PROPOSED SINGLE DWELLING

DEVELOPMENT SITE

LAND REAR OF

47 LUTTERWORTH ROAD

BURBAGE, LEICESTERSHIRE



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DESIGN CRITERIA AND CONSIDERATIONS

1. SITE ANALYSIS

1.1. The proposed site is the North Eastern part of the grounds of No. 47 Lutterworth Road, Burbage.

1.2. Boundaries to the North East, North West and South East are already defined. The South West boundary separating the site from the grounds to be retained by No. 47 is yet to be defined.

1.3. The site is served by a shared private access off Lutterworth Road, Burbage. The access presently serves No. 47 and enables vehicles to reach the garages serving and belonging to Nos. 37, 39 and 41 Lutterworth Road. In the past this same access road also leads to the site of a former bungalow, now demolished, to the North East of the application site.

1.4. There is a slight East to West fall across the site.

2. SURROUNDING DEVELOPMENT

2.1. The site is in the midst of existing residential development of various ages.

2.2. To the North East the site of the former bungalow referred to above is currently being redeveloped. It is understood that when complete the redevelopment will comprise of a total of 5 units, a mix of houses and bungalows, all served by an access off Lychgate Close. The previously shared vehicular access is being abandoned.

3. SITE CONSTRAINTS

3.1. The site is not without its limitations on development.

3.2. Its size self evidently invites a modest scheme.

3.3. Issues with regard to being overlooked and overlooking others are a concern.

3.4. Minimum separation distances as set out in the Council's design guide need to be respected.

3.5. Existing foul and storm drains are located in the shared access.

4. DESIGN SOLUTION

4.1. Clearly all the above, together with the orientation of the site in relation to the sun, will influence and determine the design solutions.

4.2. A one / two bedroom proposal will enable a satisfactory solution to be developed.

4.3. A single storey solution limits the opportunities for overlooking. Two metre (2.000m) high closed boarded boundary fences reduces the chances of being overlooked.

4.4. A hipped roof proposal will minimise the visual impact of the new development.

4.5. A traditional design in traditional materials will be sympathetic with and complementary to the existing nearby surrounding built environment.

4.6. Achieving minimum separation distances dictates that any new dwelling is situated towards the North East side of the site.

4.7. The positioning dictated above allows for adequate parking, turning and amenity space for the new dwelling on the South West side, whilst retaining the same for No. 47, the existing dwelling.

SITE PHOTOGRAPHS

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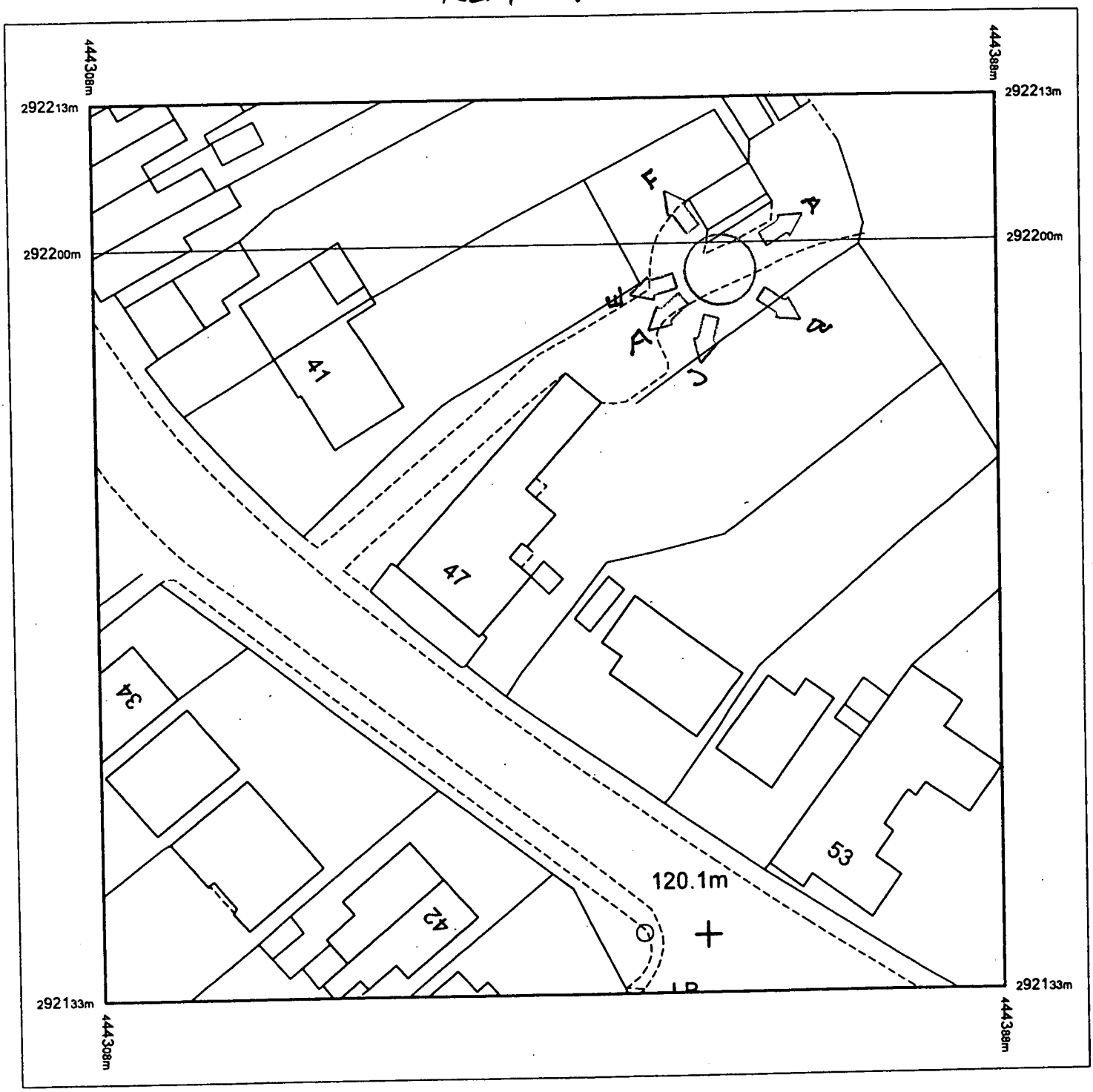
KEY 1



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Metres
0 10 20

Scale 1:500

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47 Lutterworth Road

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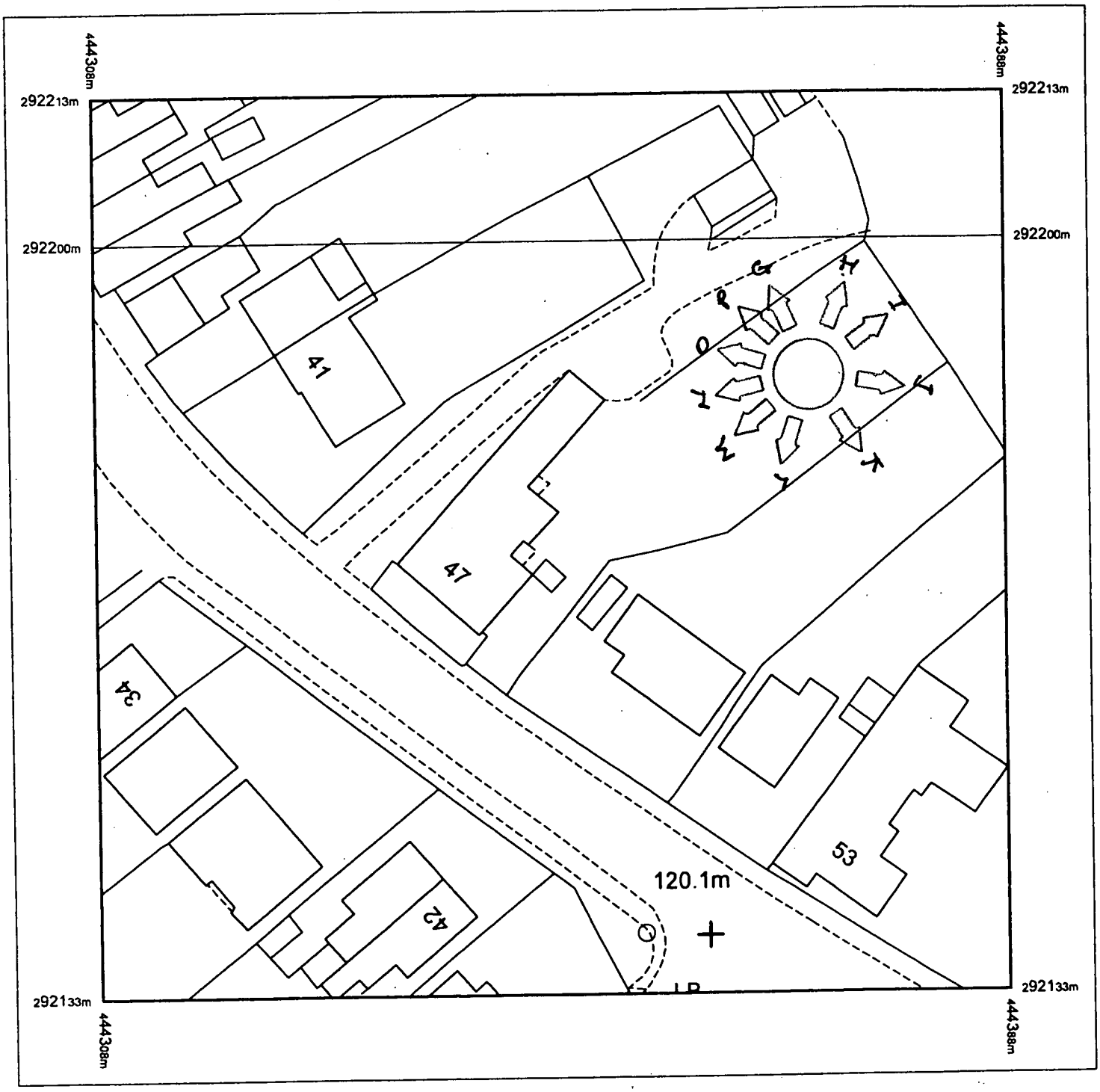
KEY 2



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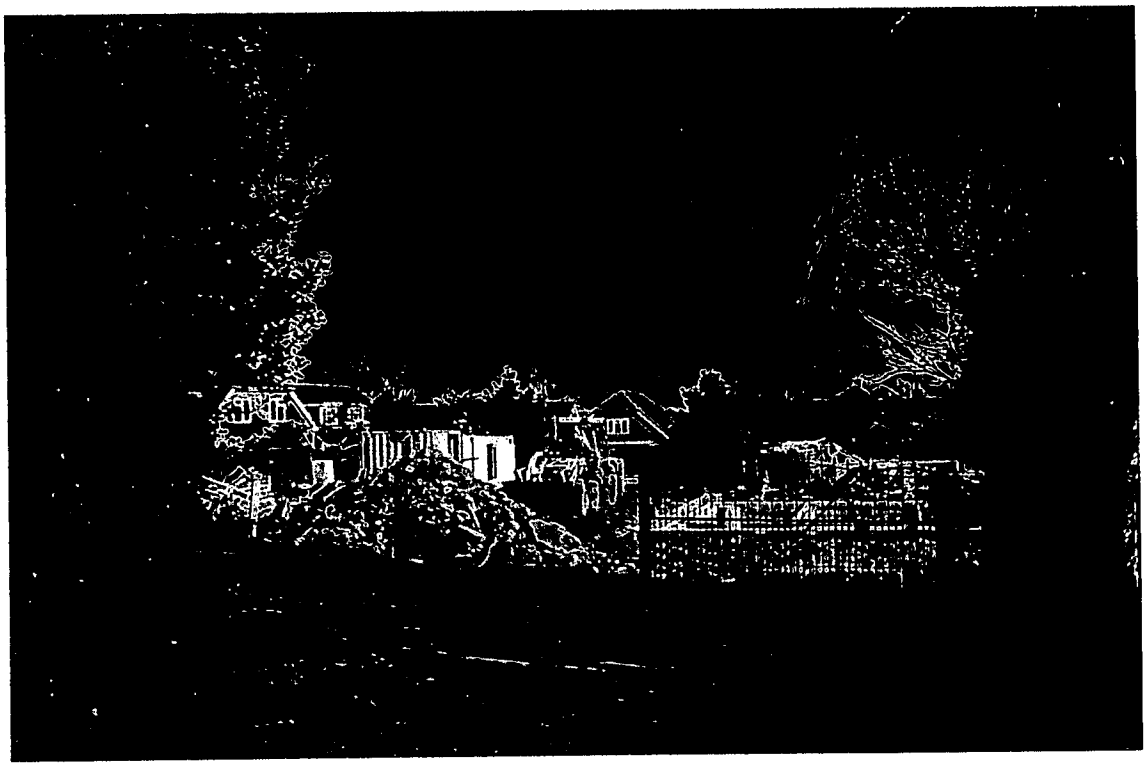

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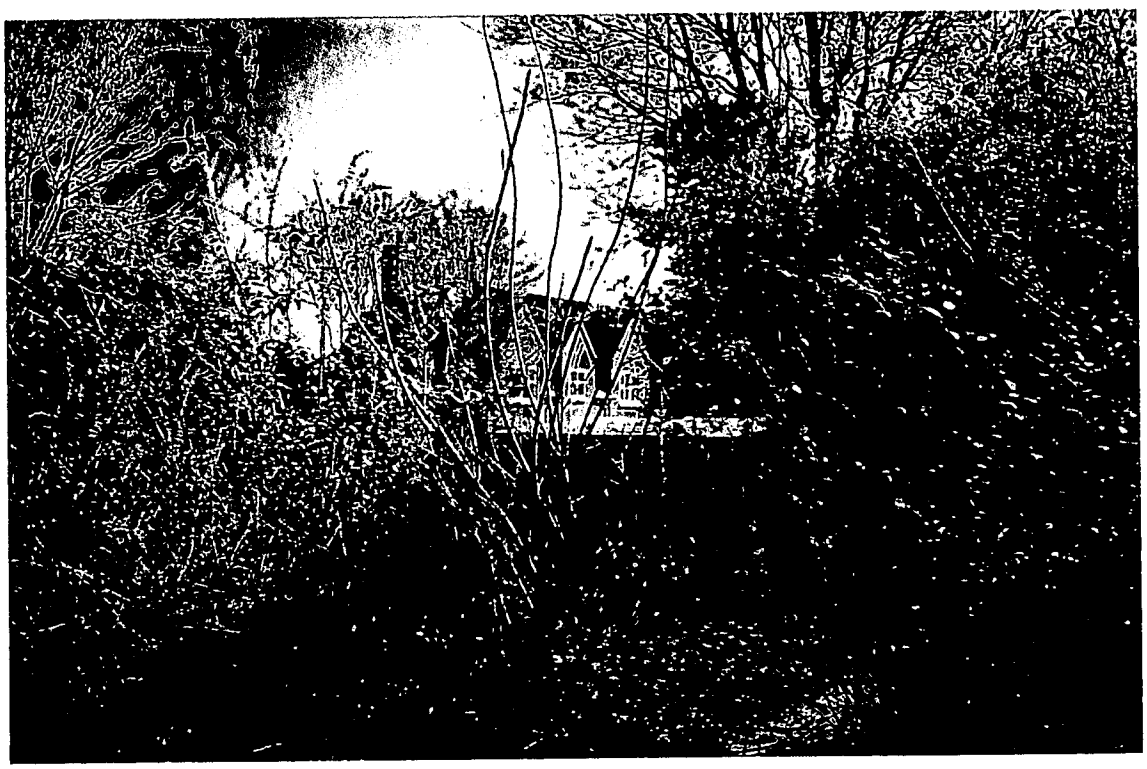


VIEW B



VIEW C



VIEW D



VIEW E



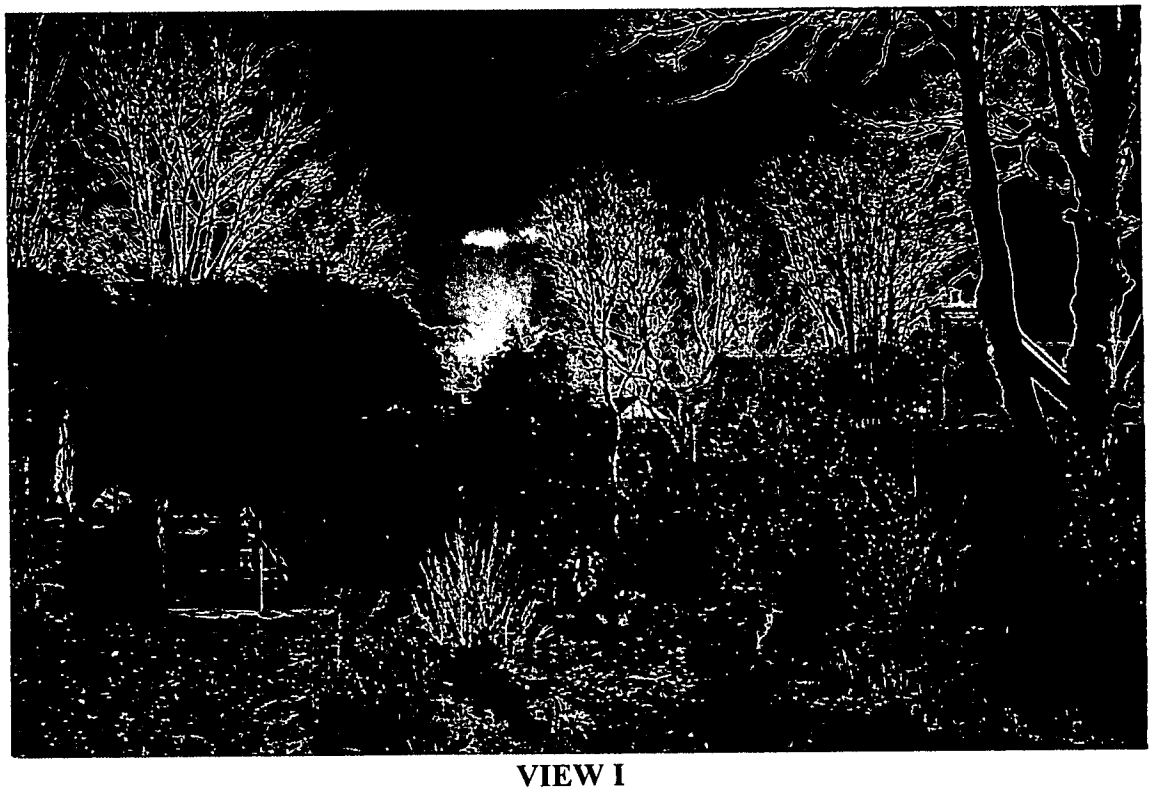
VIEW F



VIEW G



VIEW H



VIEW I



VIEW J



VIEW K



VIEW L



VIEW M



VIEW N



VIEW O



VIEW P