peter thompson adt ltd
architectural design & technology

Hinckley & Bosworth Borough Council
Planning Department
Council Offices
Argents Mead
Hinckley
Leics.
LE10 1BZ

14 JUL 2010



FAO Sarah Fryer

13th July 2010

Dear Madam

Erection of two new dwellings – Land to rear of 81 Kirkby Road, Barwell, Leicester LE9 8FP
Your Ref: 10/00380/FUL

Further to our telephone conversation yesterday with regards to the above Planning Application where you stated that in your view the proposal was an over development of the site, I would like it recording that I firmly disagree with you point of view for the following reasons;

1. All the separation distances as set out by the authority have been met. The principle windows of properties on Glyn Close are a minimum of 21m away, those on Kirkby Road are over 24m away. By designing out any windows that face to the rear of the site we go much further than what's required.
2. The rear gardens are over 11m long with 90m2 rear gardens and 35m2 front gardens.
3. We have the required 2 parking spaces and give 2 spaces for 81 Kirkby Road where is doesn't have any at present.
4. Pollution Control have no objections, Waste Minimisation have no objections, Drainage have no objections, LCC Highways have no objections, Ecology have no objections, the Parish Council have no objections and Severn Trent have no objections. There is only one letter of objection on the website (13/07/10) from 18 Gyln Close and their objection is over looking from the velux rooflight window which looks to the side of the property and not the rear anyway.
5. The properties are only single storey with rooms in the roof, eaves height is low, ridge height is lower than the properties on Glyn Close, with the gables front to back the impact on the properties on Glyn Close is minimal.
6. You said to me that there is no president in the area for a similar development, well I totally disagree. I have looked again at the development behind 101 Kirkby Road and it just the same as we are proposing, a back land development. And this development has 3 bungalows, they have much smaller and more contrived back gardens. They sit on the same swath of land that our properties are proposed and if the bungalow that has been approved on the rear garden of 83 Kirkby Road gets built the two sites would actually link up.
7. How can this development be seen as overdevelopment when directly over the road you have permitted an estate of 2/3 storey house and flats, the density of this site is much higher than ours. Also the site is surround by terraces on Kirkby road and 3 bed semis' with small gardens on Glyn Close, our development is no higher density than the existing housing.
8. My client has spoken to a Planning Specialist and they have advised him that the land shouldn't be seen as garden land / garden grabbing as it already has permission for residential development on it. Therefore it should be seen as development land and not green belt which has much less restriction, obviously we are perusing the legalities of this further.

Providence House, 49 Leicester Road, Broughton Astley, Leicestershire, LE9 6QE
telephone: 01455 284921 **email:** mail@peterthompsonadt.co.uk **website:** peterthompsonadt.co.uk
director: p j thompson **company number:** 5839089

I believe that all the distances, garden sizes, highways requirements etc. etc. that are written down as rules have been met, there are no objections from any of the consultees, only one neighbour has objected with an invalid objection, therefore how can it be an overdevelopment when we are meeting all your rules and no one is objecting. It seems it's only the opinion of the officers who feel it's an overdevelopment which is a total subjective opinion.

I request that you speak again to your seniors and discuss the points raised in my letter and ask yourselves the question you first said to me when we spoke on your return from holiday "I don't think we can refuse the application".

Can you please determine the application as submitted as we do not intend to withdraw the application.

Yours sincerely



Peter Thompson ACIAT