

10/02/2023

My Ref; 2246_Planning Statment

Planning Department
Hinckley and Bosworth Borough Council

Submitted electronically

Dear Sirs,

Re: Planning Statement – Proposed two flats at 151, Wykin Road, Hinckley, LE10 0EN.

Please accept this as a short statement of the intention to build two new flats at 151, Wykin Road, Hinckley.

The layout of the flats is such that the property could be made into one family home in the future, although that is not the intention of this application. The proposed flats are intended to offer much needed accommodation in an established residential area.

The existing site had permission in 1983 (Application number 83/00909/4) for change of use from a Grocers Shop to a Shop for the Sale of Hot Food, and also had permission in 1989 (Application number 89/01268/4) for change of use of Part of Building to a Radio Base for Taxis. An application made in 1994 (application number 94/00305/FUL) for Hot Food Takeaway / Restaurant and Dwelling was refused. The site is currently vacant with no buildings on it. Even though the site appears to have a previous A5 use class with a refusal for an A3 use class, it is felt that the area generally and the site lends itself to C3 use as there is a local shop on and at the end of Wykin Road and it is close to Morrisons supermarket. The site is also close to other shops, schools and a public house and so has good local amenities.

The new dwelling will be constructed to be better than or equal to the current building regulations. It is proposed to render the outside and use plan roof tiles so that the new property matches the immediately adjacent properties on Wykin Road.

The style of the property is intended not to be incongruous with the existing houses on Wykin Road and in particular the 'Wykin Estate', and it is intended to nestle naturally within the built form of the area.

We respectfully request the local authority support and approve this application..

Yours faithfully,

Stuart R Spiller RIBA