

Parking Statement:

Scheme Information

Application Site / Plot Address: Land adjoining (81 Hinckley Road), Earl Shilton, Leicestershire. LE9 7LH

Applicant: Mrs Z. Moss (85a Hinckley Road)..... Owner of the Land associated to the Application.

(One portion of land purchased: 16th SEP 21 and the other purchased: 10TH June 2022) (See attached 'Land Registry Documents')

Application Date: January 2025

Local Area: Hinckley & Bosworth Borough Council

Application Ref: TBA

Doc Ref: ZM/25.03

Project Proposed: Construction of a Dormer Bungalow with Garden Area to the rear & parking to the front.

Existing Land Use: Single Detached Garage with vacant ground area to the rear & old timber shed.

Existing Access: The existing garage is accessed from the main Hinckley Road via a 'Shared Driveway' with No.81 Hinckley Rd

Proposed Access: Using the existing driveway as described above. ***(Land Registry Documents support the 'shared access rights')***

Orientation: NNE

'Access Rights & Parking'

- With respect to access to the proposed development, you can see from the Land Registry Documents, the driveway which provides access to the proposed Building Plot and is **NOT** owned by the owners of 81 Hinckley Rd.
- **A 'Covenant' dated 1943 (Title No: LT532382) states that all access for any purpose at any time is granted to the garage owners and all successive owners.**
- See plans proposed for parking. Provision allowed for 2 family sized cars with parking within the curtilage / boundary of the new dwelling.
- Access must be maintained for cars associated with 81 Hinckley Rd.