16 DEC 2008

08/01156/FUL

ERECTION OF NO TWO HOUSES. **14 Merrylees Road Newbold Verdon Leicester** **LE9 9NR**		**Reference:** **Date Registered:** **Target Decision Date:** **Case Officer:** **Expected Decision Level:**	**08/01156/FUL** **23 December 2008** **17 February 2009** **Delegated**
Applicant:	Mr Darren Webb 139a Dominion Road Glenfield Leicester LE3 8JB	Agent:	Walters Architect 69 Town Green Street Rothley Leicester LE7 7NW
Telephone:		Telephone:	0116-2120119

Site Notes

Existing Land Use	Residential curtilage
Existing Buildings	Detached 2 storey house – red brick/conc interlocking red roof tile with range of outbuildings to rear including large garage/workshop – all brick + tile.
Adjacent Property	Row of modern 2 storey detached houses with integral garages – red brick/conc interlocking tiles. N°10 has single storey rear extension to rear.
Land Levels	Plot is slightly higher G/L than N°10 (½ metre)
Windows Affected	N°14 – rear elevation windows + side elevation (2nd storey) windows.
Materials	
Highway considerations * Telegraph Pole to be moved	Existing access serves 1 × dwelling with workshop + paddock to rear. Will be relocated to east + serve 3 × dwellings
Trees and vegetation	Semi mature Silver birch and another smaller apple tree would be removed – not worthy of TPO's but provide some visual amenity.
Features to be retained	
Disabled access	
General notes	– NTA – Telegraph Pole – relocating. – Wider streetscene contains rows of terraced 2 storey dwellings (traditional design) with narrow frontages and similar footprint to those proposed. – 2 dwellings on site is cramped and contrived, would better suit 1 × detached dwelling.

SCANNED

08/01156/FUL

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Additional consultations	✓	Input by
		Date
Additional neighbours	✓	Input by
		Date
Signed R. Wright		Date

Comments to Case Officer

– 04/01185/FUL – FORMER GARAGE – DELEGATED?
– 06/00991/OUT – THIS SITE DELEGATED.

Richard. Will this need to go to Cttee. as it involves new residential dwgs. in the countryside?

LCC Ecology – Triggered if trees in garden + they have hollows or are covered in ivy.

H+E(LD) – CTF H+E(Pollution) NO OBJECTION.

Constraints

BRCOAL British Coal
NE05 Outside Development Limits
LEICSP Leicestershire Priority Area

Application history

06/00991/OUT ERECTION OF ONE DWELLING WITH ASSOCIATED PARKING AND ACCESS
08/00294/FUL PROPOSED ERECTION OF TWO NEW HOUSES
08/01156/FUL ERECTION OF NO TWO HOUSES.
08/01175/FUL ERECTION OF TWO NEW DWELLINGS – JAMES HICKS APP AT SAN GIOVANNI – EXT'N TO RESTAURANT ?

SCANNED