

Our Ref: S73 Stoke Golding

Development and Planning Manager
Hinckley and Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
Leicestershire
LE10 OFR



25th August 2023

Dear Sir/Madam,

23/00576/CONDIT - Variation of condition 1 (approved plans) and condition 2 (parking and turning facilities) of planning permission 22/01080/REM [Application for approval of Reserved Matters (relating to appearance, landscaping, layout and scale) of Outline Planning Permission 19/01324/OUT for the erection of 55 dwellings.

I write further to the meeting with Laura Ashton on the 23rd August 2023.

Now enclosed are the updated submission documents for the application.

The updated drawings referenced reflect the latest layout as contained in Schedule P04.

Please see below a list of revisions made from the previously approved plans -

Plot 01 – Garage type revised from SG10-4 to SG10S-4.

The garage has been altered to allow it to be used as our marketing suite whilst retaining the hipped roof design.

Plot 01 – House type revised from DH501G-4 to DH501G-5.

*External cavity wall increased by 50mm to meet Part L Building Regulations (100mm overall)
Addition of solar panels to meet Part L Building Regulations.*

Plot 02 – House type revised from DH318B-4 to DH318B-5.

*External cavity wall increased by 50mm to meet Part L Building Regulations (100mm overall)
Addition of solar panels to meet Part L Building Regulations.*

Rear elevation glazing amended to meet Part O Building Regulations.

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Plot 03 – House type revised from DH425GG-4 to DH425GG-5.

External cavity wall increased by 50mm to meet Part L Building Regulations (100mm overall)

Addition of solar panels to meet Part L Building Regulations.

Rear elevation glazing amended to meet Part O Building Regulations.

Plot 04 – House type revised from DH402R-4 to DH402R-5.

External cavity wall increased by 50mm to meet Part L Building Regulations (100mm overall)

Addition of solar panels to meet Part L Building Regulations.

Rear & side elevation glazing amended to meet Part O Building Regulations.

Plot 05 – House type revised from DH409GG-4 to DH509V-5.

The footprint remains the same, this house type improves variation of the streetscene with feature double fronted rendered tudor boarded gables.

Plot 06 – House type revised from DH327B-4 to DH427G-5.

The footprint and elevation style remains the same, with internal alterations to the first-floor layout.

External cavity wall increased by 50mm to meet Part L Building Regulations (100mm overall)

Addition of solar panels to meet Part L Building Regulations.

Rear & side elevation glazing amended to meet Part O Building Regulations.

Front Elevation style remains unchanged, code changed for internal use.

Window removed from first floor side elevation to Master Bedroom.

Side elevation utility door removed.

Plot 07 – House type revised from DH318B-4 to DH318B-5.

External cavity wall increased by 50mm to meet Part L Building Regulations (100mm overall)

Addition of solar panels to meet Part L Building Regulations.

Rear elevation glazing amended to meet Part O Building Regulations.

Plot 08 – House type revised from DH318B-4 to DH318B-5.

External cavity wall increased by 50mm to meet Part L Building Regulations (100mm overall)

Addition of solar panels to meet Part L Building Regulations.

Rear elevation glazing amended to meet Part O Building Regulations.



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Plot 09 – House type revised from DH509V-3 to DH509V-5.

External cavity wall increased by 50mm to meet Part L Building Regulations (100mm overall)

Addition of solar panels to meet Part L Building Regulations.

Rear elevation glazing amended to meet Part O Building Regulations.

Plot 10 – House Type revised from DH409GH-4 to DH501G-5.

This house type maintains the Georgian features of mock sash windows & stone heads and cills with the incorporation of tudor boarding to dormer windows creating a focal point along the route from the attenuation pond.

Plot 11 – House Type revised from DH533R-5 to DH501G-5.

This will be plot specific to show bay removed from the side elevation and replaced with a Georgian mock sash window in respect of garage proximity.

Plot 12 - House type revised from DH532R-4 to DH532BR-5.

External cavity wall increased by 50mm to meet Part L Building Regulations (100mm overall)

Addition of solar panels to meet Part L Building Regulations.

Rear and side elevation glazing amended to meet Part O Building Regulations.

Plot 13 – House type revised from DH409GH-4 to DH509V-5.

This house type improves variation of the streetscene with feature double fronted rendered tudor boarded gables.

Plot 14 – House type revised from DH201B-4 to DH201BR-5.

External cavity wall increased by 50mm to meet Part L Building Regulations (100mm overall)

Addition of solar panels to meet Part L Building Regulations.

Rear elevation glazing amended to meet Part O Building Regulations.

Rear elevation window sizes amended to suit internal layout.

Additional utility door added to rear elevation.

Plot 15 – House type revised from DH202B-4 to DH202BR-5.

External cavity wall increased by 50mm to meet Part L Building Regulations (100mm overall)

Addition of solar panels to meet Part L Building Regulations.

Rear elevation glazing amended to meet Part O Building Regulations.

Rear elevation window sizes amended to suit internal layout.

Additional utility door added to rear elevation.



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Plot 16 – House Type revised from DH314V-4 to DH318B-5.

This plot features a cottage style elevation with similar features to the neighbouring plot. The front elevation and private drive assists with providing improved visibility to the footpath & attenuation pond.

Plot 17 – DH313B-4 House type incorporated into the space adjacent to Plot 16.

This plot features a dual aspect cottage style elevation with chimney & bay window to side elevation to provide visibility to footpath & attenuation pond. Metal railings have been provided to the front garden to formalise the space.

Plots 18 to 22 – House Types revised from Cottage style to Georgian.

These house types will have the same internal layout, the elevation style has been uplifted to Georgian, with feature brick string course, mock sash windows, painted stone heads and cills, and eaves brick detailing.

*External cavity wall increased by 50mm to meet Part L Building Regulations (100mm overall)
Addition of solar panels to meet Part L Building Regulations.*

Rear elevation glazing amended to meet Part O Building Regulations. Roof pitches amended.

Plot 23 & 24 – Parking layout arrangement revised to feature block paved area.

Plot 23 – House type revised from DH200GE-4 to DH200VE-5.

Georgian style elevation replaced with Victorian style elevation with key features including Victorian painted cills, timber canopy, open rafter eaves detail and railway arches with alternating blue & facing bricks.

*External cavity wall increased by 50mm to meet Part L Building Regulations (100mm overall)
Addition of solar panels to meet Part L Building Regulations.*

Rear elevation glazing amended to meet Part O Building Regulations.

Plot 24 – House type revised from DH200GE-4 to DH200VE-5.

Georgian style elevation replaced with Victorian style elevation with key features including Victorian painted cills, timber canopy, open rafter eaves detail and railway arches with alternating blue & facing bricks.

*External cavity wall increased by 50mm to meet Part L Building Regulations (100mm overall)
Addition of solar panels to meet Part L Building Regulations.*

Rear elevation glazing amended to meet Part O Building Regulations.

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Plot 25 – House type revised from DH200GE-4 to DH427G-5.

This house type provides a feature hanging bay window, stone cills, gable finial and projecting dentil course brickwork detailing.

Plot 26 – House type revised from DH318B-4 to DH430B-5.

This house type provides a feature hanging bay window, stone cills, gable finial and projecting dentil course brickwork detailing.

Plot 27 - House type revised from DH327B-4 to DH409GH-5.

An improved elevational style with Georgian mock sash windows, hipped roof, painted stone heads & stone quoins.

Plot 28 – House Type revised from DH327B-4 to DH425GH-5.

An improved elevational style with Georgian mock sash windows, hipped roof, and feature bay window to side elevation.

Plot 29 – House Type revised from DH342G-4 to DH430B-5.

This house type provides a more desirable internal layout whilst providing a feature first floor projecting bay window which creates variance within the street scene.

Plot 30 – House Type orientation adjusted to suit adjacent plot alterations.

House Type revised from DH501G-4 to DH501G-5.

*External cavity wall increased by 50mm to meet Part L Building Regulations (100mm overall)
Addition of solar panels to meet Part L Building Regulations.*

Plot 31 – House Type revised from DH318B-4 to DH427G-5.

House Type changed to improve variation within the street scene with Georgian style elevation and feature brickwork detailing.

Plot 32 – House Type revised from DH400B-4 to DH400B-5.

*External cavity wall increased by 50mm to meet Part L Building Regulations (100mm overall)
Addition of solar panels to meet Part L Building Regulations.
Rear and side elevation glazing amended to meet Part O Building Regulations.*

Plot 33 – House Type revised from DH302GE-4 to DH302VE-5.

Georgian style elevation replaced with Victorian style elevation with key features including Victorian painted cills, timber canopy, decorative barge board with finials, open rafter eaves detail and railway arches with alternating blue & facing bricks.

External cavity wall increased by 50mm to meet Part L Building Regulations (100mm overall)

Addition of solar panels to meet Part L Building Regulations.

Rear and side elevation glazing amended to meet Part O Building Regulations.

Plot 34 – House Type revised from DH302GI-4 to DH302VI-5.

Georgian style elevation replaced with Victorian style elevation with key features including Victorian painted cills, timber canopy, open rafter eaves detail and railway arches with alternating blue & facing bricks.

External cavity wall increased by 50mm to meet Part L Building Regulations (100mm overall)

Addition of solar panels to meet Part L Building Regulations.

Rear and side elevation glazing amended to meet Part O Building Regulations.

Plot 35 – House Type revised from DH302GE-4 to DH302VE-5.

Georgian style elevation replaced with Victorian style elevation with key features including Victorian painted cills, timber canopy, decorative barge board with finials, open rafter eaves detail and railway arches with alternating blue & facing bricks.

External cavity wall increased by 50mm to meet Part L Building Regulations (100mm overall)

Addition of solar panels to meet Part L Building Regulations.

Rear and side elevation glazing amended to meet Part O Building Regulations.

Plots 36 to 46 – House Types altered from Cottage style to Georgian.

These house types will have the same internal layout, the elevation style has been uplifted to Georgian, with feature brick string course, mock sash windows, painted stone heads and cills, and eaves brick detailing.

External cavity wall increased by 50mm to meet Part L Building Regulations (100mm overall)

Addition of solar panels to meet Part L Building Regulations.

Rear elevation glazing amended to meet Part O Building Regulations. Roof pitches amended.

Plot 47 – House Type revised from DH200GE-4 to DH200VE-5.

Georgian style elevation replaced with Victorian style elevation with key features including Victorian painted cills, timber canopy, open rafter eaves detail and railway arches with alternating blue & facing bricks.

External cavity wall increased by 50mm to meet Part L Building Regulations (100mm overall)

Addition of solar panels to meet Part L Building Regulations.

Rear elevation glazing amended to meet Part O Building Regulations.

Plot 48 – House Type revised from DH200GE-4 to DH200VE-5.

Georgian style elevation replaced with Victorian style elevation with key features including Victorian painted cills, timber canopy, open rafter eaves detail and railway arches with alternating blue & facing bricks.

External cavity wall increased by 50mm to meet Part L Building Regulations (100mm overall)

Addition of solar panels to meet Part L Building Regulations.

Rear elevation glazing amended to meet Part O Building Regulations.

Plot 49 – House type revised from DH318B-4 to DH318B-5.

External cavity wall increased by 50mm to meet Part L Building Regulations (100mm overall)

Addition of solar panels to meet Part L Building Regulations.

Rear elevation glazing amended to meet Part O Building Regulations.

Plot 50 – House type revised from DH327B-4 to DH427G-5.

The footprint and elevation style remains the same, with internal alterations to the first-floor layout.

External cavity wall increased by 50mm to meet Part L Building Regulations (100mm overall)

Addition of solar panels to meet Part L Building Regulations.

Rear & side elevation glazing amended to meet Part O Building Regulations.

Window removed from first floor side elevation to Master Bedroom.

Side elevation utility door removed.

Plot 51 - House Type revised from DH342G-4 to DH314V-5.

This house type provides a more desirable internal layout whilst providing an uplifted elevational style with the feature gable, herringbone brickwork and railway arches. The side elevation also features a corbelled chimney & additional windows.

Plot 52 - House Type revised from DH425G-4 to DH409GH-5.

The elevational style has been uplifted with hipped roof, painted stone heads & stone quoins.

Plot 53 – House type orientation adjusted to suit adjacent plot alterations.

House Type revised from DH501G-4 to DH501G-5.

External cavity wall increased by 50mm to meet Part L Building Regulations (100mm overall)

Addition of solar panels to meet Part L Building Regulations.

Plot 54 - House Type revised from DH314V-4 to DH314V-5.

External cavity wall increased by 50mm to meet Part L Building Regulations (100mm overall)

Addition of solar panels to meet Part L Building Regulations.

Rear and side elevation glazing amended to meet Part O Building Regulations.

Plot 55 – House type revised from DH327B-4 to DH427G-5.

The footprint and elevation style remains the same, with internal alterations to the first-floor layout.

External cavity wall increased by 50mm to meet Part L Building Regulations (100mm overall)

Addition of solar panels to meet Part L Building Regulations.

Rear & side elevation glazing amended to meet Part O Building Regulations.

Window removed from first floor side elevation to Master Bedroom.

Side elevation utility door removed.

If there is any further information required in respect of this application, please do not hesitate to get in touch.

Yours faithfully

Katie Stanyard