

Dear Sir / Madam,

Outline Planning Permission Reference: 25/00374/OUT

Site Address: Land Adjacent Home Farm, Bradgate Hill, Groby, Leicestershire

Proposal: Erection of two custom-build dwellings

Further to the outline planning permission granted on 1 December 2025, I am pleased to submit an application for the approval of Reserved Matters.

As you are aware, the outline consent approved access and soft landscaping only, with the following matters reserved:

- Layout
- Scale
- Appearance

This submission provides full details for the above elements in accordance with Condition 2 of the permission.

The proposed dwellings have been designed to complement and continue the character of the existing development immediately adjoining the site, which comprises five converted barns and the rebuilt farmhouse previously delivered by the applicant as part of an earlier project. Materials and design detailing have therefore been selected to match and harmonise with that established context, whilst incorporating modest contemporary features such as aluminium windows to provide a high-quality modern twist.

The application has been made via the Planning Portal and includes the following documents and plans:

1. Detailed Site Layout Plans
2. Floor Plans
3. Elevations with full dimensions
4. CGI visuals illustrating the final appearance
5. Materials Schedule
6. Hard Landscaping and Boundary Treatment Details

I trust the enclosed information is sufficient to enable the application to be validated and determined. Should you require any further information or clarification in respect of the submission, please do not hesitate to contact me.

Yours faithfully,

J Sahota
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