

Delegated Report

Planning Ref: 23/01064/FUL

Applicant: Mr Paul Cheater

Ward: Ambien



Hinckley & Bosworth
Borough Council

Site: Land West Of 1 Convent Drive Stoke Golding

Proposal: Erection of a single dwelling (C3) and detached garage with new access and parking

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions detailed at the end of this report.

2. Planning Application Description

- 2.1. This planning application seeks full planning permission for the provision of a two-bedroom dormer bungalow with a detached garage, a new site access, and off-street parking provision at the land west of 1 Convent Drive, Stoke Golding.
- 2.2. The 74.6sqm dwellinghouse externally measures 12.6m in width by 7.4m in depth and features accommodation in its roof space. The design of the proposal is slightly kinked on its eastern side towards to the northeast. The property features a dual pitched roof that has a ridge height of 6.3m and an eaves height of 2.3m. The dwelling protrudes slightly to its western side elevation with a 4.2m wide pitched glazed extension that has a ridge height of 4.9m.
- 2.3. The 26.2sqm detached garage externally measures 3.5m in width by 7.5m and features a dual-pitched roof that has a ridge height of 4.6m, and an eaves height of 2.2m.
- 2.4. Both structures are constructed with Marley Ashmore roof tiles in smooth grey, multi-facing bricks, and a partial smooth silicone render on the upper half of the front elevation.
- 2.5. Following concerns raised by the Local Planning Authority, the proposal's massing was reduced from a two-storey property with roof accommodation in its roof space. This amendment reduced the capacity of the development from three-bedrooms to two-bedrooms and reduced the height of the scheme by 1.6m. Whilst this slightly increased the footprint of the dwelling by 14sqm, the footprint of the proposed garage was reduced by the same amount.
- 2.6. Through negotiations with the Local Planning Authority, the siting of the two structures was also revised and additional improved details were secured including bin storage and collection areas, boundary treatment, site levels, and biodiversity enhancements.

3. Description of the Site and the Surrounding Area

- 3.1. The 681sqm application site is located towards the eastern edge of, but within, the identified settlement boundary of Stoke Golding. Stoke Golding is classified within the adopted Core Strategy as a Stand Alone Key Rural Centre.
- 3.2. The site is located on the northern side of Convent Drive, which is an adopted, but unclassified, public highway that is subject to a 30mph speed limit. The site itself consists of a grassed area of land that features several large trees. The application site is covered by a group Tree Preservation Order, 06/00017/TPORD and four mature oak trees are highlighted within the Stoke Golding Neighbourhood Plan (SGNP) as being within a Local Wildlife Site of ecological significance.
- 3.3. The application site is bordered by a Public Right of Way (PRoW), part Footpath part Bridleway T99, to the north of the site. Beyond this is Lodge Farm, which is immediately to the north of the site, and several residential dwellings that are in a linear format along Hinckley Road to the northwest of the application site.
- 3.4. To the east and south of the site is the wider Covent Drive residential development, which was approved via planning applications 10/00358/OUT, 11/00219/REM, and 12/00880/FUL. The residential properties within this residential estate typically consist of two-storey, semi-detached and detached properties that gable-ended roofs, a mixture of red brick and render finishes and porches on their principal elevation.
- 3.5. To the southeast of the application site St. Martin's Catholic Voluntary Academy, which benefits from both a pedestrian and a vehicular access from Covent Drive. To the east of the application site is further residential development within Stoke Golding.

4. Relevant Planning History

4.1 22/00456/OUT

- Application for proposed dwellinghouse with associated garage and parking (Outline Application – Access and Layout only)
- Permitted
- 21.11.2022

5. Publicity

- 5.1 The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site.

- 5.2 Three members of the public have objected to the development for the following reasons:
- Ecological Harm to bats and other protected wildlife.
 - Harm to the character of the surrounding area.
 - Harm to, or loss of, trees and hedgerows within the application site.
 - Harm to neighbouring residential amenity as a result of overbearing, loss of light, and loss of privacy impacts.
 - Highway safety concerns.
 - Issues relating to construction traffic.
 - Lack of off-street visitor parking resulting in on-street parking issues.
 - Lack of infrastructure within Stoke Golding to support additional housing.
 - Noise pollution.
 - The Applicant's Tree Survey is vague and does not safeguard the protected trees within the site.
 - The development does not respect the character, nor design of the Convent Drive estate.
 - The development is contrary to the requirements of the Stoke Golding Neighbourhood Plan (SGNP) (2022).
- 5.3 As part of their objection, one member of the public stated that no further trees should be removed in accordance with Policy SG13 of the SGNP. Another member of the public suggested that the scheme should have a similar size and design to that of the neighbouring properties.
- 5.4 Objections have also referred to the loss of protected trees within the site prior to the submission of this planning application. In addition, objectors have queried the discussion of anti-social behaviour within the land and its use as justification for the development of the site.
- The Planning Officer notes that the discussion of anti-social behaviour within the application site was mentioned within the previously approved outline planning application 22/00456/OUT and has not been referenced within the current development proposal.*
- 5.5 Another member of the public has raised concerns about the presence of bluebells within the site, which are a protected species.
- Following a discussion with Leicestershire County Council's Ecology Department on 16 May 2024, only native bluebells are a protected species as per Schedule 8 of the Wildlife and Countryside Act 1981 (as amended). Therefore, the Ecology Department have advised that a note to the Applicant should be included within any planning permission that highlights if native bluebells are present within the site, then protective works are required to safeguard the protected species within the site.*
- 5.6 No further responses have been received.

6. Consultation

- 6.1 Stoke Golding Parish Council have objected to the planning application for the following reasons:
- Harm to neighbouring residential amenity.
 - Harm to protected trees within the application site.
 - Issues regarding construction traffic.
 - Surface water runoff concerns.
- 6.2 There have been no objections from the following consultants:
- Hinckley & Bosworth Borough Council (HBBC)'s Drainage Officer
 - HBBC's Environmental Services' Pollution Officer (subject to conditions)
 - HBBC's Waste Management Officer (subject to conditions)
 - Leicestershire County Council (LCC)'s Ecology Department (subject to conditions)
 - LCC's Minerals Department
 - The Local Highway Authority (subject to conditions)
- 6.3 The Council's Arboricultural Officer and the Ramblers Association did not comment on the application.
- 6.4 No further responses have been received.

7. Policy

- 7.1 Core Strategy (2009):
- Policy 7: Key Rural Centres
 - Policy 11: Key Rural Centres Stand Alone
- 7.2 Site Allocations and Development Management Policies Development Plan Document (SADMP) (2016):
- Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM6: Enhancement of Biodiversity and Geological Interest
 - Policy DM7: Preventing Pollution and Flooding
 - Policy DM10: Development and Design
 - Policy DM17: Highways and Transportation
 - Policy DM18: Vehicle Parking Standards
- 7.3 Stoke Golding Neighbourhood Plan Review 2020 – 2042 (SGNP) (2024):
- Policy SG1: Decision-Taking
 - Policy SG2: Housing Requirement
 - Policy SG4: Infill Housing Development
 - Policy SG10: Public Rights of Way Network
 - Policy SG12: Ecology and Biodiversity
 - Policy SG15: Design

7.4 It is noted that the 2022 version of the Stoke Golding Neighbourhood Plan was modified and updated on 09 May 2024.

7.5 National Planning Policies and Guidance:

- National Planning Policy Framework (NPPF) (December 2023)
- Planning Practice Guidance (PPG)
- National Design Guide (2019)

7.6 Other Relevant Guidance:

- Good Design Guide (2020)
- Leicestershire Highway Design Guide (LHDG) (2022)
- Technical Housing Standards – Nationally Described Space Standards (2015)

8. Appraisal

8.1. The principle of residential development within the application site has been established by planning permission 22/00456/OUT.

8.2. The key issues in respect of this application are therefore:

- Design and impact upon the character of the area
- Impact upon residential amenity
- Impact upon parking provision and highway safety

Design and Impact upon the Character of the Area

8.2 Policy DM10(c) of the SADMP 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.

8.3 Policy SG15 of the SNP requirements development to be in keeping with the scale, form, and character of its surroundings.

8.4 Convent Drive is residential in character and therefore the provision of a dwellinghouse in this location is considered to preserve the character of the area in principle.

8.5 However, the application site is in a prominent location that acts as the entrance into the wider Convent Drive estate. Therefore, the initial and, ultimately, key views into the estate from Hinckley Road and along Convent Drive include views of the application site. This prominence is heightened further by the bend in the road to the southeast of the application site, which reduces views of the rest of the Convent Drive estate.

8.6 The Good Design Guide highlights that corner plots play an important role in within the street scene and it is important to recognise that overdevelopment of these plots can create an oppressive quality which can lead to a significant change in the prevailing character of a place.

- 8.7 Planning permission 22/00456/OUT approved a layout for the development with a total footprint of 103.3sqm. The dwelling externally measured 12.9m in width by 7.4m in depth, with a total footprint of 80sqm, and the garage externally measured 3.5m in width by 6.6m in depth, with a total footprint of 23.3sqm.
- 8.8 In comparison to this, the total footprint of the current proposal has a slightly smaller footprint of 100.8sqm, the dwelling is 0.3m narrower, and the garage is 0.9m deeper. Therefore, in light of the existing planning permission, the footprint of the development is considered acceptable.
- 8.9 Although the layout of the development is set back from the front elevation of 1 Convent Drive by approximately 6.3m, the revised layout of the proposal is such that it is now separated from the adjacent dwelling by 7.9m and is sited to face the public highway. As a result of these revisions, and the fact that the height of the scheme is lower than 1 Convent Drive, the layout and siting of the development is considered to be acceptable in these site-specific circumstances.
- 8.10 Based off the since superseded Proposed Street Scene (submitted: 05.01.2024), the proposal is now 1.2m lower in height than 1 Convent Drive. In light of the prominence of the application site and its long-distance views from the west, this reduced height is considered to ensure that the scheme does not dominate the street scene.
- 8.11 The development utilises the massing and design of a dormer bungalow, which preserves the character of the street scene because it reflects the design of properties 1, 2, 59, and 60 Convent Drive. Although these are semi-detached properties in comparison to the current proposal, given that this application site is a prominent corner plot at the entrance to the residential estate, the provision of a detached dwelling in this location is not considered to result in significant harm in these site-specific circumstances.
- 8.12 The proposal also features a glazed element on its western side elevation that faces the entrance to the Convent Drive estate. The design of this extension to the main dwelling, and the subsequent staggered appearance of the property's roof heights are considered to enhance the character of the development. This also has a positive impact on the character of the key views into the Convent Drive estate by replacing the existing views of the two-storey blank side elevation of 1 Convent Drive.
- 8.13 However, the Proposed Floor Plans and Elevations (submitted: 09.05.2024) suggests that the scheme shall be constructed with Forterra Ashwell yellow multi-facing brick. This is not considered to be reflective of the red brick finish that is predominant within the Convent Drive Estate. Whilst this can lead to harm to the character of the area, a planning condition can be utilised to ensure that the materials of the scheme preserve the character of the area to address this issue.
- 8.14 The Good Design Guide states that boundary treatments are a significant feature of local character.

- 8.15 The importance of appropriate boundary treatment is emphasised in these site-specific circumstances because the application site is a key view into the Convent Drive Estate, and the finished garden level of the scheme is 1m higher than the adjacent highway level.
- 8.16 In front of the property in this key view from the west, the scheme proposes laurel hedgerow planting across the bank of the application site, which is then supported by 1.2m high post and railing fencing that is set back from the site boundary by 1.2m. Some laurel is not native to the UK and can be invasive. The details of the hedgerow planting can also be secured via planning condition.
- 8.17 Although the high post and railing is 1m higher than the highway ground level, it is considered that it's set back from the highway alongside the provision of hedgerow planting positively interacts with the character of the area.
- 8.18 The wrought iron rails along the front of the property can also be seen along the northern site boundary of St. Martin's Catholic Voluntary Academy. Therefore, the proposal's use of this boundary treatment is considered to preserve the character of the area.
- 8.19 On its western and northern boundaries, the development utilises 1.8m high green mesh security fencing with planting. This boundary treatment is considered to be acceptable as their siting is not within the key views of the site, and the colour of this boundary treatment further reduces its prominence within the site due to the existing trees.
- 8.20 In total, the Applicant's Tree Survey identifies 21 protected trees within the site, which are mainly mature and semi-mature trees that are located along the northern boundary of the site. Two trees within the site are classified as Category A trees, and a further tree and two groups of trees within the site are considered to be Category B trees.
- 8.21 Section 4.1.1 of the Tree Survey confirms in writing that all the identified protected trees within the site are retained as part of this development. This is considered to preserve the character and appearance of the area. To ensure this, the Tree Protection Plan at Appendix 3 and the mitigation and compensation measures identified at Section 4.4 of the Tree Survey should be secured via planning condition.
- 8.22 By virtue of the siting, the scale, the layout, the design, the volume, and the massing of the development, the proposal is considered to respect the character of surrounding area in accordance with Policy DM10 of the SADMP, Policy SG15 of the SGNP, and the Good Design Guide, subject to planning conditions.

Impact upon Residential Amenity

- 8.23 Policy DM10(a) and (b) of the SADMP states development will be permitted provided that it would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting and noise and that the amenity of occupiers would not be adversely affected by activities within the vicinity of the site.
- 8.24 Policy SG15 of the SNP states that development must not have a significant adverse impact on the amenities of residents.
- 8.25 The Pollution Officer recommended a planning condition to secure a scheme of mechanical ventilation to be installed in each bedroom prior to the first occupation of the development. This should be secured via planning condition in the interests of protecting the residential amenity of the future occupiers of the scheme.
- 8.26 There are no residential properties to the immediate north, south, and west of the application site, and the proposal is 7.9m from the adjacent neighbouring eastern property, 1 Convent Drive. There are no windows within the first floor accommodation of the scheme that faces towards 1 Convent Drive, and the windows for the utility and the W.C. on the ground floor face onto the side elevation of the detached garage. As a result, the dwelling is not considered to cause any loss of privacy or overlooking impacts to neighbouring residential properties.
- 8.27 The garage features three rooflights on its eastern side elevation that face towards 1 Convent Drive. However, these windows are a minimum of 2.2m beyond the rear elevation of the neighbouring dwelling. By virtue of the distance beyond this rear elevation, the single storey massing of the garage, the angle of the rooflights, and their height above ground level, it is not considered that the garage results in any loss of privacy or overlooking to 1 Convent Drive.
- 8.28 The garage is also separated from the site's shared boundary with 1 Convent Drive by 0.8m. In light of this and the structure's height and gable-fronted pitched roof design, the building is not considered to result in any overbearing or loss of light impacts to the neighbouring dwelling.
- 8.29 Given the separation distance between 1 Convent Drive and the proposed dwelling, the height of the scheme and its roof design, the residential property within this development is also not considered to result in any overbearing or loss of light impacts to the neighbouring dwelling.
- 8.30 To support the residential amenity of future occupiers of the scheme, one of the aims of Section 4 (New Residential Development) within The Good Design Guide is to ensure that new residential development exceeds the internal space standards set by the Technical Housing Standards (THS) (2015) wherever possible.

- 8.31 Therefore, proposals for two-bedroom, single storey dwellings should provide a minimum of 70sqm of floor space and 2sqm of built-in storage in accordance with the Technical Housing Standards (THS).
- 8.32 The scheme provides 93.5sqm of floor space, which is compliant with the THS, but it fails to provide details of any in-built storage for the dwelling. Nevertheless, it is considered that there is sufficient space for THS compliant storage within the property.
- 8.33 In accordance with Paragraph 10(c) of the THS, to provide one bed space, a single bedroom should have a floor area of at least 7.5sqm, and a width of at least 2.15m. In order to provide two bed spaces, a double or twin bedroom should have a floor area of at least 11.5m, and a width of 2.75m for the master bedroom, and a width of 2.55m for every other bedroom in accordance with Paragraphs 10(d) and (e) of the THS.
- 8.34 Both bedrooms are in accordance with the THS.
- 8.35 To comply with the Good Design Guide, two-bedroom houses must also provide a minimum of 60sqm of private outdoor amenity space with a minimum length of 7m.
- 8.36 Although the scheme is unlikely to provide a private outdoor amenity space with a minimum length of 7m due to the constraints of the protected trees within the site, the development does provide a policy compliant area of outdoor amenity space. In these site-specific circumstances, this provision of private outdoor amenity space is acceptable.
- 8.37 By virtue of these factors, the proposal is not considered to result in any significant adverse impacts to the residential amenity of neighbouring residents or the future occupants of the scheme in accordance with Policy SG15 of the SGNP, Policy DM10 of the SADMP, and the Good Design Guide.

Impact upon Parking Provision and Highway Safety

- 8.38 Policy DM17 of the SADMP states that development proposals need to demonstrate that there is not a significant adverse impact upon highway safety, and that the residual cumulative impacts of development on the transport network are not severe. All proposals for new development and changes of use should reflect the highway design standards that are set out in the most up to date guidance adopted by the relevant highway authority (currently this is the Leicestershire Highway Design Guide (LHDG)).
- 8.39 Policy DM18 of the SADMP requires developments to demonstrate an adequate level of off-street parking provision.
- 8.40 Based on available records to the Local Highway Authority (LHA), there have been no Personal Injury Collisions (PICs) on Convent Drive in the last five years.

- 8.41 The LHA have confirmed that the width and surfacing of the proposed site access complies with Figure DG17 of Part 3 of the LHDG. Whilst the pedestrian visibility splays for the proposed site access have been drawn incorrectly, the LHA have confirmed that 1m by 1m pedestrian visibility splays are now achievable from the site access due to the relocation of the proposed fencing. As a result, the LHA have no objections to the site access proposals.
- 8.42 The development is provided with three off-street vehicle parking spaces, which includes a garage, which is in accordance with Paragraph 3.151 of Part 3 of the LHDG. The dimensions of the proposed garage are in accordance with Paragraph 3.200 of Part 3 of the LHDG. Although these parking spaces are 0.5m shorter in length than what is required by Paragraph 3.165 of Part 3 of the LHDG, the LHA confirmed that, given the minimum length requirements of off-street parking dimensions is 4.8m, it would not seek to resist the proposal as a result of this in these site-specific circumstances.
- 8.43 To conclude, the proposal does not create an unacceptable impact on highway safety or the road network. Therefore, the scheme is regarded as being in accordance with Policies DM17 and DM18 of the SADMP, and the LHDG.

9. Equality Implications

- 9.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states: -
- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 9.2 Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.
- 9.3 There are no known equality implications arising directly from this development.
- 9.4 The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

10. Conclusion

- 10.1 Taking national and local planning policies into account, and regarding all relevant material considerations, it is recommended that planning permission to be granted, subject to the imposition of appropriate conditions.

11. Recommendation

- 11.1 **Grant planning permission** subject to:

- Planning conditions detailed at the end of this report.

11.2 Conditions and Reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details received by the Local Planning Authority as follows:

- Proposed Biodiversity Enhancement Scheme 1643-BIO (submitted: 14.05.2024)
- Proposed Block Plan 1643/BP (submitted: 13.06.2024)
- Proposed Floor Plans and Elevations 1643-1 (submitted: 09.05.2024)
- Proposed Pedestrian Visibility Splays 1643/VS (submitted: 13.06.2024)
- Proposed Site Layout 1643 (submitted: 13.06.2024)
- Proposed Visibility Splays 1643/VS2 (submitted: 13.06.2024)
- Site Location Plan (submitted: 10.11.2023)

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. A scheme of mechanical ventilation to be installed in each bedroom of the development hereby permitted shall be submitted to, and approved in writing by, the Local Planning Authority. The agreed scheme shall be fitted prior to the first occupation of the development.

Reason: To protect the amenities of the future occupiers of the development from noise and disturbance in accordance with Policies DM7 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Andrew Moore Architectural Services 'Proposed New Dwelling and Garage Site Layout' Drawing Number 1643 have been implemented in full.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (December 2023).

5. The development hereby permitted shall not be occupied until such time as the parking facilities have been implemented in accordance with Andrew Moore Architectural Services 'Proposed New Dwelling and Garage Site Layout' Drawing Number 1643. Thereafter the onsite parking provision shall be kept available for such uses in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally in the interests of highway safety and in accordance with the National Planning Policy Framework (December 2023).

6. No part of the development hereby permitted shall be occupied until such time as 1.0 metre by 1.0 metre pedestrian visibility splays have been provided on the highway boundary on both sides of the access with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway and, once provided, shall be so maintained in perpetuity.

Reason: In the interests of pedestrian safety and in accordance with the National Planning Policy Framework (December 2023).

7. The development hereby permitted shall not be brought into use until a scheme of hard and soft landscaping works, including boundary treatments, for the site including an implementation scheme, has been submitted in writing to, and approved in writing by, the Local Planning Authority. The scheme shall be carried out in full accordance with the approved landscaping scheme. The hedging to Convent Drive shall be maintained thereafter and while it may be supplemented by fencing on the garden side of the boundary it shall not be replaced by any other form of boundary treatment that it intended to provide privacy for the users of the garden. The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period, any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority.

Reason: To ensure that the development has a satisfactory external appearance within the street scene in accordance with Policy DM10 of the

adopted Site Allocations and Development Management Policies Development Plan Document (2016).

8. Notwithstanding the submitted details no development above foundation level shall commence on site until representative samples of the types and colours of materials to be used on the external elevations of the dwellings hereby permitted have been deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

Reason: To ensure that the development has a satisfactory appearance in the interests of visual amenity in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

9. The development shall be carried out in full accordance with the Tree Protection Plan at Appendix 3 and the Mitigation and Compensation recommends in Section 4.4 of the Tree Survey (June ;24) (submitted: 20.06.2024)

Reason: To ensure that the existing trees on the site are retained and protected in accordance with Policies DM6 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

a. **Notes to Applicant:**

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.
2. Native bluebells are a protected species as detailed within Schedule 8 of the Wildlife and Countryside Act 1981 (as amended). Therefore, if native bluebells are present within the site, then protective works are required to safeguard the protected species within the site.
3. The suitability of the ground strata for soakaway drainage should be ascertained by means of the test described in BRE Digest 365, and the results approved by the Building Control Surveyor before development is commenced. The soakaway must be constructed either as a brick or concrete-lined perforated chamber with access for maintenance, or alternatively assembled from modular surface water storage/soakaway cell systems, incorporating silt traps. Design and construction of all types of soakaways will be subject to the approval of the Building Control Surveyor.

4. Any access drives, parking and turning areas, paths and patios should be constructed in a permeable paving system, with or without attenuation storage, depending on ground strata permeability. On low-permeability sites surface water dispersal may be augmented by piped land drains, installed in the foundations of the paving, discharging to an approved outlet (See Environment Agency guidance on the permeable surfacing of front gardens).
5. Hinckley & Bosworth Borough Council's recycling and refuse collection services are from the boundary to the adopted highway and do not travel along, nor collect from private roads or driveways. It will be the responsibility of the occupiers to ensure that all containers/wheeled bins are brought to the collection point.