

8th April 2024

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

Planning Application at Power Point Business Centre, 122 High Street, Earl Shilton, Leicester, LE9 7LQ

Dear Sir / Madam,

The following points form part of the above planning application & it is requested they be considered fully:

Relevant Policies

National Planning Policy Framework:

- 2. Achieving sustainable development
- 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:

Adopted Core Strategy 2009

Spatial Objective 1: Strong and Diverse Economy

Spatial Objective 2: Regeneration of Urban Centres

Summary

1). Visual Impact & Screening of the site The proposed changes are to all elevations of the property. The proposals will be visible from the public road, please see accompanying drawing 0329 (A) GA 003 - Site Plan. The proposal is to convert the existing disused commercial property into high quality short term lets, for tourism / visitors to the area. The existing site has a number of levels, as shown on drawing 0329 (A) GA 001 - Location Plan, it is not expected that the levels of the site will need to change to allow construction. However a provision is to be made for accessible ramps to be installed to make the Ground Floor of the property accessible. There are no new windows on elevations that face other properties, so neighbouring properties privacy will not be affected.

2). Foul & Surface Water Drainage The proposals will feed into the existing sewage & surface water drains. It is not anticipated that the proposal will increase the volume of other foul waste or 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 the disused commercial building to be repurposed for use as short term lets.

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