DEVELOPMENT SERVICES
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DESIGN STATEMENT.

27th MAY 2008

Ref 576 / RDM

Proposed New Residence, site adjacent to Tor Height, High Tor East, Earl Shilton, Leicestershire LE9 7DL. For Mr J. T. Duncombe.

The proposed site is located at High Tor East, Earl Shilton. High Tor East is gravel surfaced un-adopted residential no through road, which is accessed from Keats Lane. The front boundary of the site faces West and affords vehicle and pedestrian access to High Tor East. The Southern and Eastern boundaries border the rear gardens of numbers 96 to 106 Keats Lane. The Northern boundary is adjacent to a vacant site.

For many years the site was under the ownership of Mr Pegg, who lived nearby and cultivated the land for use as a garden. In 1970 Mr Pegg applied for and obtained planning permission for the erection of a detached bungalow (see attached planning approval notice plan reference R3091 dated 3rd December 1970). Although planning permission was granted Mr Pegg did not proceed with the development within the statuary time scale and the permission therefore lapsed.

It is understood that the land continued to be cultivated for a period of time but in later years was neglected. The site became very overgrown and has since had a detrimental effect on the appearance of the neighbourhood.

A portion of the site adjacent to High Tor East was sold some years ago to a local resident for the erection of two semi-detached garages. Unfortunately this has created an 'L' shaped site and restricted the frontage to High Tor East.

In early 2004 Mr J. Duncombe purchased the land and instigated improvements by clearing the property and reinstating the boundary fences. At the time of purchase Mr Duncombe consulted with Leicestershire Highways department as to their views with regards to the development of the site and the access from High Tor East into Keats Lane. The Highways Department suggested improvements would be necessary with the reduction in height of boundary fences to No's 106 and 108 Keats Lane. Mr Duncombe acted upon this advice to secure legal agreement with the owners of these properties to reduce the height of the fences accordingly (see copies of Solicitors letters dated 15th November 2007 and 6th January 2007).

The existing properties located in High Tor east are a mixture of traditional two storey houses, bungalows, and chalet style houses with dormer windows. The varying age and design of the buildings indicates they have been built as infil development over the past forty or fifty years.

The design criterion for the new building is to create a two storey family residence, which is sympathetic in appearance to the neighbouring properties. Due to the restricted width of the site it is also important to limit the scale of the building so as not to overshadow the adjacent buildings.

The choice of a bungalow style building with dormer windows was therefore chosen to have less impact and be more in harmony with the existing street scene.

The new building will be constructed from traditional brick and tile construction. External walls are to be red facing brickwork and the roof covering is to be blue plain concrete roof tiles, samples of which are to be submitted to the local planning officer for final approval before commencement on site.
The roof pitch has been kept to a minimum in order to limit overshadowing.
To maximise the potential of the site a semi -detached garage has been incorporated into the design. Sited at the front of the property this not only makes best use of the access but also helps bring the building forward so as to align with the neighbouring properties. The main living room together with the kitchen / dining room are located at the rear of the property which has the best outlook but also will be less obtrusive to the gardens of the adjacent properties. Modest sized side windows have also been incorporated in the gable walls at first floor level to reduce the impact of overlooking.