
From: Luke Clements <luke.clements@blaby.gov.uk>
Sent: 11 September 2025 12:20
To: Sullivan Archer
Subject: RE: [External] RE: 25/00340/HOU: 33 Avondale Road, Barlestone

Hi Sullivan

Sadly yes, we will withdraw the application .

Thanks
Luke

Luke Clements
Business Systems, Performance & Information Manager
Blaby District Council

From: Sullivan Archer <Sullivan.Archer@hinckley-bosworth.gov.uk>
Sent: 10 September 2025 09:48
To: Luke Clements <luke.clements@blaby.gov.uk>
Subject: RE: [External] RE: 25/00340/HOU: 33 Avondale Road, Barlestone

Good morning, Luke,

Thanks for getting back to me and I hope you're well.

Thanks for the update, that's really appreciated. Please can you therefore confirm that you wish to withdraw your planning application 25/00340/HOU at 33 Avondale Road, Barlestone?

Many thanks for your assistance, and kind regards,

Sullivan

Sullivan Archer

Senior Planning Officer (MRTPI)

Tel: 01455 255 761

Email: Sullivan.Archer@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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From: Luke Clements <luke.clements@blaby.gov.uk>
Sent: 10 September 2025 09:39
To: Sullivan Archer <Sullivan.Archer@hinckley-bosworth.gov.uk>
Subject: RE: [External] RE: 25/00340/HOU: 33 Avondale Road, Barlestone

Hi Sullivan

Thanks for the message. We've decided it's best not to pursue this any further, so won't be submitting any amended plans.

Kind Regards
Luke

Luke Clements
Business Systems, Performance & Information Manager
Blaby District Council

From: Sullivan Archer <Sullivan.Archer@hinckley-bosworth.gov.uk>
Sent: 01 September 2025 15:04
To: Luke Clements <luke.clements@blaby.gov.uk>
Subject: RE: [External] RE: 25/00340/HOU: 33 Avondale Road, Barlestone

Good afternoon, Luke,

I hope you're well.

I'm just touching base to see if there is any update on your planning application 25/00340/HOU at 33 Avondale Road, Barlestone?

Kind regards,

Sullivan

Sullivan Archer

Senior Planning Officer (MRTPI)

Tel: 01455 255 761

Email: Sullivan.Archer@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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From: Sullivan Archer
Sent: 29 July 2025 15:39
To: 'Luke Clements' <luke.clements@blaby.gov.uk>
Subject: RE: [External] RE: 25/00340/HOU: 33 Avondale Road, Barlestone

Good afternoon, Luke,

Thanks for speaking with me this afternoon.

As we discussed, please find some further details about your proposed development below.

Guidance

Policy DM10(c) of the [Council's adopted Site Allocations and Development Management Policies Development Plan Document \(SADMP\) \(2016\)](#) (p. 186) states that developments will be permitted where they complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

The [Council's Good Design Guide](#) (2020) (p.49) states:

"Two storey side extensions should appear smaller in scale and massing in order to be subordinate to the main dwelling. Any proposal for a two-storey side extension should be set down from the ridge of the existing house and set back from the front elevation (the minimum distance for this should be 0.5 metres in both directions) unless in design terms this in itself would create an imbalance in the overall design of the property."

Figure 39 on Page 49 of the Good Design Guide highlights an example of an extension that creates a terraced-style development that is not in keeping with the character of the area.

Page 51 of the Good Design Guide then states:

"Roofscape is a key character forming feature of detail in residential design... Flat roofs on extensions will not normally be considered appropriate where they do not form part of the original design of the house."

Current Proposal

In light of the above, the principal concern with your proposed first floor side extension is its design. This includes the following elements:

- Given the proximity of the scheme to the neighbouring property, the development creates a terracing effect that isn't in keeping with the character of the area
- The two-storey flat roof design is not in keeping with the character of the property and the surrounding area
- The development is not set back by 0.5m from the front elevation of the property.

As we discussed, given the constrained location of the proposed development, I have significant concerns that a scheme, which meets your requirements, and the requirements of the Good Design Guide can be achieved in these site-specific circumstances. However, should you wish to progress with your development proposal, my informal recommendation would be to discuss your scheme further with an architect, who should be able to provide design advice on how to overcome the concerns of the Local Planning Authority.

Future Guidance

Should you wish to receive any future guidance on planning matters, my informal recommendation would be to review the Council's Good Design Guide and what you can achieve without planning permission via [Permitted Development Rights \(Part 1 of Schedule 2\)](#).

If you have any further questions or queries about your current development, or any other planning-related matter, please get in touch.

I hope this helps, and kind regards,

Sullevan

Sullivan Archer

Senior Planning Officer (MRTPI)

Tel: 01455 255 761

Email: Sullivan.Archer@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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From: Luke Clements <luke.clements@blaby.gov.uk>

Sent: 29 July 2025 10:53

To: Sullivan Archer <Sullivan.Archer@hinckley-bosworth.gov.uk>

Subject: RE: [External] RE: 25/00340/HOU: 33 Avondale Road, Barlestone

Hi Sullivan

Thanks again for your message. I can meet at 3pm or 4.30pm today if they suit you? Alternatively, tomorrow morning is clear? 😊

Kind Regards

Luke

Luke Clements

Business Systems, Performance & Information Manager

Blaby District Council

From: Sullivan Archer <Sullivan.Archer@hinckley-bosworth.gov.uk>

Sent: 29 July 2025 09:04

To: luke clements <lukecllements27@yahoo.co.uk>

Cc: Luke Clements <luke.clements@blaby.gov.uk>

Subject: [External] RE: 25/00340/HOU: 33 Avondale Road, Barlestone

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Hi Luke,

Thanks for getting back to me and no problem at all.

I'm happy to discuss this application further with you. Would there be any date or time that would be suitable for you?

Kind regards,

Sullivan

Sullevan Archer

Senior Planning Officer (MRTPI)

Tel: 01455 255 761

Email: Sullevan.Archer@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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From: luke clements <lukecllements27@yahoo.co.uk>

Sent: 28 July 2025 22:39

To: Sullevan Archer <Sullevan.Archer@hinckley-bosworth.gov.uk>

Cc: luke clements <luke.clements@blaby.gov.uk>

Subject: Re: 25/00340/HOU: 33 Avondale Road, Barlestone

Hi Sullevan

Thanks for your message, and apologies I missed your call. I seen it come through, but was on a Teams call myself at the time so couldn't pick up.

I'd like to understand the specific reasons why the application is unacceptable due to its impact on the character of the site and the surrounding area, and whether there is anything we can do to adapt or amend the application? This is my first ever application, so I'm unfamiliar with the process.

I work at Blaby District Council, so maybe we could catch up via Teams tomorrow at some stage. Feel free to get back in touch via Teams and let me know a time that suits you. After Blaby's exit from the LICTP you will need to add my council email address which is luke.clements@blaby.gov.uk

Kind Regards

Luke

On Monday 28 July 2025 at 16:24:27 BST, Sullevan Archer <sullevan.archer@hinckley-bosworth.gov.uk> wrote:

Good afternoon, Mr Clements,

I hope you're well. I've just tried to contact you, but I couldn't get through.

I'm getting in touch in relation to your planning application 25/00340/HOU at 33 Avondale Road, Barlestone. Please accept my apologies on behalf of the Council for the delays with your planning application, the Planning Department is currently experiencing a very high case load.

As an update on your application, your proposal has been reviewed by the Local Planning Authority, and I'm afraid, as currently designed, the scheme is considered to be unacceptable due to its impact on the character of the site and the surrounding area. In light of this, please can you confirm how you'd like to proceed with your planning application?

For a proposal including a first floor extension on this northern side elevation of this property, you can agree to withdraw your planning application, or alternatively the Council can determine the scheme as submitted, at which point you will have the opportunity to appeal the decision.

Kind regards,

Sullivan

Sullivan Archer

Senior Planning Officer
(MRTPI)

Tel: 01455 255 761

Email:

Sullivan.Archer@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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