

From: andrew moore [REDACTED]
Sent: 18 December 2024 09:35
To: David Spring <David.Spring@hinckley-bosworth.gov.uk>
Subject: Fw: 24/01010/CONDIT

Morning David,

I hope this e mail finds you well.

Fistly I would like to address the Highways issue.

It has never been imagined that the garage would be used as a garage! It would probably be more accurate to call it an outbuilding this is why it does not meet the minimum requirements in DG17 of the Leicestershire Highway Design Guide. It was felt by the developers that it would be used for the storage of gardening machinery needed to look after the large rear gardens. I have amended the drawing No1659 Sheet 3 to reflect this and attached a copy.

The original application had a 4.25m drive width at the point where cars would reverse out of CP1 and CP2 for both bungalows, this left the area for car parking spaces 6.75m in length. I have therefore simply increased the drive width to 6m leaving a length of 5.1m for the parking spaces. I have amended the Block plan and attached a copy.

In summary the outbuilding size is not an issue as it is not being used as a garage and we now have two car parking spaces per plot of 2.5 x 5.1m with a drive 6m wide to reverse onto.

Secondly points raised by No238.

The purchase of the land was completed by H and H Homes on October 4th 2024, which is 27 days before the application. It is understandable that there is some confusion over this as it is anticipated that the sale won't be registered with the land registry for months if not years.

The plots have been located to the north of the site to afford more privacy because of the overlooking and light intrusion from Ashby Rd especially during rush hour.

The original planning permission showed the border between 236 and 238 as a straight line at the point where the proposed bungalows are sited. When the area was cleared it was found that in fact it is not straight and seems to be more like the boundary shown on the O.S. maps so all site maps now reflect this. The original fences are still in place and the boundary is not being disputed by H and H.

The side windows to the boundary on the proposed bungalows are for a bathroom and en suite so these will be frosted which means that along with the retained 1.8m fence there is no overlooking issues.

On the proposed plans the nearest car parking space to the boundary with No 238 is over 8m away, if you consider that the car parking spaces on the previously approved plans were virtually alongside the boundary fence it can be assumed that the adverse effects mentioned will be greatly reduced on the proposed plans compared to the approved plans.

On the proposed plans the bungalows have been moved further away from No 236, from 27m to 32m, and changed from dormer bungalows to conventional single storey bungalows. This means that the impact and overlooking from the development has been greatly reduced. I have attached an enlarged site layout plan on which you will see that the distance from No 238 to the middle of the nearest widow on plot 1 has gone from 21m on the approved plans to 22.6m on the proposed plans. This has been measured on the proposed plans from the same point on No 238 as the approved application to highlight the difference. The proposed bungalows and outbuilding have been designed with a low pitch angle of 25 deg, compared to the previous design of 35 deg to reduce the height. In fact the outbuilding is only 3.75m high from finished ground level to minimise impact on No 238.

You will also note on the site plan that I have highlighted the drive area with shading, with the garage being correctly classified as an outbuilding there will be no cars using the area not shaded on the plan.

The Developers have pegged out the Bungalows as per the proposed plans and it has been noted that with a gap of 1500mm to the boundary at the front of plot 1 the gap at the rear of plot 1 where the fence steps in is 900mm which is deemed acceptable.

The Bungalows are to be built out of red facing bricks with grey roof tiles for a more traditional appearance.

I hope that the attached information and plans are sufficient to allow you to approve the plans, if however you need any more information please let me know.

Kind Regards
Andrew Moore

P.S. Can you acknowledge receipt please so I know this matter is being dealt with, many thanks