Steve Atkinson MAIOxonl MBA MIoD FRSA
Chief Executive

08/00373/FUL

Please Ask For: Simon Cheshire
Direct Dial/Ext: 01455 238141 ext 5762
Direct Fax: 01455 619897
Email: simon.cheshire@hinckley-bosworth.gov.uk
Your Ref:
Our Ref: CS/P/SCH/Enquiry Hill View, Wellsborough
Date: 08.01.08

Hinckley & Bosworth
Borough Council

A Borough to be proud of

Mr Julian Owen
276 Queens Road
Beeston
Nottingham
NG9 2BD

Louise. Forman. ⊙ etc.
Same act.

Dear Julian

CV13
6PA

Re: Proposed alterations to Hill View, Bosworth Road, Wellsborough.

In response to your enquiry dated 28th November, I have discussed the sketch proposals with the senior officer and there are concerns over the size and scale of the proposal and the impact on the adjacent Manor Farm Cottages that are Listed and the surrounding countryside. The extent of the proposal effectively represents a new residential development within the countryside and is contrary to policies BE1 and NE5.

The scale of the development should be reduced and redesigned so that it incorporates rooms in the roof at one and a half storey rather than the full two storey as proposed. Holly Lodge, Bosworth Road, Wellsborough can be used as a point of reference and was recently completed. The plans can be accessed via the council's website under application number 05/01247/FUL.

If I can be any further assistance with this matter please do not hesitate to contact me on the above details.

The above comments are initial informal officer views only and are made without prejudice to any decision the Local Planning Authority may make in respect of a subsequent application, and are given without the opportunity to consider all the relevant issues that may arise from consultation or may be expressed by local residents and other interested parties.

Yours sincerely

S K Che

Simon Cheshire

Area Planning Officer

Visit our new website at: www.hinckley-bosworth.gov.uk

EMPLOYER OF THE COUNCIL WORKER OF THE YEAR

08/00373/FUL

28th November 2007

Planning Department
Hinckley and Bosworth Borough Council
Argents Mead
Hinckley
Leicestershire
LE10 1BZ

Dear Sirs

Proposed Alterations to Hill View, Bosworth Road, Wellsborough Your Ref CS/P/DG/ENQ/hillv

Further to a meeting and exchange of correspondence between Mr David Groocock of your office and our clients, the owners of the above property, we have been instructed to produce some preliminary proposals for the alterations, based on Mr Groococks' comments as to what would be acceptable. He indicated that the footprint of the existing bungalow could be extended by up to 50% and a new first floor could be added. We have worked out the size of the extended building by working to these criteria, but also demolishing the existing garage attached to the bungalow as well as the existing outbuildings that are 3.5m from the east side of the building. Most of the structure of the original bungalow will be retained as suggested.

To this end, please find enclosed three sheets of 3d sketches and our drawings 1310/01, 02 and 03 of the existing building which describe these proposals.

Prior to preparing detailed plans and elevations, I would be grateful for the Council's comments on these proposals.

Yours faithfully

Julian Owen , Chartered Architect