

4th March 2025

Planning Department
Hinckley & Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
Leicestershire
LE10 0FR

**Certificate of Lawful Development Application at 5, Lime Grove, Bagworth,
LE67 1DT**

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: to rear

Planning History

The property has no planning history. Adjacent properties that have had similar development approved by the council are at 8 Lime Grove (ref. 02/00241/FUL).

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 0378 (A) GA 003 - Site Plan. The proposed extension will be constructed from brick & block walls with insulated cavities. The existing site has a reasonably flat level, as shown on drawing 0378 (A) GA 001 - Location Plan, it is not expected that the levels of the site will need to change to allow construction. There are additional doors & windows on elevations that face other properties, as described here:

East elevation (Rear) - 1 new window & 1 glazed door set.

North elevation (Rear) - 1 new window with obscure glazing.

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. It is not anticipated that the proposal will increase the volume of rainwater runoff.

3). Highways considerations The proposals will not 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 extension 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 extra internal social & storage space for the applicant & family.

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