

All Cars Repaired Queens Road Hinckley

Planning Application 26/00031/FUL

Response to Consultations and Officer comments

2 Changes to Plans and Elevations

I refer to your comments about the design and elevational treatment of the building. I would initially respond by saying that the overall height and design of the flats was very much influenced by your colleagues, and in particular the feedback we obtained at a meeting in your offices with Sullivan Arched and Tim Hartley.

In particular from that meeting feedback suggested that

- the overall height of the building could be in line with the plans now submitted.
- A modern design of building was preferable to a traditional design which we initially suggested in the pre-application plans.
- A design incorporating a flat roof was not ruled out, indeed suggested by your officers.

As a result sketch designs of the plans that formed the formal application were submitted for your officers' comments before the application was submitted. The only comments relating to the design, layout etc were :

- (i) Comments about the elevation treatment of the north west end of the building.

However following your email and comments, please find attached revised elevations and plans of the proposed block of flats in which changes have been made to the proposed North West elevation by inserting additional windows. We have amended the design to include additional windows and supported the overall design with a more realistic sketch of this end of the site showing existing trees and proposed planting.

With regards to the height and design of the block, this already incorporates a set back to the top floor along the lines you included in your email. The top floor in particular is set back from the frontage of the building facing onto Queens Road and most habitable room windows face towards the east overlooking Queens Park

However the third floor layout does include some windows within the kitchen/living room space but this floor being set back from the face of the building does increase the separation distance to properties opposite and thus avoids any overlooking or loss of amenity.

In addition to the documents hereby submitted the architect is to separately submit further plans which ;

- (i) Show a sketch perspective design of the building taken from the junction Queens Road and The Lawns.
- (ii) This gives a better impression of the set back of the top floor of the building from Queens Road.
- (iii) the overhanging nature of the roof of the building and
- (iv) the inset of the entrances and windows of the staircase features of the building.

I trust that in amending the plans and providing additional details as now submitted you will feel that we have taken on board not only the comments of the officers involved in the pre-application submission but also your own thoughts on the proposals .

2a Drainage

As regards the drainage officers comments please see attached a revised layout plan which shows the opportunity of the site to incorporate elements of sustainable drainage including. I believe that there is sufficient detail on the plans for the drainage officers to consider but would in any event anticipate a suitable condition to be attached to any approval .

It should be apparent from the submitted plans that the site is currently 100% hard surfaced such that existing foul and surface water drains directly into the public sewers. The proposals provides the opportunity albeit limited to incorporate some sustainable drainage schemes as suggested on the plans, as a sustainable drainage strategy.

3 S106 Contributions

We have

- (i) The calculations we provided as part of the Heads of Terms in the original application submission were based on the calculations provided by your officers (Sullivan Archer) in response to our Pre-Application enquiry. As that enquiry suggested a development of 18 flats/properties but following discussions with Sullivan and the Team Leader Tim Hartley which led to our reducing the number of properties from 18 to 14; the figures we suggested in the Heads of Terms comprised of a proportion of the figures we were provided with.
- (ii) In terms of the NHS healthcare request whilst we suggested a figure of £7777.80, I believe that the figure now quoted of £8,400 is acceptable to us, being justified in the consultation response

- (iii) However the figure now being quoted by yourself off-site open space requirements;
i.e.

Total Off site contribution of £10,558.83 and

Maintenance contribution of £14,381.40

Is considerably larger than the figures (for a 18 dwelling development) quoted in the pre-application response i.e.

Total Provision £4,395.29 and

Maintenance contribution £4,053.06

(see extract below)

Therefore, in accordance with Policies 1 and 19 of the adopted Core Strategy, a development for 18 apartments (on the presumption that the development only consists of one-bedroom flats) in Hinckley would be required to contribute towards the following provision and maintenance of off-site public open space:

Off-Site Public Open Space (POS) Provision Requirements			
POS Type	Casual / Informal Space (C/ I S)	Outdoor Sports Provision	Accessible Natural Green Space (ANGS)
Provision per Dwelling (1 Person per Dwelling)	7	16	16.7
No. of Dwellings	18	18	18
Sqm to Provided	126	288	300.60
Off-Site Provision (per sqm)	£4.44	£9.05	£4.09
Provision Contribution	£559.44	£2,606.40	£1,229.45
Maintenance Contribution per sqm (Based on 20 Years)	£5.40	£4.30	£7.10
Maintenance Contribution	£680.40	£1,238.40	£2,134.26
POS Provision Total	£4,395.29		
POS Maintenance Total	£4,053.06		

I have noted the figures quoted in the attached spreadsheet you provided. I am unclear as to how this has been calculated but would (i) question the nature of the provision including in particular a contribution towards Allotments (not previously requested) and (ii) the figures appear to be based on an occupancy of 2.4 people per dwelling whereas before they were quoted as 1 bed dwellings.

Whilst we are happy and restate our willingness to consider suitable S106 contributions; please can you reconsider the request for open space maintenance contributions in the

light of the information we were provided with at Pre-Application stage and if necessary provide justification for any figures quoted.