

5 September 2025

Hinckley & Bosworth Borough Council

Planning Department

Hinckley Hub
Rugby Road
Hinckley
Leicestershire
LE10 0FR

Householder Planning Application:

33 Elwell Avenue, Barwell, LE9 8FH

Dear Sir / Madam,

The following points are part of the above application & it is requested they be considered:

Relevant Policies

National Planning Policy Framework:

- 2. Achieving sustainable development
- 5. Delivering a sufficient supply of homes
- 6. Building a strong, competitive economy
- 8. Promoting healthy and safe communities
- 9. Promoting sustainable transport
- 11. Making effective use of land
- 12. Achieving well-designed places
- 14. Meeting the challenge of climate change, flooding, and coastal change

Local:

Good Design Guide

Part 5: Key aim, Garden proportions

Part 5: Extensions: to rear

As available on the Council's Online Planning Register:

The property has no planning history.

Summary

1). Visual Impact & Screening of the site

The proposed changes are to the Rear of the property. The proposals will not be visible from the public road, please see accompanying drawing 0410 (A) GA 003 - Site Plan. The proposal will be constructed from brick & block walls with insulated cavities. The existing site has a reasonably flat level, as shown on drawing 0410 (A) GA 001 - Location Plan, it is not expected that the levels of the site will need to change to allow construction. Additional doors & windows on elevations are described here:

North elevation:	1 New obscure glazed window. 1 New sliding folding door set.
East elevation:	N/A
South elevation:	N/A
West elevation:	N/A

There are currently windows & doors on these elevations, so neighbouring properties privacy will not be affected.

2). Surface Water Drainage

The proposals will feed into the existing surface water drains.

3). Highways considerations

The proposals will not dramatically affect the affect the volume of traffic on the adjacent roads infrastructure.

4). Sustainability

The materials chosen for the construction are to be energy efficient using insulation to new walls & utilising high efficiency double glazed doors & windows, so as to have as low an environmental impact as possible.

5). Amenity

The proposal is to allow for the existing property to be extended allowing a reasonable amount of living & amenity space for the applicant & his family.

Conclusion

As the overall design adheres to the above national & local planning policies, the proposal appears to be acceptable in principle.

I trust this planning letter & the submitted drawings will furnish the required information. However should you need any further information, please feel free to get in touch.

Yours faithfully,



Barnaby Robinson
The Design Social

Project Data													
Job No.	Site Address	Applicant	Elevation	Visible	Walls	Local Authority	Planning Application Type	Planning History	Glazing	North	East	South	West
0410	33 Elwell Avenue, Barwell, LE9 8FH	Rob Alger	Rear	will not be visible	brick & block walls with insulated cavities	Hinckley & Bosworth Borough Council	Householder Planning Application:		New glazed window.				
									New obscure glazed window.	1			
									New glazed door.				
									New sliding folding door set.	1			

Council Data		
Council	Address	Policies
Birmingham City Council	PO Box 28 Birmingham B1 1TU	Policy PG3 of the Birmingham Development Plan 2017 Birmingham Design Guide SPD 2022 Healthy Living and Working Manual Policy DM2 of the Development Management in Birmingham DPD 2021
Blaby District Council	Council Offices Desford Road Narborough Leicestershire LE19 2EP	Adopted Local Plan DM1 Development within the Settlement Boundaries DM11 Accessible and Adaptable Homes
Derby City Council	The Council House, Corporation Street, Derby, DE1 2FS	Authority Monitoring Report 2023 P9 Five Year Supply of Deliverable Housing Sites Local Plan - Part 1 CP4 Character and Context CP6 Housing Delivery Appendix B: Housing Trajectory (2011-2028) Local Plan Review (2006) H13 Residential Development - General Criteria, 6.41 H16 Housing Extensions, 6.47
Gedling Borough Council	Civic Centre, Arnold, NG5 6LU	Extensions and Alterations Design Code C2 Characterful Homes C5 Materials G7 Biodiversity & Ecology C& H3 Liveable Homes
Hinckley & Bosworth Borough Council	Hinckley Hub Rugby Road Hinckley Leicestershire LE10 0FR	Good Design Guide Part 5: Key aim, Garden proportions Part 5: Extensions: to rear
North Northamptonshire Council (Corby Office)	The Corby Cube George Street Parklands Gateway Corby Northamptonshire NN17 1QG	Part 2 Local Plan for Corby Policy 2 – Health and Wellbeing Sustainable Design SPD Part 2 - 2 Continuity and Enclosure Part 2 - 3 Ease of Movement