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 obscure glazed window. 1 New sliding folding door set.
East elevation:	N/A
South elevation:	N/A
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 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 be extended allowing a reasonable amount of living & amenity space for the applicant & his family.

Conclusion

As the overall design adheres to the requirements for Prior Approval, 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