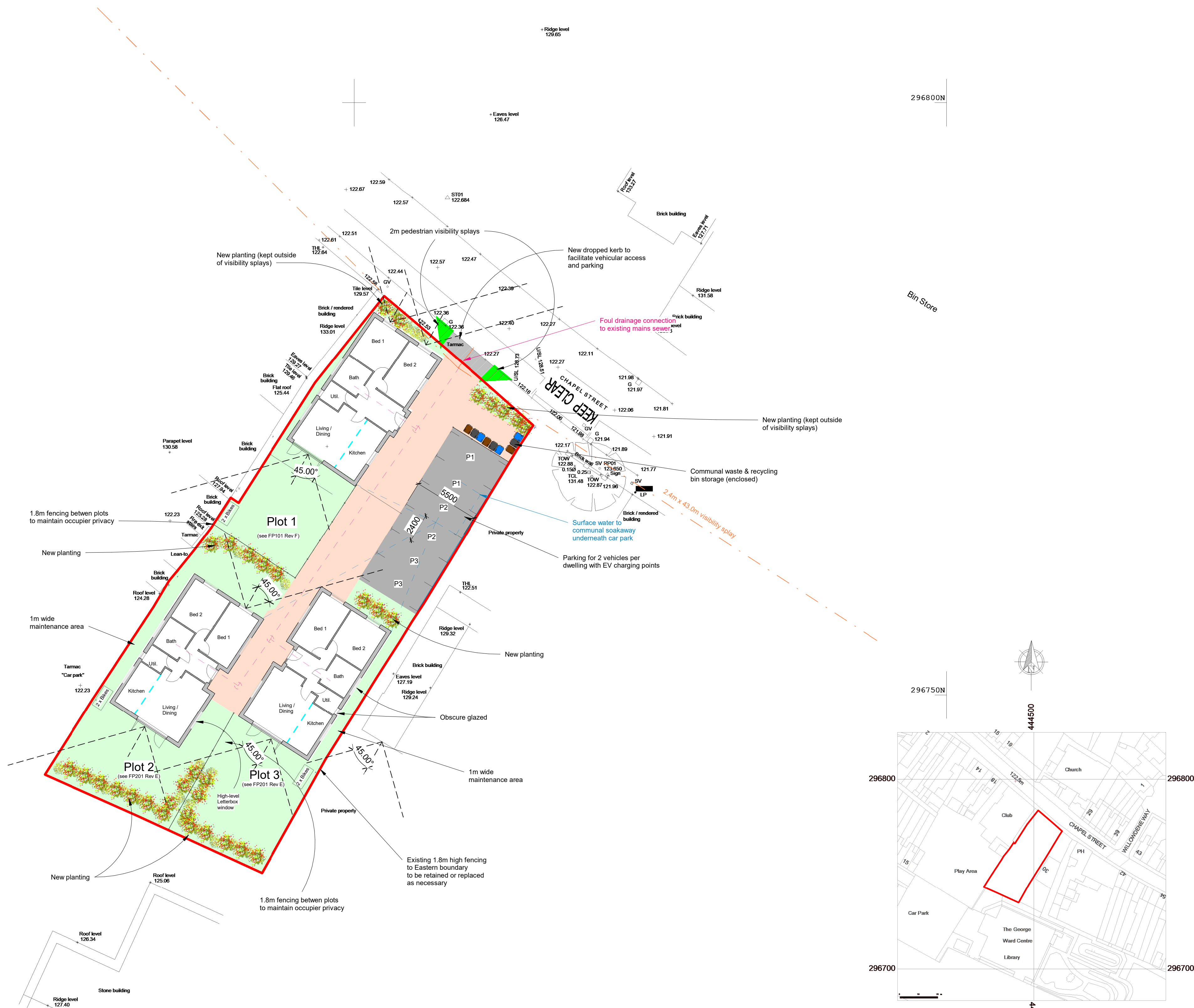
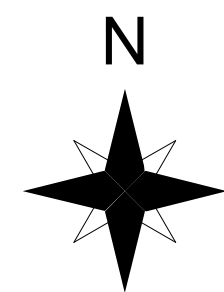
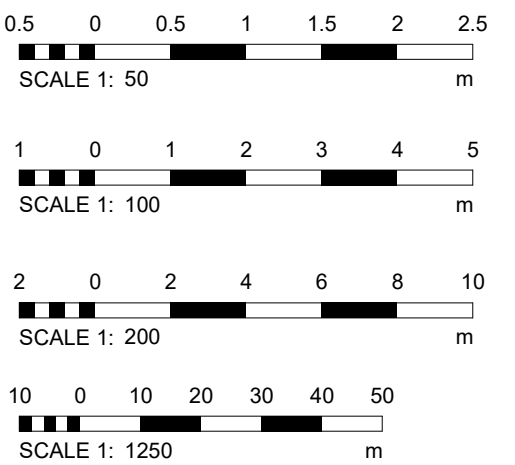




1 Proposed Block Plan
1 : 200

2 Location Plan
1 : 1250

Notes:



STATUS: For Approval



Houseplansdirect Limited

The Coppice
Fownhope
Herefordshire
HR1 4PA

Tel: 01432 806409
Email: support@houseplansdirect.co.uk

PROJECT: Proposed residential development

CLIENT: Richardson & Hall Luxury Developments

SITE: Barwell Constitutional Club, Chapel Street, Barwell

TITLE: Proposed Block & Location Plans

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
As indicated	March 2024	AC	DC
PROJECT NO:	DRAWING NO:	REVISION:	
RH02	FP002	G	

Andy Carr - Cadtech Design

From: Planning Portal <notifications@planningportal.co.uk>
Sent: 21 July 2023 09:42
To: Andy Carr
Subject: An update on your application

Dear Andy Carr

An update on your Full planning permission application with the reference number PP-12324718.

Your application has now been received by Hinckley and Bosworth Borough Council and they will review and validate it within their timescales. This email is not a formal acceptance of your application by them. If more information is needed, then they will contact you directly.

Details of your application

- Application Type: Full planning permission
- Reference number: PP-12324718
- Version: 1
- Applicant: D. Richardson
- Application site address: Barwell Constituional Club, Barwell Constitutional Club, 20, Chapel Street, Barwell, LE9 8DD
- Submission date: 21/07/2023 01:01:50
- Received date: 21/07/2023 09:42:18
- Application Fee: £1848.00
- Total Service Charges: £64.00

[View Application](#)

For more information on the progress of your application, please contact the Local Planning Authority as the Planning Portal is not involved in the decision-making process.

- Hinckley and Bosworth Borough Council
- <http://www.hinckley-bosworth.gov.uk/>
- 01455255777
- planningportal@hinckley-bosworth.gov.uk

This email is for information only, please do not reply as the mailbox is not monitored. If you do need to contact us at Planning Portal, you can email support@planningportal.co.uk or browse the [FAQs on the Planning Portal website](#).

Regards

The Planning Portal Team

The Planning Portal is an online application service provided by PortalPlanQuest and supports the submission of planning application information to Local Planning Authorities in accordance with statutory regulations.

PortalPlanQuest Limited (reg. no 09400439) is a joint venture between the Department for Levelling Up, Housing & Communities (DLUHC) and TerraQuest Solutions Limited.

Bill Cullen MBA (ISM), BA(Hons) MRTPI
Chief Executive

Please Ask For: David Spring
Direct Dial/Ext: 01455 25
Email: planning@hinckley-bosworth.gov.uk
Your Ref:
Our Ref: 23/00716/FUL
Date: 2 August 2023



**Hinckley & Bosworth
 Borough Council**

Mr D Richardson
 Richardson & Hall Luxury Developments
 Unit F
 The Knoll
 Leicester Road
 Earl Shilton
 LE9 7TJ

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT, 1990
ACKNOWLEDGEMENT OF PLANNING APPLICATION

DESCRIPTION : Proposed 4no. residential dwellings with associated vehicular access, parking, amenity space and other works
LOCATION : Barwell Constitutional Club 20 Chapel Street Barwell Leicester

Your application was received on **20 July 2023**.

I acknowledge receipt of your application. A further notification will only be sent to you if your application is invalid or if it relates to a County Matter, in which case the application will be determined by the County Planning Authority. Otherwise your application will be dealt with by this Authority. We may have changed the description of development; if the description of development is unacceptable please let the Council know.

The following payment(s) has been received in respect of this application:-
 £1848.00 received on 20 July 2023 receipt no. 28974

The application site will be visited by a planning officer. Their assessment of the scheme may include taking photographs of the site and surrounding area.

If you have provided an email address on your application form we will be advising you electronically of the decision.

You can view the application online at **www.hinckley-bosworth.gov.uk** by entering 23/00716/FUL into the search box and following the link returned in a purple box, you will need to select the documents tab on the web page to view the documents. The website is automatically updated throughout the process and when a decision is made on the application and therefore you are advised to check the website for updates as this will give you the most up to date information that is available. You can also use the QR code at the end of this letter to view the documents.

If by **14 September 2023** the County Council or this Authority have not given you notice of a decision (and you have not agreed in writing that the period be extended) you may appeal to the Secretary of State. The deadline for submitting an appeal in the case of non-determination is six months from the date the decision should have been made. Forms and guidance on appeals are available from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000 or online at www.planningportal.gov.uk/pcs.

Privacy Notice

For information about how we use personal data, visit <https://www.hinckley-bosworth.gov.uk/privacy>

Yours faithfully

C. Brown.

Christopher Brown MRTPI
Planning Manager (Development Management)





Building Control Service

Working on behalf of 6
councils including Hinckley
and Bosworth Borough Council

Now you have started your planning application process, you may need to think about your Building Regulations*.

* where applicable

The Leicestershire Building Control Partnership can provide you help, guidance and support through the Building Regulations process. As part of this, we can offer:

- Building Regulation Approvals and Inspections
- Free pre-application advice and meetings,
- Extensive technical expertise on a wide range of building matters,
- Value for money,
- A local based service, offering extensive local knowledge and quick response times,
- Professional, experienced team members who are happy to help with your enquiries face to face or via the telephone direct to our offices,
- Dedicated Building Control Surveyors
- Advice on other related matters, e.g. means of escape from fire,
- Joint meetings with Planning and Building Control as part of a 'Development Team' Teams are available if required
- Certificate of completion once works are completed in accordance with the Building Regulations,
- A prompt and efficient plan checking and same day inspection service,
- A minimal waiting period following the submission of your application - **Once you have submitted your application, you may start work within two working days.**

Additionally we also;

- Accept applications submitted through the LABC partnership scheme, and
- Applications can be submitted online at www.lbc.co.uk

For further information on our services and fees or for help and guidance with your project, please contact us:

Website: www.lbc.co.uk

Telephone: 0116 272 7533

Email: building.control@lbc.co.uk

**FW: Response To Pre-app 21/10167/PREHMO at Barwell Constitutional Club 20
Chapel Street Barwell Leicester Leicestershire LE9 8DD**

David Spring <David.Spring@hinckley-bosworth.gov.uk>

Wed 23/08/2023 15:00

To: 'Planning@cadtechdesign.com' <Planning@cadtechdesign.com>

 1 attachments (102 KB)
Response_23-00716-FUL.pdf;

Mr Carr,

As you were the agent for the above pre-app in 2021 I wondered would you by any chance have a copy of the pre-app response provided for 21/10167/PREHMO?

I can't find it on our systems and it would be helpful.

With thanks,

David Spring
Planning

This email and any files sent with it are confidential.

If this email isn't intended for you, please notify the sender immediately and then permanently delete it.

You must not read, print, store, disclose, copy or take any other action in respect of this email.

We routinely monitor incoming and outgoing email messages to ensure they comply with Hinckley & Bosworth Borough Council's policy on the use of electronic communications.

The contents of emails may have to be disclosed to a request under the Data Protection Act 2018, Freedom of Information Act 2000 and/or the Environmental Information Regulations 2004.

The views expressed by the author may not necessarily reflect the views or policies of Hinckley & Bosworth Borough Council.

Attachments to email messages may contain viruses that may damage your system.

Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result.

You are advised to carry out your own virus checks before opening any attachment.

Save paper - only print this email if necessary.

Visit us online: www.hinckley-bosworth.gov.uk

Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR. Main switchboard: 01455 238141

Re: 23/00716/FUL FAO David Spring

Andy Carr <andy@cadtechdesign.com>

Tue 12/09/2023 12:18

To: David Spring <David.Spring@hinckley-bosworth.gov.uk>

Good afternoon David,

Happy to agree to the extension, I understand that you will need to re-consult highways and other stakeholders.

My clients have had an informal but amicable conversation with the neighbour at 30 Chapel Street, regarding some concerns she has raised that the revised layout could lead to overlooking of her bedroom window in the Eastern elevation of her house.

I have advised my clients that we would be wise to await feedback from highways and yourself before considering any further amendments, and I understand that this was considered to be acceptable by the neighbour in the meantime.

With this in mind, we look forward to hearing from you in due course.

Regards,

Andy Carr
Cadtech Design
01432 806409

From: David Spring <David.Spring@hinckley-bosworth.gov.uk>**Sent:** 12 September 2023 11:47**To:** Andy Carr <andy@cadtechdesign.com>**Subject:** RE: 23/00716/FUL FAO David Spring

Hi Andy,

Can we agree to an extension of time please to Oct 27th? It shouldn't take this long but this date will cover us for any eventuality.

With thanks,

David Spring
Planning

From: Andy Carr - Cadtech Design <andy@cadtechdesign.com>**Sent:** 07 September 2023 17:26**To:** David Spring <David.Spring@hinckley-bosworth.gov.uk>**Cc:** dropbox@81824033.houseplansdirect.highrisehq.com**Subject:** RE: 23/00716/FUL FAO David Spring

Good afternoon David,

Further to our recent correspondence, please find attached the following revised drawings in response to the LHA comments:

- FP002 Rev A – Revised Block Plan showing the proposed new layout

- FP101, 201, 301 and 401 Rev A – Elevations and Plans showing the minor amendments to the dwellings, brought about by the site layout changes

We look forward to your feedback in due course.

Regards,

Andy Carr

Partner – Cadtech Design

andy@cadtechdesign.com

01432 806409



From: David Spring <David.Spring@hinckley-bosworth.gov.uk>

Sent: Wednesday, August 23, 2023 4:19 PM

To: 'Andy Carr - Cadtech Design' <andy@cadtechdesign.com>

Cc: dropbox@81824033.houseplansdirect.highrisehq.com

Subject: RE: 23/00716/FUL FAO David Spring

Hi Andy,

Ok thanks for that & for sending in the previous pre-app response.

I'll wait to hear back from you.

With regards,

David Spring

Planning

From: Andy Carr - Cadtech Design <andy@cadtechdesign.com>

Sent: 23 August 2023 10:23

To: David Spring <David.Spring@hinckley-bosworth.gov.uk>

Cc: dropbox@81824033.houseplansdirect.highrisehq.com

Subject: RE: 23/00716/FUL FAO David Spring

Good morning David,

In light of comments from the LHA regarding the site layout originally submitted, please disregard my email yesterday.

I will reconsult with the applicants and we will provide a revised layout to take into account the feedback received in due course.

Regards,

Andy Carr

Partner – Cadtech Design

andy@cadtechdesign.com

01432 806409



From: Andy Carr - Cadtech Design <andy@cadtechdesign.com>
Sent: Tuesday, August 22, 2023 4:40 PM
To: 'planning@hinckley-bosworth.gov.uk' <planning@hinckley-bosworth.gov.uk>
Cc: 'dropbox@81824033.houseplansdirect.highrisehq.com' <dropbox@81824033.houseplansdirect.highrisehq.com>
Subject: 23/00716/FUL FAO David Spring

Good afternoon David,

Further to submission of the above application, please find attached revised drawing FP002 Rev A Proposed Block and Location Plans. This has been amended following the completion of a topographical survey of the site. I have also attached the topo survey for your information.

I appreciate that the submission of this revised drawing may require re-consultation and delay any decision slightly, and have advised the applicants to this effect.

We look forward to hearing from you in due course.

Regards,

Andy Carr
Partner – Cadtech Design
andy@cadtechdesign.com
01432 806409



This email and any files sent with it are confidential.
If this email isn't intended for you, please notify the sender immediately and then permanently delete it.
You must not read, print, store, disclose, copy or take any other action in respect of this email.

We routinely monitor incoming and outgoing email messages to ensure they comply with Hinckley & Bosworth Borough Council's policy on the use of electronic communications.
The contents of emails may have to be disclosed to a request under the Data Protection Act 2018, Freedom of Information Act 2000 and/or the Environmental Information Regulations 2004.

The views expressed by the author may not necessarily reflect the views or policies of Hinckley & Bosworth Borough Council.

Attachments to email messages may contain viruses that may damage your system.
Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result.

You are advised to carry out your own virus checks before opening any attachment.

Save paper - only print this email if necessary.

Visit us online: www.hinckley-bosworth.gov.uk

Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR. Main switchboard: 01455 238141

This email and any files sent with it are confidential.

If this email isn't intended for you, please notify the sender immediately and then permanently delete it.

You must not read, print, store, disclose, copy or take any other action in respect of this email.

We routinely monitor incoming and outgoing email messages to ensure they comply with Hinckley & Bosworth Borough Council's policy on the use of electronic communications.

The contents of emails may have to be disclosed to a request under the Data Protection Act 2018, Freedom of Information Act 2000 and/or the Environmental Information Regulations 2004.

The views expressed by the author may not necessarily reflect the views or policies of Hinckley & Bosworth Borough Council.

Attachments to email messages may contain viruses that may damage your system.

Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result.

You are advised to carry out your own virus checks before opening any attachment.

Save paper - only print this email if necessary.

Visit us online: www.hinckley-bosworth.gov.uk

Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR. Main switchboard: 01455 238141

FW: Planning ref 23/00716/FUL

Dave Richardson <dave@richardsonandhall.com>

Wed 04/10/2023 10:41

To: Andy Carr <andy@houseplansdirect.co.uk>

 4 attachments (12 MB)HBBC Pre-App Response 21.10167.PREHMO.pdf; Dn A Statement for 23.00716.FUL.pdf;
THE_GOOD_DESIGN_GUIDE_FEB_2020__1.pdf; LCC Highways Response 23.00716.FUL.pdf;

Hi Andy

Looks like we need to change the plot to 3, if you could kindly proceed to cover all bases if possibly.

**David Richardson**

Co-Founder

The Knoll
Leicester Road
Earl Shilton
LE9 7TJ

M: 07538 277 151

T: 0116 482 5393

E: hello@richardsonandhall.com

W: richardsonandhall.com

Helping you move into your dreams...

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

Richardson and Hall Luxury Developments Ltd. is a limited company registered in England and Wales. Registered number: 12973940 VAT No. 371 5324 09 Registered office: The Knoll, Leicester Rd, Earl Shilton, Leicester. WARNING: Although the company has taken reasonable precautions to ensure no viruses are present in this email, the company cannot accept responsibility for any loss or damage arising from the use of this email or attachments.

From: David Spring <David.Spring@hinckley-bosworth.gov.uk>**Sent:** Wednesday, October 4, 2023 10:37 AM**To:** Dave Richardson <dave@richardsonandhall.com>**Cc:** Adam Hall <adam@richardsonandhall.com>**Subject:** RE: Planning ref 23/00716/FUL

Hi David,

Apologies for the delay in responding to your email. I spoke with my manager about this a few days ago. I realise this is going against the pre app advice for this site but we think 4 dwellings on this plot is too much.

I've attached this preapp response as well as the design and access statement submitted with this application and a copy of the good design guide. I've also attached LCC Highways re-consultation response who have no objections subject to the attachment of a number of conditions should approval be granted.

There are 3 bedrooms on the 1st floor western elevation of No. 30 each with a window. The middle bedroom has only 1 window which is on this western elevation directly facing the bedroom windows on the proposed dwelling on Plot 2. The separation distances here are not enough for a principal window to a habitable room

(p34 good design guidance) and I don't think you can satisfy these separation requirements with 4 dwellings on the plot. At the moment the proposed would result in overlooking, a lack of privacy for occupants of No 30 & any future occupant on the proposed.

Can you have a look at your design please? Also can you add to the proposed boundary condition on the eastern & southern boundary with perhaps more landscaping/ hedgerow etc to help improve privacy?

I'm happy to chat this through if you prefer.

With regards,

David Spring
Planning

From: Dave Richardson <dave@richardsonandhall.com>
Sent: 29 September 2023 12:48
To: David Spring <David.Spring@hinckley-bosworth.gov.uk>
Cc: Adam Hall <adam@richardsonandhall.com>
Subject: Planning ref 23/007/16/FUL

Good afternoon David,

Hope I find you well, I believe you are our case officer for the above planning app.

Just thought I would drop you a quick email to see where we are currently at regarding the new revised site plan which has been submitted due to the highway issues with the parking.

It would be lovely for an update on this matter to see if the revised plan is acceptable or if we may need to make more changes.

I totally understand you guys over at the planning office are extremely busy at the moment, but we are very keen to get this issue resolved so we can move forward and hopefully move this project along.

Have a fantastic weekend and hopefully speak soon.

Kind regards,

David



David Richardson

Co-Founder

The Knoll
Leicester Road
Earl Shilton
LE9 7TJ

M: 07538 277 151

T: 0116 482 5393

E: hello@richardsonandhall.com

W: richardsonandhall.com

Helping you move into your dreams...

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

Richardson and Hall Luxury Developments Ltd. is a limited company registered in England and Wales. Registered number: 12973940 VAT No. 371 5324 09 Registered office: The Knoll, Leicester Rd, Earl Shilton, Leicester. WARNING: Although the company has taken reasonable precautions to ensure no viruses are present in this email, the company cannot accept responsibility for any loss or damage arising from the use of this email or attachments.

RE: Internal site boundary - Barwell Constitutional Club - 23/00716/FUL

David Spring <David.Spring@hinckley-bosworth.gov.uk>

Thu 26/10/2023 12:37

To: Andy Carr <andy@cadtechdesign.com>

Hi Andy,

I hope you are well.

One final change needed please? Internally with specific regard to the relationship between the front inside bedroom for plot 2 & the bedroom opposite in plo3 & the living room window for plot 1, the proposed boundary is 600mm post-and-rail fence. This won't be enough to prevent overlooking and will result in a lack of privacy for future habitants in these habitable rooms. Can this be changed to a more substantial fence please? 1.8m to 2m?

I cant see any other way around this but am open to suggestions.

With thanks,

David Spring
Planning

From: Andy Carr <andy@cadtechdesign.com>

Sent: 19 October 2023 17:34

To: David Spring <David.Spring@hinckley-bosworth.gov.uk>

Subject: Updated Drawings - Barwell Constitutional Club - 23/00716/FUL

Good afternoon David,

Thank you for your time on the phone earlier. I have updated the drawings as agreed, and attach the following for your review:

- FP002 Rev D Proposed Block Plan - showing amended floor plans for Plots 1 & 2, and annotation confirming letterbox windows and obscure glazing to bathrooms / utility rooms on Eastern elevations to maintain privacy.
- FP101 Rev D Plot 1 Elevations and Plans - letterbox windows added for architectural interest, and notes added to confirm obscure glazing to bathroom / utility windows on Eastern elevation.
- FP201 Rev C Plot 2 Elevations and Plans - amendments exactly the same as Plot 1.
- FP301 Rev B Plot 3 Elevations and Plans - no further amendments made but included in this email for clarity.

I believe these amendments address the points made about architectural interest and privacy when considering the neighbour at No.30 to the East.

We look forward to your feedback in due course and trust that you will not hesitate to get in touch should you wish to discuss further.

Regards,

Andy Carr
Partner - Cadtech Design
andy@cadtechdesign.com
01432 806409

This email and any files sent with it are confidential.

If this email isn't intended for you, please notify the sender immediately and then permanently delete it.

You must not read, print, store, disclose, copy or take any other action in respect of this email.

We routinely monitor incoming and outgoing email messages to ensure they comply with Hinckley & Bosworth Borough Council's policy on the use of electronic communications.

The contents of emails may have to be disclosed to a request under the Data Protection Act 2018, Freedom of Information Act 2000 and/or the Environmental Information Regulations 2004.

The views expressed by the author may not necessarily reflect the views or policies of Hinckley & Bosworth Borough Council.

Attachments to email messages may contain viruses that may damage your system.

Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result.

You are advised to carry out your own virus checks before opening any attachment.

Save paper - only print this email if necessary.

Visit us online: www.hinckley-bosworth.gov.uk

Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR. Main switchboard: 01455 238141

Re: Updated Drawings - Barwell Constitutional Club - 23/00716/FUL

Andy Carr <andy@cadtechdesign.com>

Fri 27/10/2023 09:30

To: David Spring <David.Spring@hinckley-bosworth.gov.uk>

Thanks David, I will wait to hear from you with regard to the Pollution Officer's comments. My clients own a specialist glazing business, so they have suggested that there are a number of different ways of improving the acoustic performance of doors and windows if necessary, but hopefully this simple solution will address the concerns so we can move forward.

Regards,

Andy

From: David Spring <David.Spring@hinckley-bosworth.gov.uk>

Sent: 27 October 2023 09:24

To: Andy Carr <andy@cadtechdesign.com>

Subject: RE: Updated Drawings - Barwell Constitutional Club - 23/00716/FUL

Hi Andy,

Thanks for your prompt reply. I've answered your questions below in blue.

With regards,

David Spring
Planning

From: Andy Carr <andy@cadtechdesign.com>

Sent: 26 October 2023 16:12

To: David Spring <David.Spring@hinckley-bosworth.gov.uk>

Subject: Re: Updated Drawings - Barwell Constitutional Club - 23/00716/FUL

Good afternoon David,

Thank you for getting in touch and no problem at all regarding the emails, we are keen to reach a positive conclusion too and are happy to engage.

1. With regard to the fencing, the applicants are happy to replace the proposed 600mm post and rail fencing with 1.8m to avoid overlooking - hopefully we can find something which is more pleasant to look at than close-boarded or feather edge fencing but regardless, if I change the annotation to say '*Minimum 1.8m fencing to prevent overlooking*' will that suffice?

Yes that should work. This is arguably the most sensitive part of the residential amenity relationship and although important to have the fence at 1.8m to protect privacy and prevent overlooking, it would probably work better with some landscaping to soften it.

2. Reference the objection from the CAMRA consultee, the application site is underused, overgrown and costly for the club to maintain. The profits of the sale of the land, should planning permission be granted, will be used to fund much-needed improvements to the club building itself.

Justification noted

3. I have spoken to the applicants about the impact of air handling units at the club and also the George Ward centre. There is an agreement in place that the units at the club will be fitted

with an acoustic surround to restrict the noise from them, although as yet there is no formal arrangement or design for this. The applicants have also suggested that they would be happy to fit all windows on the Western elevations (facing the club) and the bifold doors on the Southern elevations (facing the George Ward centre) with triple glazing, if this would address the issue?

I have sent your reply to the HBBC Pollution Officer. I'll let you know as soon as I hear back.

Please let me know if these suggestions would be acceptable, and what you need from me to formally address the concerns raised (ie annotations on the site plan, or a written statement). Annotations on an amended site plan would be good. I've added your reply above to our files. Also happy to receive an updated written statement if you wish to add anything to the justification or noise safeguards being proposed. The response from the Pollution Officer should shed some light on this.

Look forward to hearing from you in due course.

Regards,

Andy

From: David Spring <David.Spring@hinckley-bosworth.gov.uk>
Sent: 26 October 2023 15:43
To: Andy Carr <andy@cadtechdesign.com>
Subject: RE: Updated Drawings - Barwell Constitutional Club - 23/00716/FUL

Andy,

Apologies for all the emails but I hope you see it as a good sign that I'm engaged with the application and trying to get it to a positive conclusion.

One of the consultation responses was from Hinckley & Bosworth CAMRA which says– 'They appear to be merely revising the layout of the 4 dwellings and the access arrangements to the site in an effort to comply with highway authority requirements. There are still no planning arguments put forward by the applicant to justify how the principle of the proposal meets the adopted and emerging policies of the Local Plan. Unless the Local Planning Authority can be assured that Policy DM25 of the adopted Plan and Policies CLT01 and CLT02 of the emerging Plan are not compromised by the loss of part of a community facility, the application should be refused'.

I don't think you have justified this loss. I imagine the argument will likely be that the outdoor space isn't utilised and that it therefore won't adversely impact the community facility.

In terms of weight it will be a conflict, but dependent on the justification, it can be outweighed by other benefits of the scheme.

With thanks,

David Spring
Planning

From: Andy Carr <andy@cadtechdesign.com>
Sent: 19 October 2023 17:34
To: David Spring <David.Spring@hinckley-bosworth.gov.uk>
Subject: Updated Drawings - Barwell Constitutional Club - 23/00716/FUL

Good afternoon David,

Thank you for your time on the phone earlier. I have updated the drawings as agreed, and attach the following for your review:

- FP002 Rev D Proposed Block Plan - showing amended floor plans for Plots 1 & 2, and annotation confirming letterbox windows and obscure glazing to bathrooms / utility rooms on Eastern elevations to maintain privacy.
- FP101 Rev D Plot 1 Elevations and Plans - letterbox windows added for architectural interest, and notes added to confirm obscure glazing to bathroom / utility windows on Eastern elevation.
- FP201 Rev C Plot 2 Elevations and Plans - amendments exactly the same as Plot 1.
- FP301 Rev B Plot 3 Elevations and Plans - no further amendments made but included in this email for clarity.

I believe these amendments address the points made about architectural interest and privacy when considering the neighbour at No.30 to the East.

We look forward to your feedback in due course and trust that you will not hesitate to get in touch should you wish to discuss further.

Regards,

Andy Carr

Partner - Cadtech Design

andy@cadtechdesign.com

01432 806409

This email and any files sent with it are confidential.

If this email isn't intended for you, please notify the sender immediately and then permanently delete it.

You must not read, print, store, disclose, copy or take any other action in respect of this email.

We routinely monitor incoming and outgoing email messages to ensure they comply with Hinckley & Bosworth Borough Council's policy on the use of electronic communications.

The contents of emails may have to be disclosed to a request under the Data Protection Act 2018, Freedom of Information Act 2000 and/or the Environmental Information Regulations 2004.

The views expressed by the author may not necessarily reflect the views or policies of Hinckley & Bosworth Borough Council.

Attachments to email messages may contain viruses that may damage your system.

Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result.

You are advised to carry out your own virus checks before opening any attachment.

Save paper - only print this email if necessary.

Visit us online: www.hinckley-bosworth.gov.uk

Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR. Main switchboard: 01455 238141

This email and any files sent with it are confidential.

If this email isn't intended for you, please notify the sender immediately and then permanently delete it.

You must not read, print, store, disclose, copy or take any other action in respect of this email.

We routinely monitor incoming and outgoing email messages to ensure they comply with Hinckley & Bosworth Borough Council's policy on the use of electronic communications.

The contents of emails may have to be disclosed to a request under the Data Protection Act 2018, Freedom of Information Act 2000 and/or the Environmental Information Regulations 2004.

The views expressed by the author may not necessarily reflect the views or policies of Hinckley & Bosworth Borough Council.

Attachments to email messages may contain viruses that may damage your system.
Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result.
You are advised to carry out your own virus checks before opening any attachment.

Save paper - only print this email if necessary.

Visit us online: www.hinckley-bosworth.gov.uk

Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR. Main switchboard: 01455 238141

Re: Barwell Constitutional Club - 23/00716/FUL

Andy Carr <andy@cadtechdesign.com>

Thu 04/01/2024 11:20

To: David Spring <David.Spring@hinckley-bosworth.gov.uk>

Hi David,

Apologies for missing your call, I had just taken another call when you rang. I'm in the office all day today so can block out a particular time to suit you, or I can call you if that's more convenient? January is always a busy time for us and as usual we are fielding a lot of new enquiries.

I haven't been inside the club myself but I can find out about the stewards room - I'm pretty certain no-one lives there permanently though.

If there is a particular time that would suit you, please let me know and I will redirect any calls.

Regards,

Andy

From: David Spring <David.Spring@hinckley-bosworth.gov.uk>

Sent: 04 January 2024 10:51

To: Andy Carr <andy@cadtechdesign.com>

Subject: RE: Barwell Constitutional Club - 23/00716/FUL

Hi Andy,

When's a good time to call you? I'd like to have a chat about this application please.

Parish Council have also objected and this brings the number of objections to 5 which triggers a Planning Committee decision on this. It will have to be the February Committee now as the deadline for the January 16th Committee was before Christmas. I'll let you know when the February Committee is on.

A concern at the moment and hopefully something we can address is potential overlooking from the rear elevation of the Club. I don't have a photo of this rear elevation but I believe it's a stewards room (I presume that isn't permanent living accommodation?) with potential for overlooking of the proposed, especially on busy club nights. Do you have any photos of this? Is there a balcony there?

Could a 1.8m high screen be added to the eastern elevation here to prevent/ minimise overlooking?

With thanks,

David Spring
Planning

From: Andy Carr <andy@cadtechdesign.com>

Sent: 22 December 2023 15:48

To: David Spring <David.Spring@hinckley-bosworth.gov.uk>

Subject: Re: Barwell Constitutional Club - 23/00716/FUL

Good morning David,

I wanted to catch you before you finalise your report etc. on this application - we have been required to make a few minor changes to the design of the bungalows on the advice of my clients' Building

Control officer. The alterations are as follows:

- 1200mm wide windows changed to 1350mm for means of escape
- 600mm obscure glass windows changed to 700mm
- Porches added to comply with Part M

Although they are quite minor, I thought it would be best to ensure consistency. I hope it doesn't cause you any inconvenience.

Wishing you a restful and peaceful Christmas break and look forward to speaking with you in the new year.

Regards,

Andy

From: David Spring <David.Spring@hinckley-bosworth.gov.uk>

Sent: 20 December 2023 12:48

To: Andy Carr <andy@cadtechdesign.com>

Subject: RE: Barwell Constitutional Club - 23/00716/FUL

Hi Andy,

Thanks & a very Happy Christmas to you & yours

With regards,

David Spring
Planning

From: Andy Carr <andy@cadtechdesign.com>

Sent: 20 December 2023 12:28

To: David Spring <David.Spring@hinckley-bosworth.gov.uk>

Subject: Re: Barwell Constitutional Club - 23/00716/FUL

Hi David,

Thank you for the update, your recommendation will be very welcome news.

Hope you have a great Christmas and look forward to speaking with you in the new year.

Regards,

Andy

From: David Spring <David.Spring@hinckley-bosworth.gov.uk>

Sent: 20 December 2023 12:22

To: Andy Carr <andy@cadtechdesign.com>

Subject: RE: Barwell Constitutional Club - 23/00716/FUL

Hi Andy,

I'm just back from Ireland this morning and have a few big reports to finish by end of the week. I'll work on yours over the holidays and have it ready first thing in the new year.

Apologies for this but I will be recommending approval, so hopefully that will be of some comfort to your client.

With regards,

David

From: Andy Carr <andy@cadtechdesign.com>
Sent: 20 December 2023 09:10
To: David Spring <David.Spring@hinckley-bosworth.gov.uk>
Subject: Re: Barwell Constitutional Club - 23/00716/FUL

Good morning David,

Any update on this please?

Thank you.

Andy

From: Andy Carr <andy@houseplansdirect.co.uk>
Sent: 14 December 2023 08:49
To: David Spring <David.Spring@hinckley-bosworth.gov.uk>
Subject: Fw: Barwell Constitutional Club - 23/00716/FUL

Good morning David, I hope you are keeping well.

My clients have asked whether we are likely to have a decision before the Christmas break, do you think this might be possible?

Regards,

Andy

From: Andy Carr <andy@cadtechdesign.com>
Sent: 28 November 2023 16:41
To: David Spring <David.Spring@hinckley-bosworth.gov.uk>
Subject: Re: Barwell Constitutional Club - 23/00716/FUL

Good afternoon David, thank you for your email.

Please find attached a statement from the Constitutional Club regarding impact on the facility, and also acknowledging their responsibility to mitigate noise from events taking place at the venue.

I trust the attached will be helpful and look forward to hearing from you in due course.

Regards,

Andy

--

Andy Carr
Partner - Cadtech Design

andy@cadtechdesign.com
01432 806409

From: David Spring <David.Spring@hinckley-bosworth.gov.uk>
Sent: 27 November 2023 10:04
To: Andy Carr <andy@cadtechdesign.com>
Subject: RE: Barwell Constitutional Club - 23/00716/FUL

Hi Andy,

Just at the point of writing the report for this but I wondered can you or the barwell club, preferably the club, provide a statement on the proposal regarding the reason for the proposal and the impact its going to have as the large amenity area is being removed and how will this impact the club and the community facility. How will the proposed benefit the club & will be functioning of the club be damaged by the loss of this amenity area?

With thanks,

David Spring
Planning

From: Andy Carr <andy@cadtechdesign.com>
Sent: 23 November 2023 16:55
To: Simon Smith <Simon.Smith@hinckley-bosworth.gov.uk>; David Spring <David.Spring@hinckley-bosworth.gov.uk>
Subject: Re: Noise - Barwell Constitutional Club - 23/00716/FUL

Good afternoon both,

Please find attached updated drawing 'FP003 Proposed Acoustic Treatments & Internal Street Scene' as discussed.

Regards,

Andy Carr
Partner - Cadtech Design
andy@cadtechdesign.com
01432 806409

From: Simon Smith <Simon.Smith@hinckley-bosworth.gov.uk>
Sent: 22 November 2023 15:47
To: David Spring <David.Spring@hinckley-bosworth.gov.uk>; Andy Carr <andy@cadtechdesign.com>
Subject: RE: Noise - Barwell Constitutional Club - 23/00716/FUL

Hi

This is fine; we would need some form of condition e.g.

Prior to first occupation the technical specification of the acoustic fencing, noise screen and ventilation detailed in drawing FP003 shall be submitted to and agreed in writing by the LPA. Once agreement has been received, the agreed specification shall be installed.

Regards

Simon Smith
Senior Environmental Health Officer
Hinckley and Bosworth Borough Council

From: David Spring <David.Spring@hinckley-bosworth.gov.uk>
Sent: Wednesday, November 22, 2023 10:34 AM
To: 'Andy Carr' <andy@cadtechdesign.com>; Simon Smith <Simon.Smith@hinckley-bosworth.gov.uk>
Subject: RE: Noise - Barwell Constitutional Club - 23/00716/FUL

Hi Andy,

I'm happy with this if Simon is from a noise pollution perspective but could you please send in elevational drawings to show the proposed please to see how it will look from a streetscene perspective?

Simon will likely have specifically worded conditions for this.

With thanks,

David Spring
Planning

From: Andy Carr <andy@cadtechdesign.com>
Sent: 20 November 2023 10:43
To: Simon Smith <Simon.Smith@hinckley-bosworth.gov.uk>; David Spring <David.Spring@hinckley-bosworth.gov.uk>
Subject: Re: Noise - Barwell Constitutional Club - 23/00716/FUL

Good morning both,

Please find attached drawing FP003 'Proposed Acoustic Treatments', which confirms the measures previously agreed.

If you would like any further information or amendments before this is formally added to the application, please let me know.

Regards,

Andy Carr
Partner - Cadtech Design
andy@cadtechdesign.com
01432 806409

From: Andy Carr <andy@cadtechdesign.com>
Sent: 16 November 2023 10:11
To: Simon Smith <Simon.Smith@hinckley-bosworth.gov.uk>; David Spring <David.Spring@hinckley-bosworth.gov.uk>
Subject: Re: Noise - Barwell Constitutional Club - 23/00716/FUL

Good morning both,

Happy to agree to this as a way forward. I think I may show the acoustic measures on a separate drawing for clarity, as the annotation on the site layout is now becoming a little crowded.

Regards,

Andy

From: Simon Smith <Simon.Smith@hinckley-bosworth.gov.uk>

Sent: 15 November 2023 10:31

To: Andy Carr <andy@cadtechdesign.com>; David Spring <David.Spring@hinckley-bosworth.gov.uk>

Subject: RE: Noise - Barwell Constitutional Club - 23/00716/FUL

Good morning

It is my understanding that through our discussion on this matter, the following has been agreed and should be included on the plans...

A 3.4m high acoustic fence along the western boundary of the site from 1m to the front of the front elevation of the dwelling in plot 1 to 1m behind the rear elevation of the constitutional club then reduced to 2m for the remainder of the western boundary.

A 2 m high acoustic fence along the full southern boundary

The internal boundary around the rear garden for plot 1 be replaced with a 1.8m acoustic fence?

A suitable noise screen be placed around the air conditioning units on the side elevation of the constitutional club.

Acoustic ventilation (similar to that previously submitted) shall be installed in each bedroom of plots 1-3.

The full technical details of the fences and ventilation can be submitted in compliance with a suitably worded condition.

I hope this captures adequately the requirements, please advise otherwise.

Regards

Simon Smith

Senior Environmental Health Officer

Hinckley and Bosworth Borough Council

From: Andy Carr <andy@cadtechdesign.com>

Sent: Tuesday, November 14, 2023 8:29 AM

To: David Spring <David.Spring@hinckley-bosworth.gov.uk>

Cc: Simon Smith <Simon.Smith@hinckley-bosworth.gov.uk>

Subject: Re: Noise - Barwell Constitutional Club - 23/00716/FUL

Good morning both,

I have spoken with my clients and they are happy to agree to the suggestions made below.

What do you require from us to move this forward - if I mark up the site plan with fence heights / acoustic covers to the AC units at the club, will that suffice? Could the exact technical details be secured by condition or would we need to come up with technical specifications / named products before approval could be granted?

Look forward to hearing from you.

Regards,

Andy

From: David Spring <David.Spring@hinckley-bosworth.gov.uk>
Sent: 10 November 2023 11:48
To: Andy Carr <andy@cadtechdesign.com>
Cc: Simon Smith <Simon.Smith@hinckley-bosworth.gov.uk>
Subject: FW: Noise - Barwell Constitutional Club - 23/00716/FUL

Hi Andy,

I hope you're well.

I've been in touch with the Pollution officer regarding potential solutions to the noise concern & have cc'd Simon in above.

I'm not sure how this is going to look yet from a streetscene perspective but as a possible solution to the noise concern would you be ok with a 3.4m high acoustic fence along the western boundary of the site from 1m to the front of the front elevation of the dwelling in plot 1 to 1m behind the rear elevation of the constitutional club then reduced to 1.8 or 2m for the remainder of the western boundary? I believe the rear elevation of the constitutional club pretty much aligns with the rear elevation of the proposed dwelling in plot 1. Also could the internal boundary around the rear garden for plot 1 be replaced with a 1.8m acoustic fence? There are 2 bedrooms on the northern side of the dwelling in plot 2 so this would be needed.

Lastly could a suitable noise screen be placed around the existing units on the side elevation of the constitutional club to further contain any noise pollution? I can't recommend any specific ones to you but please can you look into this yourself and let us know?

With thanks,

David Spring
Planning

From: Andy Carr <andy@cadtechdesign.com>
Sent: 08 November 2023 11:48
To: David Spring <David.Spring@hinckley-bosworth.gov.uk>
Subject: Re: Noise - Barwell Constitutional Club - 23/00716/FUL

Good morning David,

Yes, happy to agree to an EOT to 30th November.

In the meantime, my clients have been to site and taken photos and dimensions of the units on the club's wall - please see attached. The highest point is 3.4m above ground level.

My clients would be happy to install some form of acoustic covers to the units, although obviously the Pollution Officer raised concerns over the future maintenance and responsibility for any such solution. Should this potentially be an acceptable option (or contribute towards a solution), we would be welcome the opportunity to discuss further - likewise, any combination of fencing / mechanical ventilation / glazing etc.

Regards,

Andy

From: Andy Carr <andy@cadtechdesign.com>
Sent: 08 November 2023 09:16
To: David Spring <David.Spring@hinckley-bosworth.gov.uk>
Subject: Re: Noise - Barwell Constitutional Club - 23/00716/FUL

Good morning David, thank you for your email.

I will raise the points made with my clients and come back to you with the information requested, but I'm sure we can find a solution that is acceptable to all.

Could we also agree a new extension of time? The club officials (landowners) have raised some concerns that the previous EOT has now expired, so it would be good to be able to update them and reassure them that we are all working towards a conclusion sooner rather than later.

Regards,

Andy

From: David Spring <David.Spring@hinckley-bosworth.gov.uk>
Sent: 08 November 2023 08:08
To: Andy Carr <andy@cadtechdesign.com>
Subject: FW: Noise - Barwell Constitutional Club - 23/00716/FUL

Hi Andy,

Please see the Pollution Officers email below. Can his points be addressed please? How many ventilation units are on the Club wall? Will the ventilation units be wrapped in some acoustic cover too?

I look forward to hearing from you in due course? We have re-consulted Parish Council and neighbours with the amended block plan? Parish Councils last comments were not clear

With regards,

David Spring
Planning

From: Simon Smith
Sent: 07 November 2023 08:13
To: David Spring <David.Spring@hinckley-bosworth.gov.uk>
Subject: RE: Noise - Barwell Constitutional Club - 23/00716/FUL

Morning David

Fence

I think the applicant needs to establish the height of the units (at the top); we can then consider how suitable a fence will be. I think the occupiers would prefer to look at the fence rather than a bank of ac units so I don't think visual amenity is an issue with a fence.

Ventilation

The ventilation submitted may be acceptable if the fence is an option. Otherwise, I would want mechanical acoustic ventilation in all rooms.

Glazing

Standard double glazing will be acceptable.

Regards

Simon Smith
Senior Environmental Health Officer
Hinckley and Bosworth Borough Council

From: David Spring <David.Spring@hinckley-bosworth.gov.uk>
Sent: Friday, October 27, 2023 4:45 PM
To: Simon Smith
Subject: FW: Noise - Barwell Constitutional Club - 23/00716/FUL

Hi Simon,

Thanks for your email earlier. I have been in touch with the agent who has sent in a few replies regarding the remaining issues.

Please have a look through the emails below. Would the suggestions below regarding ventilation & noise abatement be sufficient? I think the agent is willing to do whatever's necessary to provide comfortable amenity for any future resident.

With regards,

David Spring
Planning

Hi David,

This was in response to the suggestion that mechanical acoustic ventilation might be an acceptable solution - the product shown in the link provides ventilation but apparently reduces sound by 45dB.

My clients would also be prepared to look at acoustic fencing as an option, but as the Pollution Officer correctly notes, this would need to be more than 2m high which might then have an impact on the amenity of future occupiers?

There are also options in terms of the glazing which can be considered, such as specialist acoustic glazing, triple glazing and so on.

If any combination of the above would appear to be acceptable, please advise and we will come up with a specification. My clients are not opposed to having an assessment from a noise consultant, but it would be preferable if we could avoid the inevitable delay that would cause through specifying appropriate product solutions.

Regards,

Andy

From: Andy Carr <andy@cadtechdesign.com>
Sent: 27 October 2023 15:47
To: David Spring <David.Spring@hinckley-bosworth.gov.uk>
Subject: Re: Noise - Barwell Constitutional Club - 23/00716/FUL

Good afternoon David,

If we were to fit something like the products in the link below to provide ventilation, would this suffice?

<https://soundproofingstore.uk/product/acoustic-ventilation-system-45db/>

If this would be acceptable, please advise which rooms you would like these to be installed in (ie whether it would be all eastern-facing bedrooms, or the Plot 2 & 3 living rooms also to mitigate the George Ward Centre) and I will update our site plan accordingly.

Thank you.

Andy

From: Andy Carr <andy@cadtechdesign.com>
Sent: 26 October 2023 16:12
To: David Spring <David.Spring@hinckley-bosworth.gov.uk>
Subject: Re: Updated Drawings - Barwell Constitutional Club - 23/00716/FUL

Good afternoon David,

Thank you for getting in touch and no problem at all regarding the emails, we are keen to reach a positive conclusion too and are happy to engage.

1. With regard to the fencing, the applicants are happy to replace the proposed 600mm post and rail fencing with 1.8m to avoid overlooking - hopefully we can find something which is more pleasant to look at than close-boarded or feather edge fencing but regardless, if I change the annotation to say '*Minimum 1.8m fencing to prevent overlooking*' will that suffice?
2. Reference the objection from the CAMRA consultee, the application site is underused, overgrown and costly for the club to maintain. The profits of the sale of the land, should planning permission be granted, will be used to fund much-needed improvements to the club building itself.
3. I have spoken to the applicants about the impact of air handling units at the club and also the George Ward centre. There is an agreement in place that the units at the club will be fitted with an acoustic surround to restrict the noise from them, although as yet there is no formal arrangement or design for this. The applicants have also suggested that they would be happy to fit all windows on the Western elevations (facing the club) and the bifold doors on the Southern elevations (facing the George Ward centre) with triple glazing, if this would address the issue?

Please let me know if these suggestions would be acceptable, and what you need from me to formally address the concerns raised (ie annotations on the site plan, or a written statement).

Look forward to hearing from you in due course.

Regards,

Andy

From: Andy Carr <andy@cadtechdesign.com>
Sent: 19 October 2023 17:34
To: David Spring <David.Spring@hinckley-bosworth.gov.uk>
Subject: Updated Drawings - Barwell Constitutional Club - 23/00716/FUL

Good afternoon David,

Thank you for your time on the phone earlier. I have updated the drawings as agreed, and attach the following for your review:

- FP002 Rev D Proposed Block Plan - showing amended floor plans for Plots 1 & 2, and annotation confirming letterbox windows and obscure glazing to bathrooms / utility rooms on Eastern elevations to maintain privacy.
- FP101 Rev D Plot 1 Elevations and Plans - letterbox windows added for architectural interest, and notes added to confirm obscure glazing to bathroom / utility windows on Eastern elevation.
- FP201 Rev C Plot 2 Elevations and Plans - amendments exactly the same as Plot 1.
- FP301 Rev B Plot 3 Elevations and Plans - no further amendments made but included in this email for clarity.

I believe these amendments address the points made about architectural interest and privacy when considering the neighbour at No.30 to the East.

We look forward to your feedback in due course and trust that you will not hesitate to get in touch should you wish to discuss further.

Regards,

Andy Carr

Partner - Cadtech Design

andy@cadtechdesign.com

01432 806409

This email and any files sent with it are confidential.

If this email isn't intended for you, please notify the sender immediately and then permanently delete it.

You must not read, print, store, disclose, copy or take any other action in respect of this email.

We routinely monitor incoming and outgoing email messages to ensure they comply with Hinckley & Bosworth Borough Council's policy on the use of electronic communications.

The contents of emails may have to be disclosed to a request under the Data Protection Act 2018, Freedom of Information Act 2000 and/or the Environmental Information Regulations 2004.

The views expressed by the author may not necessarily reflect the views or policies of Hinckley & Bosworth Borough Council.

Attachments to email messages may contain viruses that may damage your system.

Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result.

You are advised to carry out your own virus checks before opening any attachment.

Save paper - only print this email if necessary.

Visit us online: www.hinckley-bosworth.gov.uk

Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR. Main switchboard: 01455 238141

This email and any files sent with it are confidential.

If this email isn't intended for you, please notify the sender immediately and then permanently delete it.

You must not read, print, store, disclose, copy or take any other action in respect of this email.

We routinely monitor incoming and outgoing email messages to ensure they comply with Hinckley & Bosworth Borough Council's policy on the use of electronic communications.

The contents of emails may have to be disclosed to a request under the Data Protection Act 2018, Freedom of Information Act 2000 and/or the Environmental Information Regulations 2004.

The views expressed by the author may not necessarily reflect the views or policies of Hinckley & Bosworth Borough Council.

Attachments to email messages may contain viruses that may damage your system.

Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result.

You are advised to carry out your own virus checks before opening any attachment.

Save paper - only print this email if necessary.

Visit us online: www.hinckley-bosworth.gov.uk

Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR. Main switchboard: 01455 238141

This email and any files sent with it are confidential.

If this email isn't intended for you, please notify the sender immediately and then permanently delete it.

You must not read, print, store, disclose, copy or take any other action in respect of this email.

We routinely monitor incoming and outgoing email messages to ensure they comply with Hinckley & Bosworth Borough Council's policy on the use of electronic communications.

The contents of emails may have to be disclosed to a request under the Data Protection Act 2018, Freedom of Information Act 2000 and/or the Environmental Information Regulations 2004.

The views expressed by the author may not necessarily reflect the views or policies of Hinckley & Bosworth Borough Council.

Attachments to email messages may contain viruses that may damage your system.

Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result.

You are advised to carry out your own virus checks before opening any attachment.

Save paper - only print this email if necessary.

Visit us online: www.hinckley-bosworth.gov.uk

Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR. Main switchboard: 01455 238141

This email and any files sent with it are confidential.

If this email isn't intended for you, please notify the sender immediately and then permanently delete it.

You must not read, print, store, disclose, copy or take any other action in respect of this email.

We routinely monitor incoming and outgoing email messages to ensure they comply with Hinckley & Bosworth Borough Council's policy on the use of electronic communications.

The contents of emails may have to be disclosed to a request under the Data Protection Act 2018, Freedom of Information Act 2000 and/or the Environmental Information Regulations 2004.

The views expressed by the author may not necessarily reflect the views or policies of Hinckley & Bosworth Borough Council.

Attachments to email messages may contain viruses that may damage your system.

Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result.

You are advised to carry out your own virus checks before opening any attachment.

Save paper - only print this email if necessary.

Visit us online: www.hinckley-bosworth.gov.uk

Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR. Main switchboard: 01455 238141

This email and any files sent with it are confidential.

If this email isn't intended for you, please notify the sender immediately and then permanently delete it.

You must not read, print, store, disclose, copy or take any other action in respect of this email.

We routinely monitor incoming and outgoing email messages to ensure they comply with Hinckley & Bosworth Borough Council's policy on the use of electronic communications.

The contents of emails may have to be disclosed to a request under the Data Protection Act 2018, Freedom of Information Act 2000 and/or the Environmental Information Regulations 2004.

The views expressed by the author may not necessarily reflect the views or policies of Hinckley & Bosworth Borough Council.

Attachments to email messages may contain viruses that may damage your system.
Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result.
You are advised to carry out your own virus checks before opening any attachment.

Save paper - only print this email if necessary.

Visit us online: www.hinckley-bosworth.gov.uk

Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR. Main switchboard: 01455 238141

This email and any files sent with it are confidential.

If this email isn't intended for you, please notify the sender immediately and then permanently delete it.

You must not read, print, store, disclose, copy or take any other action in respect of this email.

We routinely monitor incoming and outgoing email messages to ensure they comply with Hinckley & Bosworth Borough Council's policy on the use of electronic communications.

The contents of emails may have to be disclosed to a request under the Data Protection Act 2018, Freedom of Information Act 2000 and/or the Environmental Information Regulations 2004.

The views expressed by the author may not necessarily reflect the views or policies of Hinckley & Bosworth Borough Council.

Attachments to email messages may contain viruses that may damage your system.
Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result.
You are advised to carry out your own virus checks before opening any attachment.

Save paper - only print this email if necessary.

Visit us online: www.hinckley-bosworth.gov.uk

Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR. Main switchboard: 01455 238141

This email and any files sent with it are confidential.

If this email isn't intended for you, please notify the sender immediately and then permanently delete it.

You must not read, print, store, disclose, copy or take any other action in respect of this email.

We routinely monitor incoming and outgoing email messages to ensure they comply with Hinckley & Bosworth Borough Council's policy on the use of electronic communications.

The contents of emails may have to be disclosed to a request under the Data Protection Act 2018, Freedom of Information Act 2000 and/or the Environmental Information Regulations 2004.

The views expressed by the author may not necessarily reflect the views or policies of Hinckley & Bosworth Borough Council.

Attachments to email messages may contain viruses that may damage your system.
Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result.
You are advised to carry out your own virus checks before opening any attachment.

Save paper - only print this email if necessary.

Visit us online: www.hinckley-bosworth.gov.uk

Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR. Main switchboard: 01455 238141

This email and any files sent with it are confidential.

If this email isn't intended for you, please notify the sender immediately and then permanently delete it.

You must not read, print, store, disclose, copy or take any other action in respect of this email.

We routinely monitor incoming and outgoing email messages to ensure they comply with Hinckley & Bosworth Borough Council's policy on the use of electronic communications.

The contents of emails may have to be disclosed to a request under the Data Protection Act 2018, Freedom of Information Act 2000 and/or the Environmental Information Regulations 2004.

The views expressed by the author may not necessarily reflect the views or policies of Hinckley & Bosworth Borough Council.

Attachments to email messages may contain viruses that may damage your system.

Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result.

You are advised to carry out your own virus checks before opening any attachment.

Save paper - only print this email if necessary.

Visit us online: www.hinckley-bosworth.gov.uk

Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR. Main switchboard: 01455 238141

This email and any files sent with it are confidential.

If this email isn't intended for you, please notify the sender immediately and then permanently delete it.

You must not read, print, store, disclose, copy or take any other action in respect of this email.

We routinely monitor incoming and outgoing email messages to ensure they comply with Hinckley & Bosworth Borough Council's policy on the use of electronic communications.

The contents of emails may have to be disclosed to a request under the Data Protection Act 2018, Freedom of Information Act 2000 and/or the Environmental Information Regulations 2004.

The views expressed by the author may not necessarily reflect the views or policies of Hinckley & Bosworth Borough Council.

Attachments to email messages may contain viruses that may damage your system.

Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result.

You are advised to carry out your own virus checks before opening any attachment.

Save paper - only print this email if necessary.

Visit us online: www.hinckley-bosworth.gov.uk

Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR. Main switchboard: 01455 238141

This email and any files sent with it are confidential.

If this email isn't intended for you, please notify the sender immediately and then permanently delete it.

You must not read, print, store, disclose, copy or take any other action in respect of this email.

We routinely monitor incoming and outgoing email messages to ensure they comply with Hinckley & Bosworth Borough Council's policy on the use of electronic communications.

The contents of emails may have to be disclosed to a request under the Data Protection Act 2018, Freedom of Information Act 2000 and/or the Environmental Information Regulations 2004.

The views expressed by the author may not necessarily reflect the views or policies of Hinckley & Bosworth Borough Council.

Attachments to email messages may contain viruses that may damage your system.

Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result.

You are advised to carry out your own virus checks before opening any attachment.

Save paper - only print this email if necessary.

Visit us online: www.hinckley-bosworth.gov.uk

Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR. Main switchboard: 01455 238141

This email and any files sent with it are confidential.

If this email isn't intended for you, please notify the sender immediately and then permanently delete it.

You must not read, print, store, disclose, copy or take any other action in respect of this email.

We routinely monitor incoming and outgoing email messages to ensure they comply with Hinckley & Bosworth Borough Council's policy on the use of electronic communications.

The contents of emails may have to be disclosed to a request under the Data Protection Act 2018, Freedom of Information Act 2000 and/or the Environmental Information Regulations 2004.

The views expressed by the author may not necessarily reflect the views or policies of Hinckley & Bosworth Borough Council.

Attachments to email messages may contain viruses that may damage your system.

Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result.

You are advised to carry out your own virus checks before opening any attachment.

Save paper - only print this email if necessary.

Visit us online: www.hinckley-bosworth.gov.uk

Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR. Main switchboard: 01455 238141

RE: Barwell Constitutional Club - 23/00716/FUL

David Spring <David.Spring@hinckley-bosworth.gov.uk>

Wed 17/01/2024 08:31

To: Andy Carr <andy@cadtechdesign.com>

Hi Andy,

Thank you. Once the report is checked and my recommendation agreed with I can send you the report. We can register the speaker/s then

With thanks,

David Spring
Planning

From: Andy Carr <andy@cadtechdesign.com>

Sent: 16 January 2024 15:10

To: David Spring <David.Spring@hinckley-bosworth.gov.uk>

Subject: Re: Barwell Constitutional Club - 23/00716/FUL

Good afternoon David, thank you for your email.

I can confirm our agreement with the proposed conditions. I have also checked the plan numbers and these all appear to relate to the most recent updates.

Could you give me a brief explanation of the process moving forward please? I understand that the decision will be referred to the planning committee for consideration at their meeting on 13th February, and my clients will be registering to speak at the meeting.

Will your recommendation, and the objections submitted to the LPA, be made available to us prior to the meeting, so we can address the concerns raised?

Thank you for your support and assistance to date, it is much appreciated.

Regards,

Andy

From: David Spring <David.Spring@hinckley-bosworth.gov.uk>

Sent: 16 January 2024 14:11

To: Andy Carr <andy@cadtechdesign.com>

Subject: RE: Barwell Constitutional Club - 23/00716/FUL

Hi Andy,

Please see a copy of the conditions attached to this report which has been written up for approval. Please check the plan numbers especially to make sure they are correct and updated to the most recent plans. If you are in agreement with these conditions please let me know in your reply.

'Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

Neighbour Amenity Provision Drg. FP004 received by the LPA on 09/01/2024
 Site Location & Block Plan Drg. FP002 Rev F received by the LPA on 22/12/2023
 Plot 1 Elevations & Floor Plans Drg. FP101 Rev E
 Plot 2 Elevations & Floor Plans Drg. FP201 Rev D
 Plot 3 Elevations & Floor Plans Drg. FP301 Rev C all received on 22/12/2023
 Proposed Acoustic Treatments & Internal Street Scene received on 23/11/2023

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. No development shall take place until a scheme of hard and soft landscaping works, including boundary treatments, tree species and planting specification, for the site, has been submitted in writing to and approved in writing by the local planning authority. The scheme shall be carried out in full accordance with the approved landscaping scheme. . The hard landscaping scheme shall be carried out prior to the first occupation of the dwellings hereby approved. The soft landscaping scheme shall be carried out within the first planting season following the first occupation of the dwellings hereby approved The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. Notwithstanding the provisions of Schedule 2, Part 1 Classes A - E inclusive of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no enlargement, improvement or other alteration to the dwellings hereby permitted shall be carried out unless planning permission for such development has been granted by the local planning authority.

Reason: To safeguard the amenities of neighbouring properties in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

5. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Site Location & Block Plan Drg. FP002 Rev F have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2023).

6. Notwithstanding the submitted plans, the proposed access shall be surfaced in a bound material for a distance of at least 5 metres behind the highway boundary with a 5.5 metre dropped crossing. The access once provided shall be so maintained at all times.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner and to reduce the possibility of deleterious material being deposited in the highway (loose stones etc.), in the interests of general highway safety and in accordance with the National Planning Policy Framework (2023).

7. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 43 metres have been provided at the site access. These shall thereafter be

permanently maintained with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway.

REASON: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (2023).

8. No part of the development hereby permitted shall be occupied until such time as 2.0 metre by 2.0 metre pedestrian visibility splays have been provided on the highway boundary on both sides of the access with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway and, once provided, shall be so maintained in perpetuity.

REASON: In the interests of pedestrian safety and in accordance with the National Planning Policy Framework (2023).

9. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Site Location & Block Plan Drg. FP002 Rev F. Thereafter the onsite parking and turning provision shall be kept available for such use in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2023).

10. All windows on the eastern elevations of the 3 dwellings shall be fitted with obscure glazing to a minimum of level 3 of the Pilkington scale and non-openable. Once so provided the windows shall be permanently maintained as such at all times thereafter.

Reason: To safeguard the privacy and amenity of neighbouring dwellings from potential overlooking in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

11. The development hereby permitted shall not be occupied until such time as covered secure cycle parking has been provided in accordance with Site Location & Block Plan Drg. FP002 Rev F received by the local planning authority on 22 December 2023. The cycle parking shall be permanently maintained and kept available for such use at all times thereafter.

Reason: To promote travel by sustainable modes in accordance with Policy DM17 of the Site Allocations and Development Management Policies Development Plan Document (2016) and Paragraphs 108 and 110 of the National Planning Policy Framework (2023).

12. The development hereby permitted shall not be occupied until such time as the private and communal amenity areas and bin store have been provided in accordance with Site Location & Block Plan Drg. FP002 Rev F received by the local planning authority on 22 December 2023. The amenity areas and bin store shall be permanently maintained and kept available for such use at all times thereafter.

Reason: To ensure satisfactory amenity space and bin storage to serve the development hereby permitted in the interests of residential amenity in accordance with Policy DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).

13. Construction work of the development, hereby permitted, shall not take place other than between the hours of 07:30 hrs and 18:00 hrs on weekdays and 08:00 hrs and 13:00 hrs on Saturdays and at any time on Sundays and Bank Holidays unless other agreed in writing.

Reason: To minimise disruption to the neighbouring residents in accordance with Policy DM7 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

14. The installation of the approved acoustic fencing & noise screens for protecting the proposed dwellings from noise from the adjacent commercial premises shall be completed before any of the permitted dwellings are first occupied.

Reason: To ensure that noise from the adjacent commercial premises does not become a source of annoyance to the future occupiers of the site in accordance with Policies DM7 and DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).

15. Development shall not begin until surface water drainage details, incorporating sustainable drainage principles (SuDS) have been submitted to and approved by the Local Planning Authority (LPA), and the scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site to accord with Policy DM7 of the Site Allocations and Development Management Policies Development Plan Document (2016)'.

With thanks,

David Spring
Planning

From: Andy Carr <andy@cadtechdesign.com>
Sent: 05 January 2024 16:32
To: David Spring <David.Spring@hinckley-bosworth.gov.uk>
Subject: Barwell Constitutional Club - 23/00716/FUL

Good afternoon David,

Further to our telephone conversation this morning, please find attached additional drawing FP004. This shows that neither the roofline or footprint of the Plot 3 bungalow incur into the 45 degree rule zone. I thought it best to show this on a separate drawing as the block plan does not show the roofline and there is a slight overhang.

I have based this on the drawings submitted by the inhabitants of 30 Chapel Street for their previous planning application ref. 17/00388/HOU (copy attached) - I've taken the midpoint of the window and shown the 45 degree line from there. The window at First Floor level is of a similar size and position, albeit set slightly further away from the boundary.

I've also added a note confirming that 1.8m high privacy screens will be installed around the balcony / fire escape platform at the rear of the club as discussed.

Finally, I have also attached for your information a copy of a drone photograph which shows the rear of both buildings.

Please let me know if you require any further information.

Regards,

Andy Carr
Partner - Cadtech Design
andy@cadtechdesign.com
01432 806409

This email and any files sent with it are confidential.

If this email isn't intended for you, please notify the sender immediately and then permanently delete it.

You must not read, print, store, disclose, copy or take any other action in respect of this email.

We routinely monitor incoming and outgoing email messages to ensure they comply with Hinckley & Bosworth Borough Council's policy on the use of electronic communications.

The contents of emails may have to be disclosed to a request under the Data Protection Act 2018, Freedom of Information Act 2000 and/or the Environmental Information Regulations 2004.

The views expressed by the author may not necessarily reflect the views or policies of Hinckley & Bosworth Borough Council.

Attachments to email messages may contain viruses that may damage your system.

Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result.

You are advised to carry out your own virus checks before opening any attachment.

Save paper - only print this email if necessary.

Visit us online: www.hinckley-bosworth.gov.uk

Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR. Main switchboard: 01455 238141

This email and any files sent with it are confidential.

If this email isn't intended for you, please notify the sender immediately and then permanently delete it.

You must not read, print, store, disclose, copy or take any other action in respect of this email.

We routinely monitor incoming and outgoing email messages to ensure they comply with Hinckley & Bosworth Borough Council's policy on the use of electronic communications.

The contents of emails may have to be disclosed to a request under the Data Protection Act 2018, Freedom of Information Act 2000 and/or the Environmental Information Regulations 2004.

The views expressed by the author may not necessarily reflect the views or policies of Hinckley & Bosworth Borough Council.

Attachments to email messages may contain viruses that may damage your system.

Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result.

You are advised to carry out your own virus checks before opening any attachment.

Save paper - only print this email if necessary.

Visit us online: www.hinckley-bosworth.gov.uk

Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR. Main switchboard: 01455 238141

FW: Planning app 23/00716/FUL (Chapel Street Barwell 3 x Bungalows

Dave Richardson <dave@richardsonandhall.com>

Tue 30/01/2024 09:53

To: Andy Carr <andy@houseplansdirect.co.uk>

Hi Andy

Please see below this couldn't of been any worse 😞

**David Richardson**

Co-Founder

The Knoll
Leicester Road
Earl Shilton
LE9 7TJ

M: 07538 277 151

T: 0116 482 5393

E: hello@richardsonandhall.com

W: richardsonandhall.com

Helping you move into your dreams...

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

Richardson and Hall Luxury Developments Ltd. is a limited company registered in England and Wales. Registered number: 12973940 VAT No. 371 5324 09 Registered office: The Knoll, Leicester Rd, Earl Shilton, Leicester. WARNING: Although the company has taken reasonable precautions to ensure no viruses are present in this email, the company cannot accept responsibility for any loss or damage arising from the use of this email or attachments.

From: Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>**Sent:** Tuesday, January 30, 2024 8:53 AM**To:** Dave Richardson <dave@richardsonandhall.com>**Cc:** David Spring <David.Spring@hinckley-bosworth.gov.uk>**Subject:** RE: Planning app 23/00716/FUL (Chapel Street Barwell 3 x Bungalows

Dear Mr Richardson,

I hope you are well, by way of introduction I am David's team leader, as you are aware I am responsible for reviewing recommendations for committee and decisions generally. I have reviewed David's report and your current planning application at Barwell Constitutional Club.

Unfortunately after reviewing the final plans and discussing these with another team leader we are unable to recommend the application for approval at February planning committee. I fully appreciate the willing to amend the proposal to date to overcome a number of concerns that have been raised during the course of the application to date and the previous pre-application advice. Unfortunately, as a result of the amendments the development does not now provide acceptable residential amenity relationships between the proposed dwellings. From my knowledge of earlier layouts I think it's a case that overcoming earlier issues may have raised newer issues unfortunately, for example:

- Plot 1 has a sole bedroom with a window facing the side elevation of the club and solid fence with very little separation distance
- Plot 2 has the same issues with outlook with all bedrooms facing fencing at small distances

- All Plot 3 bedrooms front on to public space with the two side facing windows again facing fencing at small distance raising concerns regarding privacy and overdominance
- All the plots breach the 45⁰ guideline because of the position of plot 3 and as a result we are concerned about the over-dominant and enclosure nature of the scheme with respect to the internal layout

Whilst unlikely to have led to a recommendation for refusal in their own right, the presence of the bin store to the front of the boundary coupled with the parking is also uncharacteristic of the area.

Ultimately, we consider that significant amendments to the layout are required to overcome the above and achieve an appropriate residential amenity relationship. Considering this and the number of objections received to date, we would advise the current application is withdrawn. This would allow us to discuss amendments to the proposal and the opportunity for a revised application to be considered afresh and potentially without the need for the application to be determined by planning committee (if fewer objections are received).

I appreciate the site is constrained owing to the neighbouring properties but wonder if a pair of two storey semi-detached dwellings could be achieved on the site? Such a scheme would need to be sited carefully to avoid the 45⁰ guideline from the front of the neighbouring dwelling and also avoid the study and first floor window in the side elevation at the same property. Another option would be to discuss the scheme with the neighbouring dwelling to determine a solution with regards to their windows which may open up more options?

I apologise for the timing of the advice and hope that the previous advice and willing to amend the scheme demonstrates that we feel something is achievable on the site, but unfortunately we don't feel the current proposal is acceptable. As above we would advise the application is withdrawn, myself and David would then be willing to review amendments prior to the submission of an amended scheme. Alternatively, there is of course the right to appeal the application should you prefer to receive a refusal and allow this route.

I am unfortunately at a training event all day today and have a number of meetings tomorrow so I am best contactable by email, but if you would like to discuss any further please let me know and we can arrange a time.

Kind Regards

Emma Baumber MRTPI

Team Leader (Development Management)

Tel: 01455 265 598

Email: emma.baumber@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

**Hinckley & Bosworth
Borough Council**

Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR

Sign up for our email updates: www.hinckley-bosworth.gov.uk/emailupdates



@Hinckandbos_bc



Hinckandbosbc



@Hinckandbosbc

From: Dave Richardson <dave@richardsonandhall.com>

Sent: 29 January 2024 13:51

To: David Spring <David.Spring@hinckley-bosworth.gov.uk>

Cc: Adam Hall <adam@richardsonandhall.com>

Subject: Planning app 23/00716/FUL (Chapel Street Barwell 3 x Bungalows

Good afternoon David.

Hope I find you well, just wondering if you have got any further on completing your report on the above planning app, which is now going to committee on the 13th February.

I believe it was in the hands of Chris Brown to ok your report, It would be fantastic if you could kindly let me know where you are at with this, as we are running out of time to prepare our case at the committee meeting.

Obviously, we are getting a little concerned now with meeting the deadline.

Kind regards,

Dave



David Richardson

Co-Founder

The Knoll
Leicester Road
Earl Shilton
LE9 7TJ

M: 07538 277 151

T: 0116 482 5393

E: hello@richardsonandhall.com

W: richardsonandhall.com

Helping you move into your dreams...

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

Richardson and Hall Luxury Developments Ltd. is a limited company registered in England and Wales. Registered number: 12973940 VAT No. 371 5324 09 Registered office: The Knoll, Leicester Rd, Earl Shilton, Leicester. WARNING: Although the company has taken reasonable precautions to ensure no viruses are present in this email, the company cannot accept responsibility for any loss or damage arising from the use of this email or attachments.

RE: Planning app 23/00716/FUL (Chapel Street Barwell 3 x Bungalows)

David Spring <David.Spring@hinckley-bosworth.gov.uk>

Wed 24/04/2024 19:20

To: Andy Carr <andy@cadtechdesign.com>

Hi Andy,

Would you be ok with a final extension of time until 29 April 2024 please? Emma was away for a few days but is back tmrw. Tmrw is also the deadline for committee reports so I know she will be very busy with those and may not get a chance to check the report until Friday or Monday morning.

This has been a long standing report and I am genuinely sorry for the way it has turned out so far. My recommendation is one of refusal I'm afraid. Emma has explained why this is the case and you have indicated you are likely to take this to appeal.

I think the site is definitely ok for development but there is disagreement on the amount of development.

Thanks for working with me throughout and I look forward to hopefully dealing with you again in the future.

With regards,

David Spring
Planning

From: Andy Carr <andy@cadtechdesign.com>

Sent: 04 April 2024 16:53

To: David Spring <David.Spring@hinckley-bosworth.gov.uk>

Subject: Re: Planning app 23/00716/FUL (Chapel Street Barwell 3 x Bungalows)

Good afternoon David, thank you for your email.

Happy to agree the extension of time until 26th April as requested, and look forward to hearing from you in due course.

Regards,

Andy

From: David Spring <David.Spring@hinckley-bosworth.gov.uk>

Sent: 04 April 2024 10:25

To: Andy Carr <andy@cadtechdesign.com>

Subject: RE: Planning app 23/00716/FUL (Chapel Street Barwell 3 x Bungalows)

Hi Andy,

Consultation responses are due back 17/04/2024. I'll have the report written up and send to the planning decision team shortly after that. Are you ok with a final extension of time until 26/04/2024?

With thanks,

David Spring
Planning

From: Andy Carr <andy@cadtechdesign.com>

Sent: 28 March 2024 10:08

To: Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>
Cc: Richardson & Hall <hello@richardsonandhall.com>; David Spring <David.Spring@hinckley-bosworth.gov.uk>
Subject: Re: Planning app 23/00716/FUL (Chapel Street Barwell 3 x Bungalows)

Good morning Emma, thank you for your prompt response.

If you have no further comments / observations that would improve the likelihood of approval, then we are happy for you to re-consult on these plans.

Hope you both have an enjoyable Easter and we look forward to hearing from you.

Regards,

Andy

From: Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>
Sent: 28 March 2024 09:53
To: Andy Carr <andy@cadtechdesign.com>
Cc: Richardson & Hall <hello@richardsonandhall.com>; David Spring <David.Spring@hinckley-bosworth.gov.uk>
Subject: RE: Planning app 23/00716/FUL (Chapel Street Barwell 3 x Bungalows)

Good morning Andy,

Thanks for your email and amended plans.

We'll take a look through and discuss internally. Can I just confirm that you are happy that we re-consult on these amended plans?

Kind Regards

Emma Baumber MRTPI
Team Leader (Development Management)
Tel: 01455 265 598
Email: emma.baumber@hinckley-bosworth.gov.uk
Web: www.hinckley-bosworth.gov.uk

From: Andy Carr <andy@cadtechdesign.com>
Sent: 28 March 2024 09:48
To: Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>
Cc: Richardson & Hall <hello@richardsonandhall.com>; David Spring <David.Spring@hinckley-bosworth.gov.uk>
Subject: Re: Planning app 23/00716/FUL (Chapel Street Barwell 3 x Bungalows)

Good morning Emma and David,

Thank you for your email and apologies for the delay in responding.

Please find attached updated drawings as follows:

- FP002 Rev G Proposed Block and Location Plans
- FP101 Rev F Plot 1 Proposed Elevations and Plans
- FP201 Rev E Plot 1 Proposed Elevations and Plans
- FP101 Rev E Plot 1 Proposed Elevations and Plans

We have taken on board your suggestion to move Plot 1 closer to the public highway to improve the outlook from Plot 2 Bedroom 2, with the separation distance between this window and the internal

boundary fencing of Plot 1 increased to 4.3m. We have also improved the front elevation of Plot 1 as suggested, given its prominent position at the front of the plot.

We acknowledge that this may not be enough for you to feel that you can approve the application, as noted in your previous email. Should this be the case, we would respectfully ask that you still go ahead and determine the application so that my clients may subsequently explore their options through the appeals process.

Thank you again for your advice and input, it is much appreciated. We look forward to hearing from you in due course.

Regards,

Andy Carr
Partner - Cadtech Design
andy@cadtechdesign.com
01432 806409

From: Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>
Sent: 08 March 2024 16:00
To: Andy Carr <andy@cadtechdesign.com>
Cc: Richardson & Hall <hello@richardsonandhall.com>; David Spring <David.Spring@hinckley-bosworth.gov.uk>
Subject: RE: Planning app 23/00716/FUL (Chapel Street Barwell 3 x Bungalows)

Hi Andy,

I hope you're well. We've now had a proper look through the amendments although apologies this response is a bit later than promised.

The scheme is an improvement but as presented wouldn't go far enough to overcome the amenity concerns. The main areas of concern remain the relationship between Plots 1 and 3 in terms of overdominance/enclosure and the outlook of Bedroom 1 and 2 of Plot 2 which would still be constrained by the fencing and presence of Plot 3. I acknowledge this relationship would be better than previously proposed in terms of your note below.

We discussed potential solutions and ultimately we kept coming back to having only two dwellings on the site, ie two bungalows side by side, roughly in line with the neighbouring dwelling with parking to the front and gardens to the rear. This would be our suggested route to fully overcome the amenity concerns.

If you wish to proceed with the three units, we would likely still recommend refusal unfortunately, but acknowledge you may prefer to appeal a 3 dwelling scheme. If that is the case, I would suggest/question whether Plot 1 can be moved even closer to the road increasing that distance between Plot 1 and 2, allowing more room between the boundary fence and windows at Plot 2 and also improving the distance between Plot 1 and 3. You may then wish to enhance the front elevation of Plot 1 (facing the parking area) given it would be very visible from the road, perhaps increasing the size of the windows and more of a focal point to the doorway. As above, I don't think this would be enough to overcome our concern but would improve the amity relationship and a Planning Inspector may come to a different view to ourselves on this relationship and we wanted to suggest that in good faith.

I appreciate this isn't the outcome you were hoping for and myself and David are happy to discuss this further.

Kind Regards

Emma Baumber MRTPI
Team Leader (Development Management)
Tel: 01455 265 598
Email: emma.baumber@hinckley-bosworth.gov.uk

Hinckley & Bosworth
Borough Council

Web: www.hinckley-bosworth.gov.uk

Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR

Sign up for our email updates: www.hinckley-bosworth.gov.uk/emailupdates



@Hinckandbos_bc



Hinckandbosbc



@Hinckandbosbc

From: Emma Baumber2

Sent: Friday, March 1, 2024 3:48 PM

To: 'Andy Carr' <andy@cadtechdesign.com>; David Spring <David.Spring@hinckley-bosworth.gov.uk>

Cc: Richardson & Hall <hello@richardsonandhall.com>

Subject: RE: Planning app 23/00716/FUL (Chapel Street Barwell 3 x Bungalows)

Hi Andy,

Thanks for your email and apologies for the delay in responding.

Myself and David will be discussing this early next week and we'll get back to you with comments soon after if that's ok.

Kind Regards

Emma Baumber MRTPI

Team Leader (Development Management)

Tel: 01455 265 598

Email: emma.baumber@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

From: Andy Carr <andy@cadtechdesign.com>

Sent: 27 February 2024 10:30

To: Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>; David Spring <David.Spring@hinckley-bosworth.gov.uk>

Cc: Richardson & Hall <hello@richardsonandhall.com>

Subject: Planning app 23/00716/FUL (Chapel Street Barwell 3 x Bungalows)

Good morning Emma and David, I hope you are both keeping well.

First of all, thank you Emma for your time on the 15th - it was very helpful and productive to be able to discuss the application with you in person and I think we all feel there is a way forward now.

With this in mind, please find attached a draft site layout as discussed for your review and comment. Notes on the attached as follows:

1. We have repositioned each bungalow with the 45 degree rule in mind - the green outlines show the original positions for reference.
2. Front elevation windows are shown as 'letterbox' style for now, in case there are any privacy concerns due to the proximity of the units. There is a possibility that we could change the Bedroom 1 windows back to a more normal size (and lose the side elevation window) if you are happy that there are no privacy issues - none of them look directly at another window but Plots 2 & 3 are quite close together. On Plot 1, we could potentially make the front elevation window larger and lose the side elevation, so that the main window does not face out onto the road.

3. All windows on the rear elevations will face fencing, but they can all either be letterbox style or obscure glass as they serve bathrooms, utilities and kitchens.
4. Plot 2 Bedroom 2 is still going to be looking at a fence, but given that Plot 1 has been moved further towards the road, this will mean that the fence will be a few metres away and can be softened with some planting potentially.
5. The bungalow design attached is for illustration - we can tweak each unit as necessary to make the layout work, and once agreed, I will provide full revised drawings for each plot.
6. There is scope to move the bin store away from the front of the site to somewhere less conspicuous, especially if we can lose one parking space due to the fact that all dwellings will now be 2-bedroom. This will also give us the opportunity to include more planting and soften the impact of the boundary and internal fencing. I've left the shading for gardens / driveway and parking pretty much as it was before, for reference.

I think that covers everything, for now - look forward to your thoughts in due course.

Regards,

Andy Carr

Partner - Cadtech Design

andy@cadtechdesign.com

01432 806409

This email and any files sent with it are confidential.

If this email isn't intended for you, please notify the sender immediately and then permanently delete it.

You must not read, print, store, disclose, copy or take any other action in respect of this email.

We routinely monitor incoming and outgoing email messages to ensure they comply with Hinckley & Bosworth Borough Council's policy on the use of electronic communications.

The contents of emails may have to be disclosed to a request under the Data Protection Act 2018, Freedom of Information Act 2000 and/or the Environmental Information Regulations 2004.

The views expressed by the author may not necessarily reflect the views or policies of Hinckley & Bosworth Borough Council.

Attachments to email messages may contain viruses that may damage your system.

Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result.

You are advised to carry out your own virus checks before opening any attachment.

Save paper - only print this email if necessary.

Visit us online: www.hinckley-bosworth.gov.uk

Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR. Main switchboard: 01455 238141

This email and any files sent with it are confidential.

If this email isn't intended for you, please notify the sender immediately and then permanently delete it.

You must not read, print, store, disclose, copy or take any other action in respect of this email.

We routinely monitor incoming and outgoing email messages to ensure they comply with Hinckley & Bosworth Borough Council's policy on the use of electronic communications.

The contents of emails may have to be disclosed to a request under the Data Protection Act 2018, Freedom of Information Act 2000 and/or the Environmental Information Regulations 2004.

The views expressed by the author may not necessarily reflect the views or policies of Hinckley & Bosworth Borough Council.

Attachments to email messages may contain viruses that may damage your system.
Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result.
You are advised to carry out your own virus checks before opening any attachment.

Save paper - only print this email if necessary.

Visit us online: www.hinckley-bosworth.gov.uk

Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR. Main switchboard: 01455 238141

This email and any files sent with it are confidential.

If this email isn't intended for you, please notify the sender immediately and then permanently delete it.

You must not read, print, store, disclose, copy or take any other action in respect of this email.

We routinely monitor incoming and outgoing email messages to ensure they comply with Hinckley & Bosworth Borough Council's policy on the use of electronic communications.

The contents of emails may have to be disclosed to a request under the Data Protection Act 2018, Freedom of Information Act 2000 and/or the Environmental Information Regulations 2004.

The views expressed by the author may not necessarily reflect the views or policies of Hinckley & Bosworth Borough Council.

Attachments to email messages may contain viruses that may damage your system.
Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result.
You are advised to carry out your own virus checks before opening any attachment.

Save paper - only print this email if necessary.

Visit us online: www.hinckley-bosworth.gov.uk

Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR. Main switchboard: 01455 238141

This email and any files sent with it are confidential.

If this email isn't intended for you, please notify the sender immediately and then permanently delete it.

You must not read, print, store, disclose, copy or take any other action in respect of this email.

We routinely monitor incoming and outgoing email messages to ensure they comply with Hinckley & Bosworth Borough Council's policy on the use of electronic communications.

The contents of emails may have to be disclosed to a request under the Data Protection Act 2018, Freedom of Information Act 2000 and/or the Environmental Information Regulations 2004.

The views expressed by the author may not necessarily reflect the views or policies of Hinckley & Bosworth Borough Council.

Attachments to email messages may contain viruses that may damage your system.
Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result.
You are advised to carry out your own virus checks before opening any attachment.

Save paper - only print this email if necessary.

Visit us online: www.hinckley-bosworth.gov.uk

Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR. Main switchboard: 01455 238141

Jane Steel

From: public.access@hinckley-bosworth.gov.uk
Sent: 23 August 2023 08:38
To: Planning Application Comments
Subject: Comments for Planning Application 23/00716/FUL

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 23/08/2023 8:38 AM from [REDACTED]

Application Summary

Address:	Barwell Constitutional Club 20 Chapel Street Barwell Leicester Leicestershire LE9 8DD
Proposal:	Proposed 4no. residential dwellings with associated vehicular access, parking, amenity space and other works
Case Officer:	David Spring

[Click for further information](#)

Customer Details

Comments Details

Commenter Type:	Neighbours
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	A further couple of points have also come to mind regarding the proposed developments. Plot 4 does not adhere to the recommended 1m distance between boundary so we also have serious concerns relating to the fire risk posed by the close proximity to our own property. This could pose a serious fire risk and allow fire to spread between the two sites very easily. Also, the level of noise from the Barwell Constitutional Club may have a detrimental impact on future inhabitants of plots 1 and 2. Plot 1 also has a window on the western elevation which appears to look immediately onto the club's wall (The Good Design Guide - Separation and distance guidance) Plot 1 & 4 appear to have their wheelie bins on the parking bays of plots 2 and 3 but the plot lines imply that these plots only have one parking bay. Clarification is required and also confirmation that bays still have adequate space to park a vehicle on.

Kind regards

From: public.access@hinckley-bosworth.gov.uk
Sent: 22 August 2023 19:36
To: Planning Application Comments
Subject: Comments for Planning Application 23/00716/FUL

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 22/08/2023 7:35 PM from [REDACTED]

Application Summary

Address:	Barwell Constitutional Club 20 Chapel Street Barwell Leicester Leicestershire LE9 8DD
Proposal:	Proposed 4no. residential dwellings with associated vehicular access, parking, amenity space and other works
Case Officer:	David Spring

[Click for further information](#)

Customer Details

[REDACTED]

Comments Details

Commenter Type: Neighbours

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I strongly object to losing the parking that would result from building these houses. We are already very restricted with parking. In addition having another exit onto the road would be hazardous.

Kind regards

From: public.access@hinckley-bosworth.gov.uk
Sent: 22 August 2023 16:44
To: Planning Application Comments
Subject: Comments for Planning Application 23/00716/FUL

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 22/08/2023 4:43 PM from [REDACTED]

Application Summary

Address:	Barwell Constitutional Club 20 Chapel Street Barwell Leicester Leicestershire LE9 8DD
Proposal:	Proposed 4no. residential dwellings with associated vehicular access, parking, amenity space and other works
Case Officer:	David Spring

[Click for further information](#)

Customer Details

[REDACTED]

Comments Details

Commenter Type:	Neighbours
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I live at [REDACTED] and strongly object to this application. It will seriously affect the parking on Chapel Street which is already very very limited. This will make a serious impact to people who live on Chapel Street and may also cause a decrease in the house prices due to even less parking availability. I also think this will be dangerous as Chapel Street is already a very busy one way road and this will cause further traffic just opposite the church which is where many young children and toddlers go to nursery / day care

Kind regards

From: public.access@hinckley-bosworth.gov.uk
Sent: 02 August 2023 16:16
To: Planning Application Comments
Subject: Comments for Planning Application 23/00716/FUL

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 02/08/2023 4:15 PM from [REDACTED]

Application Summary

Address:	Barwell Constitutional Club 20 Chapel Street Barwell Leicester Leicestershire LE9 8DD
Proposal:	Proposed 4no. residential dwellings with associated vehicular access, parking, amenity space and other works
Case Officer:	David Spring

[Click for further information](#)

Customer Details

Comments Details

Commenter Type:	Neighbours
Stance:	Customer made comments neither objecting to or supporting the Planning Application
Reasons for comment:	
Comments:	I am in support of development to this site but our house is adjacent to the land & has three bedroom windows and an office window on the side elevation of our property overlooking the site so am unable to say whether we object until we can see plans & distance of walls or windows etc from our habitable rooms mentioned. If the distance is not sufficient then obviously we will object plans strongly. We also have concerns regarding noise and dust during construction. Would happily discuss plans with developer.

Kind regards

From: public.access@hinckley-bosworth.gov.uk
Sent: 25 August 2023 18:21
To: Planning Application Comments
Subject: Comments for Planning Application 23/00716/FUL

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

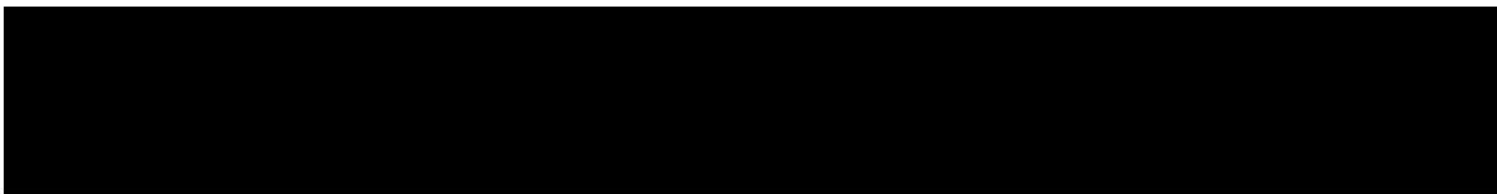
Comments were submitted at 25/08/2023 6:21 PM from 

Application Summary

Address:	Barwell Constitutional Club 20 Chapel Street Barwell Leicester Leicestershire LE9 8DD
Proposal:	Proposed 4no. residential dwellings with associated vehicular access, parking, amenity space and other works
Case Officer:	David Spring

[Click for further information](#)

Customer Details



Comments Details

Commenter Type:	Neighbours
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	We have viewed the revised site plan but still have a number of strong objections that we have with regard to the amended proposed development. As an immediate neighbour to the site of the proposed development we believe that the development currently being proposed will have a serious impact on our standard of living & quality of life. Our specific objections are as follows: 1. Site Allocations & Development Management Policies DPD DM10 - Development & Design

Dm10 a

The proposed development will have a significant impact on our privacy & amenity. Our main concerns relate to daylight/skylight & visual intrusion. We still have grave concerns regarding the proximity of both plots 2 & 4 to our boundary line & subsequently a number of habitable room principle windows. These principle windows fall on our north, south & western aspects. We believe that both plots 3 & 4 would have a significant adverse effect on both our privacy & amenity. We strongly believe that both plots 2 & 4 contravene the 25 degree test & also the 45 degree tests; horizontal & vertical.

This will have a detrimental effect & our quality of life would be drastically impaired.

These plots would result in significant loss of skylight from numerous windows due to the high pitched roofs & also an overbearing view as the pitched roof will loom in our line of sight from numerous habitable rooms too (principle windows). These include our ground floor lounge window (south aspect), ground floor office/study window (west aspect), first floor rear bedroom (south aspect), first floor middle bedroom (west aspect) & our first floor front bedroom (north aspect).

Plot 2 will also overshadow a large part of our main garden & outside seating area, which falls immediately under our lounge window. This would give us a sense of overbearing & being closed in. Particularly, with the George Ward Centre already looming to the rear of our garden, making us feel very enclosed. Giving us a tunnelling effect.

We recognise that Plot 4 has been moved slightly away from our boundary & would like confirmation of distance.

We have concerns regarding the over development of the entire site & the impact of cramming too many dwellings into a small space. Plot 2 & plot 3 have approx just 1m between them. This will have a severe impact on any new inhabitants & result in them hardly ever receiving any natural light in bedroom 1 (plot 2), as the eastern window is the only light source. The lack of light into this building will surely be unbearable to live in, making it uninhabitable.

The distance between plot 2s principle bedroom window & the external wall of plot 3 also contravenes distancing guidelines of 8m.

The Good Design Guide/ Planning & Design Process stipulates that good design should offer "daily quality of life and long term prospects for individuals".

The core component of allowing adequate space between & around buildings is not being taken into consideration in the development of these plots.

The close proximity also raises concerns relating to health & safety - ease of access for emergency services.

Plot 2s northern elevation bedroom windows looks into plot 1s lounge with only 10m between (approx) which is less than half the suggested 21m in the Good Design Guide; 4. New Residential Dwellings - Private amenity space & separation distances.

Visual intrusions are also a grave concern for ourselves & the development of these dwellings will intrude on our privacy within our habitable rooms previously mentioned when discussing the impact of overshadowing & overbearing. These are principle windows so minimum distancing needs to be a prime consideration.

The correct amenity space & separation distances need to be adhered to and many of our principle habitable windows are not an acceptable distance from the proposed dwellings windows or walls.

The Good Design Guide; 4. New Residential Development- Private amenity space & separation distances & also Backland/Infill sites.

Due to the close proximity between plot 4an & our boundary it will lead to their living space being extremely close to our main habitable living areas ie. Lounge & study leading to an increase in noise levels & vibration.

Also concerns regarding noise & vibration for plots 1&2 from air units in commercial properties nearby.

The location of bins adjacent to our boundary could cause a problem with smell & vermin infestation directly next to our outdoor seating area & lounge window.

They are also too far from the collection point for refuse collection.

DM10 c

The Good Design Guide; 4. New Residential Development- Infill sites stipulates that infill sites should be of a similar footprint and layout to the wider context, allowing sufficient space

between buildings.

The proposed development is not in proportion or scale to neighbouring properties which are large individual spacious plots:

Barwell Constitutional Club

30 Chapel Street

Cross Keys public house

George Ward Centre

One or two more spacious plots would be far more in keeping with the current landscape & character of neighbouring properties.

We strongly believe that the proposed development is a direct contravention of DM10c as it will significantly alter the fabric & feel of the street & amount to "cramming" & over development of what is a low density part of the street.

The green garden space for each plot is extremely small & falls significantly below the 80sqm recommended for 3 bedroom properties in the Good Design Guide; 5. Existing residential development- Garden proportions.

The landscape areas are not in proportion to the scale of the development suggested. The plots being proposed create an "Identikit" bland & overcrowded development site.

Design & layout has a huge impact on quality of life for both local existing residents & those living in the new developments & the current suggested layout is neither characterful or welcoming.

It does not enhance the character of the surrounding area.

The Good Design Guide: 4. New Residential Development - Detailing: Protection of residential amenity space clearly states that space between & around buildings is a "core component of residential amenity" & that new developments should "sit in the landscape" not overcrowd & overbear it. Hence, creating a very oppressive quality & poor character to the area.

The proposed plots do not protect an acceptable level of amenity as this guide suggests.

DM10 e

Development management document DM10 e advises that developments should incorporate a "high standard of landscaping" which "adds to the quality of design & siting "

The proposed new dwellings have insufficient space & landscaping which contravenes this core statement. Instead of offering quality design it feels overcrowded & overbearing.

The Good Design Guide: 4. New Residential Development - Creating Urban Structure - parking stipulates that large expanses of car parking & hard standing on a development does not contribute positively to the street scene & the attempt to crowd 4 plots onto the site, rather than a sympathetic 1 or 2 bungalows leaves little room for any landscaping & instead is dominated by buildings & hard standing.

Over 50% of the outdoor space is hard standing. The Good Design Guide: 4. New Residential Development - Creating Urban Structure: Parking advises that no more than 50% should be used solely for hard standing.

The guide also states under Garden Proportions that a minimum garden length of 7m & 80sqm for 3 bedroom properties should be present.

The guide clearly states that gardens are an "important part of the quality of life offered by a house" & that small garden spaces can render the plots as "out of keeping with its context". Therefore, the proposed dwellings would not benefit the environment & landscape but instead result in the loss of a green space that has been present on Chapel Street for many years.

DM10 f

The proposed development does include space for bins on each plot but we have concerns that these would restrict car spaces available. They also fall outside of the acceptable collection distance.

Will cars still have adequate space to park?

Will parking be safe; having to manoeuvre in & out of position in very tight bays?

Do the parking bays meet the minimum lengths & widths advised in the guidelines?

The proposed development does not maximise opportunities for conservation of energy & resources due to the lack of daylight reaching certain plots & internal spaces. This will result in electrical light sources having to be used constantly.

This will also lead to additional heating having to be used as no natural solar warming within rooms will occur.

DM10 h

The proposed site has few permeable surfaces & areas of landscaping, instead being covered in structures or hard standing.

We therefore request the results & approval of an appropriate sustainable drainage scheme to show there is appropriate drainage to the site.

DM10 i

We have concerns regarding fire safety measures & accessibility to plots 2 & 3 due to narrow margins between them.

DM17 - Highways & Transportation

DM17 c

Plot 1 will have restricted sight when pulling out of the car bays due to its proximity to the Barwell Constitutional Club's eastern wall. The wall will block the immediate view of pedestrians on the pathway.

Plots 1 & 4 may also require multiple manoeuvres to park in their tight allocated spaces which could cause a highway risk.

We also have concerns regarding the impact on our sight lines when leaving our driveway due to the proposed hedge for plot 4 & positioning of cars close to our boundary which could obscure pedestrians from view.

DM18 - Vehicle Parking Standards

DM18

The proposed development does offer parking bays for each dwelling. However, these bays are extremely tight & may not be sufficient in size when also housing bins.

Plots 3 & 2 appear extremely tight & appear to have just 1 parking bay within their allotted plot

Kind regards

From: public.access@hinckley-bosworth.gov.uk
Sent: 25 August 2023 18:29
To: Planning Application Comments
Subject: Comments for Planning Application 23/00716/FUL

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

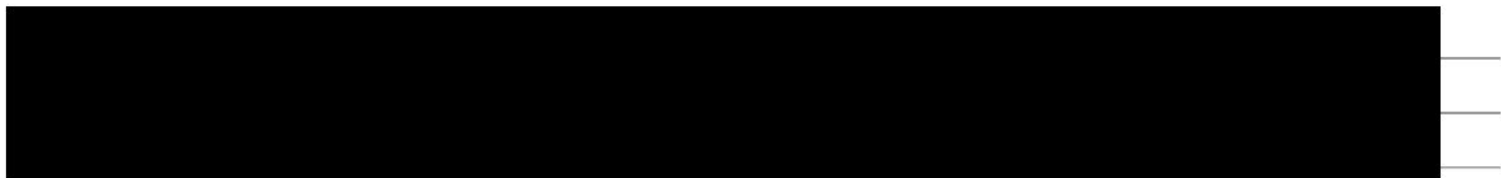
Comments were submitted at 25/08/2023 6:28 PM from [REDACTED]

Application Summary

Address:	Barwell Constitutional Club 20 Chapel Street Barwell Leicester Leicestershire LE9 8DD
Proposal:	Proposed 4no. residential dwellings with associated vehicular access, parking, amenity space and other works
Case Officer:	David Spring

[Click for further information](#)

Customer Details



Comments Details

Commenter Type:	Neighbours
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	We have viewed the revised site plan but still have a number of strong objections that we have with regard to the amended proposed development. Comments continued from previous post DM18 - Vehicle Parking Standards DM18 The proposed development does offer parking bays for each dwelling. However, these bays are extremely tight & may not be sufficient in size when also housing bins. Plots 3 & 2 appear extremely tight & appear to have just 1 parking bay within their allotted plot

lines. Only having 1 parking bay would mean additional pressure being placed on the on-road parking of Chapel Street. If they have more than 1 vehicle this will exacerbate the parking problems already encountered by local residents even further.

The 6Cs Design Guide (14.71) requires minimum parking to be provided for each dwelling & also stipulates that "existing parking issues are not exacerbated". This development contradicts this guidance as the necessity to drop the kerb along the site to provide access to parking bays for plots 1 & 4 & access to plots 2 & 3 means that valuable on-road parking spaces for existing residents will be lost. This will therefore have a severe impact on their amenities & place additional pressure upon the existing parking issues.

Core Strategy Spatial Objectives Design & Siting of Development 14.2

The on-road parking that will be lost as a result of the dropped kerb to allow access will counteract the proposed car parking bays & leave numerous existing properties with even fewer spaces to park.

Traffic & parking issues have been areas of concern for Chapel Street for a number of years & it even became a one way street to try & ease some of the transport issues.

The development of this site as proposed with 4 dwellings rather than 1 or 2 with better amenities & space will further exacerbate these issues.

To summarise, we feel that the proposed development of 4 dwellings would severely impact our quality of life & contravene many core development statements & policies.

Our main concerns relate to the 25 degree & 45 degree rules relating to the new developments & the subsequent overshadowing & loss of skylight/daylight to numerous principle habitable windows & rooms on 3 aspects of our property. The insufficient separation & distancing between our home & the proposed dwellings is also a grave concern for privacy & overlooking reasons.

The proposal of 4 bungalows would demonstrate harm to the amenities we enjoy & have an overbearing feel. The huge expanse of brickwork and roof along the majority of our boundary line will have an oppressive feel impacting mental well being for everyone in our home.

Other local residents would also have amenities demonstrably harmed due to the loss of on-road parking and loss of valuable green space and landscaping, creating a "crammed" feel to the street scene.

We also request that consideration is given to how & where construction vehicles & staff would gain access to the site for unloading & parking, without causing a highway hazard & adding additional parking issues for local residents on a narrow busy street.

We also request that controlled hours of operation are enforced.

A further concern is the construction of plots 2 & 4 due to their close proximity to our boundary. How will works be completed without access to our land & fencing?

We request that our strong objections are taken into consideration when deciding on this application.

Kind regards

Jane Steel

From: David Spring
Sent: 22 August 2023 10:27
To: Planning Folder New
Subject: FW: Planning application: 23/00716/FUL

Hi,

Please add the below letter of objection for the above application.

With thanks,

David

-----Original Message-----

From: [REDACTED]
Sent: 21 August 2023 17:30
To: David Spring <David.Spring@hinckley-bosworth.gov.uk>
[REDACTED]
Subject: Planning application: 23/00716/FUL

[REDACTED]

LE10 0FR

Dear Mr Spring,

RE: Planning Application 23/00716/FUL [REDACTED] Leicestershire, LE9 8DD)

We wish to make you aware of a number of strong objections that we have with regard to the proposed development of four additional dwellings on the open space, (20 Chapel Street) adjacent to our home ([REDACTED]). The relevant application number is referenced above.

As an immediate neighbour to the site of the proposed development we believe that the development currently being proposed will have a serious impact on our standard of living and quality of life.

Our specific objections are as follows:

1. Site Allocations and Development Management Policies DPD

DM10 - Development and Design

Dm10 a

The proposed development will have a significant impact on the privacy and amenity for [REDACTED]. We will detail our main concerns which relate to daylight and visual intrusion. Initially, the plans were not available for us to view, and now we have had an opportunity to view these, we have grave concerns regarding the proximity of both plots 2 and 4 to our boundary line and subsequently a large number of habitable room principle windows. These principle windows fall on our north, south and western aspects. We are unable to determine the exact location of each plot in relation to our own windows as these are not shown on the plans. Also, the online proposed block site document shows plot 3 as being level with out rear wall but the online design statement shows

plot 3 reaching past our end wall. We are not sure which is accurate in relation to our building, so cannot be precise at this point.

In either case, we believe that both plots 3 and 4 would have a significant adverse effect on both our privacy and amenity. We strongly believe that both plots 2 and 4 contravene the 25 degree test and also the 45 degree test. This will have a detrimental effect and our quality of life would be drastically impaired. These plots would result in significant loss of daylight within our ground floor lounge window (south aspect), our ground floor office/study window (west aspect), first floor rear bedroom (south aspect), first floor middle bedroom (west aspect) and our first floor front bedroom (north aspect).

Plot 2 will also overshadow a large part of our main garden and outside seating area, which falls immediately under our lounge window. This would give us a sense of overbearing and being closed in. Particularly, with the George Ward Centre already looming to the rear of our garden, making us feel very enclosed.

Plot 4 appears to have no gap between the exterior wall and our boundary, not applying the recommended 1m distance gap. Adequate space between and around buildings is a core component of residential amenity. The guttering of this plot also appears to overhang our boundary line into our air space therefore causing trespass. We also have concerns regarding the over development of the entire site and the impact of cramming too many dwellings into a small space. Plot 2 and plot 3 have approximately just one meter between them. This will have a severe impact on any new inhabitants and result in them hardly ever receiving any natural light in bedroom one (plot 2), as the eastern window is the only light source. The lack of light into this building will surely be unbearable to live in, making it uninhabitable. The distance between plot 2s principle bedroom window and the external wall of plot 3 also contravenes distancing guidelines of eight metres.

The Good Design Guide/ Planning and Design Process stipulates that good design should offer “daily quality of life and long term prospects for individuals”.

The core component of allowing adequate space between and around buildings is not being taken into consideration in the development of these plots.

The close proximity also raises concerns relating to health and safety and ease of access for emergency services.

Plot 2s northern elevation bedroom windows looks into plot 1s lounge with only ten meters between (approximately) which is less than half of the guidance suggested in the Good Design Guide; 4. New Residential Dwellings - Private amenity space and separation distances. Visual intrusions are also a grave concern for ourselves and the development of these dwellings will intrude on our privacy within our habitable rooms previously mentioned when discussing the impact of overshadowing and overbearing. These are principle windows and distancing needs to be a prime consideration.

The correct amenity space and separation distances need to be adhered to and many of our principle habitable windows are not an acceptable distance from the proposed dwellings windows or walls.

The Good Design Guide; 4. New Residential Development- Private amenity space and separation distances and also Backland / Infill sites.

Due to the recommended one metre between boundary not being adhered to plot 4 will have living space extremely close to our main habitable living areas ie. Lounge and study/office leading to an increase in noise levels and vibration. It will also lead to guttering extending into our air space which would mean a trespass would occur.

The location of several waste and recycling bins are adjacent to the boundary of [REDACTED] which could cause a problem with smell and vermin infestation directly next to our outdoor seating area and lounge window.

DM10 c

The Good Design Guide; 4. New Residential Development- Infill sites stipulates that infill sites should be of a similar footprint and layout to the wider context, allowing sufficient space between buildings.

The proposed development is not in proportion or scale to neighbouring properties which are large individual spacious plots:

Barwell Constitutional Club

30 Chapel Street

Cross Keys public house

George Ward Centre

One or two more spacious plots would be far more in keeping with the current landscape and character of neighbouring properties.

We strongly believe that the proposed development is a direct contravention of DM10c as it will significantly alter the fabric and feel of the street and amount to “cramming” and over development of what is a low density part of the street.

The green garden space for each plot is extremely small and falls significantly below the 80sqm recommended for 3 bedroom properties in the Good Design Guide; 5. Existing residential development- Garden proportions.

The landscape areas are not in proportion to the scale of the development suggested. The plots being proposed create an “Identikit” bland and overcrowded development site.

Design and layout has a huge impact on quality of life for both local existing residents and those living in the new developments and the current suggested layout is neither characterful or welcoming. It does not enhance the character of the surrounding area.

The Good Design Guide: 4. New Residential Development - Detailing: Protection of residential amenity space clearly states that space between and around buildings is a “core component of residential amenity” and that new developments should “sit in the landscape” not overcrowd and overbear it. Hence, creating a very oppressive quality and poor character to the area.

The proposed plots do not protect an acceptable level of amenity as this guide suggests.

DM10 e

Development management document DM10 e advises that developments should incorporate a “high standard of landscaping” which “adds to the quality of design and siting “ The proposed new dwellings have insufficient space and landscaping which contravenes this core statement. Instead of offering quality design it feels overcrowded and overbearing.

The Good Design Guide: 4. New Residential Development - Creating Urban Structure - parking stipulates that large expanses of car parking and hard standing on a development does not contribute positively to the street scene and the attempt to crowd four plots onto the site, rather than a sympathetic one or two bungalows leaves little room for any landscaping and instead is dominated by buildings and hard standing car spaces.

Over 50% of the outdoor space is hard standing and The Good Design Guide: 4. New Residential Development - Creating Urban Structure: Parking advises that no more than 50% should be used solely for hard standing. The guide also states under Garden Proportions that a minimum garden length of 7m and 80sqm for 3 bedroom properties should be present.

The guide clearly states that gardens are an “important part of the quality of life offered by a house” and that small garden spaces can render the plots as “out of keeping with its context”.

Therefore, the proposed dwellings would not benefit the environment and landscape but instead result in the loss of a green space that has been present on Chapel Street for many, many years.

DM10 f

The proposed development does include space for two wheelie bins on each plot but we have concerns that these would restrict car spaces available. Will cars still have adequate space to park, Will parking be safe ;having to manoeuvre in and out of position in very tight bays)?

Do the parking bays meet the minimum lengths and widths advised in the guidelines?

The proposed development does not maximise opportunities for conservation of energy and resources due to the lack of daylight reaching certain plots and internal spaces. This will result in electrical light sources having to be used constantly.

DM10 g

The new dwellings do not have charging points for electrical or low emission vehicles which could be added to minimise carbon footprint in later years. Fewer plots would make this addition much easier to incorporate.

DM10 h

The proposed site has few permeable surfaces and areas of landscaping, instead being covered in structures or hard standing.

We therefore request the results and approval of an appropriate sustainable drainage scheme to show there is appropriate drainage to the site.

DM10 i

We have concerns regarding fire safety measures and accessibility to plots 2 and 3 due to narrow margins between them.

DM17 - Highways and Transportation

DM17 c

Plot 1 will have restricted sight when pulling out of the car bays due to its proximity to the Barwell Constitutional Club's eastern wall. The wall will block the immediate view of pedestrians on the pathway.

Plots 1 and 4 may also require multiple manoeuvres to park in their tight allocated spaces which could cause a highway risk.

We also have concerns regarding the impact on our sight lines when leaving our driveway due to the proposed hedge for plot 4 and positioning of cars close to our boundary which could obscure pedestrians from view.

DM18 - Vehicle Parking Standards

DM18

The proposed development does offer parking bays for each dwelling. However, these bays are extremely tight and may not be sufficient in size when also housing recycling and waste wheelie bins.

Plots 3 and 2 appear extremely tight and appear to have just one parking bay within their allotted plot lines. Only having one parking bay would mean additional pressure being placed on the on-road parking of Chapel Street. If they have more than one vehicle (3 bedroom dwellings, so possibility of three or even four cars) this will exacerbate the parking problems already encountered by local residents even further.

The 6Cs Design Guide (14.71) requires minimum parking to be provided for each dwelling and also stipulates that "existing parking issues are not exacerbated".

This development contradicts this guidance as the necessity to drop the kerb along the site to provide access to parking bays for plots 1 and 4 and access to plots 2 and 3 means that valuable on-road parking spaces for existing residents will be lost. This will therefore have a severe impact on their amenities and also place additional pressure upon the existing parking issues.

Core Strategy Spatial Objectives Design and Siting of Development 14.2 The on-road parking that will be lost as a result of the dropped kerb to allow access will counteract the proposed car parking bays and leave numerous existing properties with even fewer spaces to park.

Traffic and parking issues have been areas of concern for Chapel Street for a number of years and it even became a one way street to try and ease some of the transport issues.

The development of this site as proposed with four dwellings rather than one or two with better amenities and space will further exacerbate these issues.

To summarise, we feel that the proposed development of four dwellings would severely impact our quality of life and contravene many core development statements and policies.

Our main concerns relate to the 25 degree and 45 degree rules relating to the new developments and the subsequent overshadowing and loss of daylight to numerous principle habitable windows and rooms on three aspects of our property. The insufficient separation and distancing between 30 Chapel Street and the proposed dwellings is also a grave concern for privacy and overlooking reasons.

The proposal of four bungalows would demonstrate harm to the amenities we enjoy and have an overbearing feel. Other local residents would also have amenities demonstrably harmed due to the loss of on-road parking and loss of valuable green space and landscaping, creating a "crammed" feel to the street scene.

We also request that consideration is given to how and where construction vehicles and staff would gain access to the site for unloading and parking, without causing a highway hazard and adding additional parking issues for local residents on a narrow busy street. Where will staff go to the toilet as a nursery operates over the road to the site so sufficient portable toilets need to be available.

We also request that controlled hours of operation are enforced.

A further concern is the construction of plots 2 and 4 due to their close proximity to our boundary. How will works be completed without access to our land and fencing?

The positioning of guttering on plot 4 appears to be over our boundary line leading to an encroachment of our property's air space, resulting in trespass. A boundary gap would alleviate this issue.

We request that our strong objections are taken into consideration when deciding on this application.

We would be happy for a representative of the planning department to meet at our property to allow us to illustrate our concerns first hand.

We are also happy to discuss our concerns with the developers and try to reach a development which is mutually acceptable.

Please feel free to contact us directly if you would like any additional information or would like to discuss any element in person.

I have sent the full email to yourself as the case worker because the comments section online does not have adequate space to document all of our concerns.

A less detailed account will be added to the comments section under the application to enable something to show as an objection.

Yours sincerely

Sent from my iPhone

From: public.access@hinckley-bosworth.gov.uk
Sent: 22 August 2023 15:12
To: Planning Application Comments
Subject: Comments for Planning Application 23/00716/FUL

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 22/08/2023 3:12 PM from [REDACTED]

Application Summary

Address:	Barwell Constitutional Club 20 Chapel Street Barwell Leicester Leicestershire LE9 8DD
Proposal:	Proposed 4no. residential dwellings with associated vehicular access, parking, amenity space and other works
Case Officer:	David Spring

[Click for further information](#)

Customer Details

Comments Details

Commenter Type:	Neighbours
-----------------	------------

Stance:	Customer objects to the Planning Application
---------	--

Reasons for comment:

Comments:

We wish to make you aware of a number of strong objections that we have regarding this application.
As an immediate neighbour to the site we believe that the current proposal will have a serious impact on our standard of living and quality of life.
Our specific objections are as follows:
Dm10 a - The development will have a significant impact on our privacy and amenity. Our main concerns relate to daylight and visual intrusion. (The comment length is restricted so a basic overview of concerns will be detailed here but a full document advising of our detailed concerns has been submitted to the case worker directly). We have grave concerns regarding the proximity of both plots 2 & 4 to our boundary line. A large number of our habitable room

principle windows will be overshadowed & have daylight restricted. These principle windows fall on our north, south and western aspects.

Plots would have a significant adverse effect on both our privacy and amenity. Plots 2 & 4 contravene the 25 degree test and also the 45 degree test, having a detrimental effect and our quality of life - significant loss of daylight within our grd flr lounge & study windows & 1st floor rear bedroom, middle bedroom & front bedroom.

Plot 2 will also overshadow a large part of our main garden immediately to rear of property, giving a sense of overbearing and being closed in.

Plot 4 has no gap between the exterior wall and our boundary, (1m recommended gap).

Adequate space is a core component of residential amenity. The guttering of this plot may overhang our boundary line into our air space, causing a trespass.

Site cramming too many dwellings into a small space. Plot 2 & plot 3 have approx just 1m between them. Severe impact on new inhabitants - hardly receive natural light in bedroom 1 (eastern window only light source). Distance between plot 2s principle bedroom window & external wall of plot 3 contravenes distancing guidelines of 8m.

Core component of allowing adequate space between & around buildings is not being taken into consideration in this development.

Raises safety concerns - ease of access for emergency services.

Plot 2s north elevation bedroom windows looks into plot 1s lounge with only 10m between - less than half the guidance suggested in the Good Design Guide; Private amenity space & separation distances. Visual intrusions are grave concern for us - these dwellings will intrude on privacy within our habitable rooms previously mentioned. These are principle windows & distancing needs to be a prime consideration.

The correct amenity space & separation distances need to be adhered to. Many of our principle habitable windows are not an acceptable distance from the proposed dwellings windows or walls.

Plot 4 will have living space extremely close to our main habitable living areas ie. Lounge & study leading to an increase in noise levels and vibration. Several bins are adjacent to our boundary, which could cause a problem with smell & vermin under our lounge window.

Infill sites should be of a similar footprint & layout to the wider context.

The development is not in proportion/scale to neighbouring properties which are large spacious plots.

1 or 2 spacious plots would be more in keeping with the current landscape & character of neighbouring properties. It is a contravention of DM10c - significantly altering the fabric & feel of the street - "cramming" & over developing a low density part of the street.

The green garden space for each plot falls significantly below the 80sqm recommended for 3 bed properties.

The landscape areas are not in proportion to the scale of the development suggested creating an "Identikit" bland and overcrowded development site.

The current layout is neither characterful or welcoming & does not enhance the character of the area.

The Good Design Guide: 4. New Residential Development - Detailing: Protection of residential amenity space clearly states that new developments should "sit in the landscape" not overcrowd and overbear it. Hence, creating a very oppressive quality and poor character to the area. DM10e advises that developments should incorporate a "high standard of landscaping" which "adds to the quality of design & siting "

The dwellings have insufficient space & landscaping contravening this core statement.

Creating Urban Structure; parking - states large expanses hard standing on a development does not contribute positively to the street scene & crowding 4 plots onto the site, rather than 1 or 2 bungalows leaves no room for landscaping & is dominated by buildings & hard standing. Over 50% of outdoor space is hard standing & Creating Urban Structure: Parking advises no more than 50% should be used. The guide states under Garden Proportions that a minimum garden length of 7m & 80sqm for 3 bed properties should be present.

The guide clearly states that gardens are an "important part of the quality of life offered by a house" & small garden spaces can render the plots as "out of keeping with its context".

The development includes space for 2 bins but we these restrict car space available. Will cars still have adequate space to park. Will parking be safe-manoeuvring in & out of position in tight bays?

Do bays meet the min lengths & widths advised in the guidelines?

The development does not max opportunities for conservation of energy due to the lack of daylight reaching certain plots and internal spaces, resulting in electrical light sources being used constantly.

There are no charging points for electrical or low emission vehicles which could minimise carbon footprint. Fewer plots would make this addition easier to incorporate.

The site has few permeable surfaces and areas of landscaping, being covered in structures/hard standing.

We therefore request the results and approval of an appropriate sustainable drainage scheme to show there is appropriate drainage to the site.

Concerns re fire safety measures & accessibility to plots 2 & 3 - narrow margins between them.

Plot 1 has restricted sight pulling out of car bays due to its proximity to Club's wall, blocking immediate view of pedestrians on pathway.

Plots 1 & 4 may require multiple manoeuvres to park in tight spaces - highway risk.

We have concerns regarding the impact on our sight lines when leaving our driveway due to the proposed hedge for plot 4 & positioning of cars close to our boundary which could obscure pedestrians from view.

DM18

The proposed development does offer parking bays for each dwelling. However, these bays are tight & may not be sufficient in size also housing bins.

Plots 3 & 2 appear tight & just 1 parking bay within their allotted plot. 1 parking bay would mean additional pressure on the on-road parking of Chapel Street. If they have more than one vehicle (3 bed) this will exacerbate parking issues already encountered by local residents further.

The 6Cs Design Guide (14.71) requires minimum parking to be provided for each dwelling and also stipulates that "existing parking issues are not exacerbated".

This developmt contradicts this guidance as the necessity to drop the kerb along the site to provide access to parking bays means valuable on-road parking spaces for existing residents will be lost. Having a severe impact on their amenities.

The on-road parking that will be lost as a result of the dropped kerb to allow access will counteract the proposed car parking bays leaving existing properties with fewer spaces to park.

Traffic & parking issues have been areas of concern for Chapel Street for a number of years & it even became a one way street to try and ease some of the transport issues.

The development of this site as proposed with 4 dwellings rather than 1 or 2 with better amenities & space will further exacerbate these issues.

The proposed development of 4 dwellings would severely impact our quality of life & contravene many core development statements & policies.

We request that consideration is given to how & where construction vehicles/staff gain access to the site for unloading & parking, without causing a highway hazard & adding additional parking issues for local residents on a narrow busy street.

We request that controlled hours of operation.

We request that our strong objections are taken into consideration when deciding on this application.

We would be happy for a representative of the planning department to meet at our property to allow us to illustrate our concerns first hand.

We are also happy to discuss our concerns with the developers & try to reach a development which is mutually acceptable.

Kind regards

From: public.access@hinckley-bosworth.gov.uk
Sent: 22 August 2023 16:20
To: Planning Application Comments
Subject: Comments for Planning Application 23/00716/FUL

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 22/08/2023 4:19 PM from [REDACTED]

Application Summary

Address:	Barwell Constitutional Club 20 Chapel Street Barwell Leicester Leicestershire LE9 8DD
Proposal:	Proposed 4no. residential dwellings with associated vehicular access, parking, amenity space and other works
Case Officer:	David Spring

[Click for further information](#)

Customer Details

Comments Details

Commenter Type:	Neighbours
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I would like to object to the planning on this site because of the amount of parking spaces that we are going to lose. Most of the time I find it difficult to park outside my own house or even further up the road. I know we can use the club car park but in the winter is going to be a bit of a pain . You are asking me to give up parking so you can build properties with there own personal parking spots does not seem fair to me . Is it not possible to keep our parking spaces and open the back of the club up for entrance of the new premises. Also most of the older folks who go to the chapel.park outside the club on a Sunday service quite a few can hardly walk across the road now your asking them to walk even further also people drop off at the nursery opposite the club so it's not just me you are affecting there is

many more.



Kind regards

-----Original Message-----

Sent: Tuesday, December 5, 2023 3:01 PM

To: Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>

Cc: [REDACTED]

Subject: Re: Revised plans for 23/00716/FUL

Hi Emma,

The planning portal will not allow me to add comments.

I thought there was a 14 day period after anything was amended?

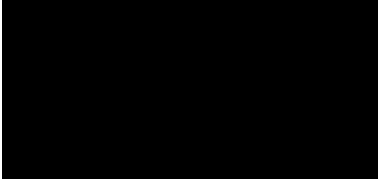
I requested that I am notified of any comments. This should be set to include any amendments to plans etc too.

As mentioned in my previous email we wish this block layout to have all of our previous objections applied & also add the comments I made in my previous email regarding the required new fencing being extremely unsightly and overbearing to the street scene as a whole and also to the actual residents that will be living in the bungalows. The fencing will be over 11 feet tall & will overshadow plot 1s garden area considerably.

The more this site develops to try to conform with required planning constraints the uglier it becomes and the harsher the living conditions for any future residents. Who will want to be looming at an 11feet fence from their bedroom window with NO skylight?

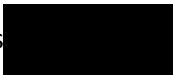
The sooner it is recognised that 2 units could be built and look beautiful with actual outlooks from habitable rooms rather than brick walls or fences a couple of feet away the better.

As always, thank you for your time and do not hesitate to contact me if you wish to discuss anything further.



Sent from my iPhone



>
> Good morning Emma
>
> I have noticed another set of block plans have been added.
> I am awaiting advices from the developer regarding what the red additions are?
> They are not new windows as no new individual plot plans are online and to be honest I am stumped as to what they are.
>
> All of our previous objections still apply and I will add further comments once I can work out exactly what is what.
>
> This site is starting to look more like a prison facility than housing.
>
> The required fencing will seriously restrict light into rooms and look an absolute eyesore which contravenes the Good Design Guide principle of not “overcrowding a site or being overbearing” and “sitting in the landscape”.
>
> The new fencing does also not stop the stewards of the club looking down from their living space and balcony into the gardens and habitable rooms of the bungalows.
>
> I will summarise and post comments as soon as the developer gets back to me.
>
> Can you please confirm the deadline for comments on this new block plan please.
>
> Many thanks 
>
>
> Sent from my iPhone
>
>> On 13 Nov 2023, at 10:22,  wrote:
>>
>> Hi Emma,
>>

>> I have now completed my objections relating to the most recent plans and have detailed them below.

>>

>> I do have photographs of the balcony area of the Constitutional Club should you require them.

>> Unfortunately the current plans are the worst by far for ourselves.

>> I am more than happy to sit down at any point with the developers and talk through plans that we would have no objections to. This is possible if they would simply talk to us.

>> If the plans took our concerns into account & we were happy with them we would offer for them to etch our two back side windows as they are secondary windows ([REDACTED]) to enable greater flexibility for their habitable room window placement etc.

>> We are keen to get a plan that suits all parties if they would just have an open discussion with us.

>>

>> I will pop a condensed version of this email within the comments on the planning portal too.

>>

>>

>> Objections:

>>

>> We have reviewed the latest set of site plans which now include a separation hedge & fence between plots 1 & 2. However, all of our previous objections still stand.

>> The small planted hedge & fence are not permanent fixtures & could die or be removed at any point.

>> The Good Design Guide (TGDG) clearly stipulates that habitable room windows should NEVER be less than 21m apart unless across a road. A hedge/fence is not a road so the 21m should still be applied in order to comply with guidance stipulated in this HBBC document.

>> Barwell Constitutional Clubs manager/stewards private balcony garden area on the first floor Southern aspect also directly overlooks plot 1s private garden space and living area. The Steward's first floor lounge window will also directly face the bedroom windows of Plot 2.

>> This distance again falls outside the 21m between habitable room windows specified in TGDG document. The balcony area will also directly overlook plot 3s bedroom windows again causing overlooking & breach of privacy for all three plots.

>>

>> Noise & health concerns:

>>

>> Plot 2 also has a bedroom approx 2m from the outdoor public smoking area of Barwell Consitutional Club which will pose both noise and health issues for new residents of the bungalow.

>>

>> If the development were to proceed on this basis it would not only have a detrimental impact to the light, outlook & amenity currently enjoyed by our home but also the privacy within all 3 plots habitable rooms & some private garden space.

>> It would have an extremely oppressive & over bearing impact on our daily quality of life.

>> The development would also offer little light, outlook & privacy to any future residents, so we also object to a number of issues on their behalf.

>>

>> Site Allocations & Development Management Policies DPD

>>

>> DM10 - Development & Design

>>

>> DM10a

>> Plot 3 of the current development is extremely close to our boundary line & subsequently falls approximately just 2m from the sole primary window into one of our habitable windows (study).

>> Our study was originally a gym as pointed out by the case officer which we are not contesting. However, we would like to clarify a couple of points.

>> Firstly, when the space was used as a gym it was still a habitable space. The gym was used by several members of our family (treadmill, hand held weights & the practice of yoga). I would sit/lie in the gym to meditate as it offered a calm & relaxing space for me to destress away from the hustle & bustle of our busy family home. Therefore, many hours were spent in the gym on a daily basis. It was not a bathroom/utility/landing/corridor/laundry/storage or infrequently used area but a frequently used space for significant periods of time; habitable space.

>> However, a home changes alongside the needs of the family within it & during Covid Lockdowns our circumstances warranted a revised usage. We were home schooling children & working for months at home, so we had to prioritise our needs & a study became a necessity. We therefore used the gym room as a study & have been doing so for a number of years. Again, this space is used daily, for many hours. No alterations were made to the room other than a desk & filing cabinets being placed in there.

>> We have sought legal advice to ensure no breach of planning & this is the response:

>> "In regard to changing the use of the gym to a study, this will not require planning permission if either of the uses are in connection with the main use of the property as a residential dwelling and no further physical alterations would be required to the building.

>>

>> Regards,

>>

>> Planning Advisor (MRTPI)

>> Planning"

>>

>>

>> The case officer also mentioned condition 2 of our original extension planning:

>> The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Site Location Plan and Block Plan Drawing No. Lee-002 and Proposed Ground Floor Plan Drawing No. Lee-010 Revision B received by the local planning authority on 28 April 2017 and Proposed First Floor Plan Drawing No. Lee-011 Revision C and Proposed Elevations Drawing No. Lee-020 Revision C received by the local planning authority on 7 June 2017.

>> Reason: To ensure a satisfactory appearance and impact of the development to accord with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

>>

>> However, we have again sought advice regarding this matter & have been advised that:

>>

>> "Condition 2 fails at least two of the 6 tests that conditions have to satisfy to be valid, if used to control the gym. These tests are:

>> Necessary,

>> Relevant to planning,

>> Relevant to the development to be permitted, Enforceable, Precise,

>> and , Reasonable in all other respects.

>>

>> Is control of the use of the rooms within a dwelling "necessary" and is it "enforceable"? Why would it matter in planning terms if the gym space was used as an art room, a yoga space, a store room or a spare bedroom? Clearly the condition is unnecessary and unenforceable when used to control the internal use of rooms. For the planners to suggest they will not consider room uses because they have been "fixed" by the condition is not acceptable.

>>

>> Furthermore, Section 55 of the Town and Country Planning Act makes it quite clear that works affecting the interior of a building do not constitute development for the purposes of the Act. That condition cannot be used to prevent future internal alterations."

>>

>> Therefore, whether the room is classed as a gym or study is not important.

>> Both uses were "habitable rooms" and we did not require planning consent to use as a study.

>> With the ground floor room being a habitable room it should be offered the 8m minimum separation distance as outlined within the Good Design Guide for a sole primary window to a blank side of a single storey neighbouring property.

>>

>> With regards to bedroom 2 on the first floor, the primary window servicing the habitable section of the room is the window on the Western aspect. This window illuminates the majority of light received into the space & also offers the most appealing view. The northern window based in the dressing room area of the room offers hardly any light into the main habitable area based not only on it's orientation but also due to the positioning of the built in wardrobes which flank one side of the window and the en suite wall which flanks the other side, creating a tunnel effect in the dressing area which subsequently significantly blocks & reduces any light reaching the bedroom section where we sit and sleep. The built in wardrobes & en-suite walls are all as per the approved original plans.

>> Therefore, the Western aspect window has always been the primary window for bedroom 2.

>> As such the 8m minimum separation distance as stipulated in TGDG should be applied.

>>

>> We are entitled to the same rights as other residents & I now refer to a previous case which also included side elevation windows :

>> Planning Ref: 20/00353/FUL

>> (8.32)

>> "... there is a separation distance of 8m from the principle windows facing the side elevation to the neighbouring property @ number [REDACTED], which does not comply with the Good Design Guide recommended separation distances. However, this is the existing situation for the occupiers of the first floor flat and the side windows on the ground floor are located towards the front so there would be some outlook towards the Main Street"

>>

>> Our windows have not been blocked by walls or rooflines over 5m in height previously so should be offered even greater priority to those mentioned above.

>> New developments should not negatively impact existing residents.

>> A wall 2m from a primary or sole habitable window is extremely overbearing and drastically impacts outlook. The Good Design Guide stipulates that space between & around buildings is a "core component of residential amenity" & that new developments should "sit in the landscape" not overcrowd or overbear it. Plot 3 is therefore a direct contravention of this principle.

>>

>> There are also significant breaches of guidance within the Good Design Guide relating to the privacy, outlook & lighting for future residents within the development & we would like to object on their behalf for the reasons stipulated at the start of our comments & also for the following reasons:

>> Plot 2 has bedroom windows in the Northern aspect which will directly overlook Plot 1s private living & garden spaces. This means residents will be directly overlooked & privacy will be compromised.

>> A hedge & fence are not permanent fixtures & can be cut/die or be removed at any time. Also placing a hedge so close to Plot 2s Northern habitable windows will reduce light and solar warming to these rooms even further. This design is a direct contravention of the HBBCs Good Design Guide document which clearly stipulates that habitable rooms should NEVER be less than 21m apart.

>> Plot 3 also breaches the 45 degree rule from Plot 1 and Plot 2 also breaches the 45 degree rule from Plot 3 and likewise Plot 3 breaches the 45 degree planning rule from Plot 2. The 45 degree rule is there to ensure properties are not overshadowed & made to feel oppressive to neighbouring properties but all 3 plots breach this guidance which will create significant overshadowing & a sense of oppression to any new residents.

>> The Good Design Guide states that the separation distance between two habitable rooms should never be less than 21m.

>> Plot 1 & 2 therefore directly breach this guidance.

>> Plot 3 also has habitable windows on the Western elevation facing plot 2 which again breach minimum distancing guidelines set out in the Good Design Guide. (21m between habitable room windows & 8m between habitable room window & a blank wall).

>> Plot 1 also has a bedroom window just 1m from the Constitutional Clubs blank wall, again severely breaching minimum separation guidance. That room will never receive any kind of natural light and be depressing & unbearable to live in.

>> These developments will directly overlook one another and have windows facing blank walls or other habitable rooms a matter of feet away.

>> The new residents will not be offered an adequate level of privacy, outlook, light or amenity space as set out in HBBC Good Design Guide; 4. New Residential Dwelling - Private amenity space and separation distances.

>> No one will want to purchase properties that have minimal natural light, have outlooks at brick walls or a hedge feet away & also be overlooked by neighbours when in their living areas or private garden spaces.

>>

>> Therefore, we consider these revised plans to fail many core policies outlined in this document and as such request that revised plans be submitted in relation to this development.

>>

>> As always we are happy to discuss with the developers to try and reach a solution that is mutually acceptable to both parties.

>>

>> Kind regards

[REDACTED]

>>
>> Sent from my iPhone
>>
>>> On 6 Nov 2023, at 11:32, Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk> wrote:
>>>

[REDACTED]

>>>
>>> It can sometimes take a couple of days for formal re-consultations to go out when we receive amended plans. I've spoken to David and I understand that our admin team should be able to send the re-consultations out today (if they haven't already this morning). This will then provide a further 14 days for comment if you want to provide comments in addition to the below, otherwise, the below is absolutely fine as a further objection.

>>>
>>> Kind Regards
>>>
>>> Emma Baumber MRTPI
>>> Team Leader (Development Management)
>>> Tel: 01455 265 598
>>> Email: emma.baumber@hinckley-bosworth.gov.uk
>>> Web: www.hinckley-bosworth.gov.uk
>>>
>>> Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR
>>>
>>> Sign up for our email updates:
>>> www.hinckley-bosworth.gov.uk/emailupdates
>>>
>>> @Hinckandbos_bc
>>>
>>> Hinckandbosbc
>>>
>>> @Hinckandbosbc
>>>
>>>
>>>

[REDACTED]

>>> Sent: Friday, November 3, 2023 6:31 PM
>>> To: Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>
>>> Subject: Revised plans for 23/00716/FUL
>>>

>>> Hi Emma,
>>> I have noticed that a further set of revised plans have gone online for the above application today.
>>> However, even though the revised document has only uploaded today it is not allowing me to add updated comments as the consultation period has ended.
>>> Less than 12 hours from new plans being uploaded is not adequate time for the public to add comments relating to the new block plan.
>>>
>>> I have added my comments to this email and look forward to hearing from you in the near future.

[REDACTED]

[REDACTED]

>>> We have reviewed the latest set of site plans which now include a separation hedge & all of our previous objections still stand.

>>> The small planted hedge is not a permanent fixture & could be removed at any point.

>>> The Good Design Guide clearly stipulates that habitable room windows should NEVER be less than 21m apart unless across a road. A hedge is not a road so the 21m should still be applied in order to comply with guidance stipulated in this HBBC document.

>>>

>>> If the development were to proceed on this basis it would have a detrimental impact to the light, outlook & amenity currently enjoyed by our home. It would have an extremely oppressive & over bearing impact on our daily quality of life.

>>> The development would also offer little light, outlook & privacy to any future residents, so we also object to a number of issues on their behalf.

>>>

>>> Site Allocations & Development Management Policies DPD

>>>

>>> DM10 - Development & Design

>>>

>>> DM10a

>>> Plot 3 of the current development is extremely close to our boundary line & subsequently falls approximately just 2m from the sole primary window into one of our habitable windows (study).

>>> Our study was originally a gym as pointed out by the case officer which we are not contesting. However, we would like to clarify a couple of points.

>>> Firstly, when the space was used as a gym it was still a habitable space. The gym was used by several members of our family (treadmill, hand held weights & the practice of yoga). I would sit/lie in the gym to meditate as it offered a calm & relaxing space for me to destress away from the hustle & bustle of our busy family home. Therefore, many hours were spent in the gym on a daily basis. It was not a bathroom/utility/landing/corridor/laundry/storage or infrequently used area but a frequently used space for significant periods of time; habitable space.

>>> However, a home changes alongside the needs of the family within it & during Covid Lockdowns our circumstances warranted a revised usage. We were home schooling children & working for months at home, so we had to prioritise our needs & a study became a necessity. We therefore used the gym room as a study & have been doing so for a number of years. Again, this space is used daily, sometimes for very long periods of time. No alterations were made to the room other than a desk & filing cabinets being placed in there.

>>> We have sought legal advice to ensure no breach of planning & this is the response:

>>> "In regard to changing the use of the gym to a study, this will not require planning permission if either of the uses are in connection with the main use of the property as a residential dwelling and no further physical alterations would be required to the building.

>>>

>>> Regards,

>>>

>>> Planning Advisor (MRTPI)

>>> Planning"

>>>

>>> Therefore, whether the room is classed as a gym or study is not important.

>>> Both uses were "habitable rooms" and we did not require planning consent to use as a study.

>>> With the ground floor room being a habitable room it should be offered the 8m minimum separation distance as outlined within the Good Design Guide for a sole primary window to a blank side of a single storey neighbouring property.

>>>

>>> With regards to bedroom 2 on the first floor, the primary window servicing the habitable section of the room is the window on the Western aspect. This window illuminates the majority of light received into the space & also offers the most appealing view. The northern window based in the dressing room area of the room offers hardly any light into the main habitable area based not only on it's orientation but also due to the positioning of the built in wardrobes which flank one side of the window and the en suite wall which flanks the other side, creating a tunnel effect in the dressing area which subsequently significantly blocks & reduces any light reaching the bedroom section where we sit. The built in wardrobes & en-suite walls are all as per the approved original plans.

>>> Therefore, the Western aspect window has always been the primary window for bedroom 2.

>>> As such the 8m minimum separation distance as stipulated in the Good Design Guide should be applied.

>>>

>>> We are entitled to the same rights as other residents & I now refer to a previous case which also included side elevation windows :

>>> Planning Ref: 20/00353/FUL

>>> (8.32)

>>> "... there is a separation distance of 8m from the principle windows facing the side elevation to the neighbouring property @ number [REDACTED] which does not comply with the Good Design Guide recommended separation distances. However, this is the existing situation for the occupiers of the first floor flat and the side windows on the ground floor are located towards the front so there would be some outlook towards the Main Street"

>>>

>>> Our windows have not been blocked by walls or rooflines over 5m in height previously so should be offered even greater priority to those mentioned above. New developments should not negatively impact existing residents.

>>> A wall 2m from a primary or sole habitable window is extremely overbearing and drastically impacts outlook. The Good Design Guide stipulates that space between & around buildings is a "core component of residential amenity" & that new developments should "sit in the landscape" not overcrowd or overbear it. Plot 3 is a direct contravention of this principle.

>>>

>>> There are also significant breaches of guidance within the Good Design Guide relating to the privacy, outlook & lighting for future residents within the development & we would like to object on their behalf for the following reasons:

>>> Plot 2 has bedroom windows in the Northern aspect which will directly overlook Plot 1s private living & garden spaces. This means residents will be directly overlooked & privacy will be compromised.

>>> A hedge is not a permanent fixture and can be cut or removed at any time. Also placing a hedge so close to Plot 2s Northern habitable windows will reduce light and solar warming to these rooms even further. This design is a direct contravention of the HBBCs Good Design Guide document which clearly stipulates that habitable rooms should NEVER be less than 21m apart.

>>> Plot 3 also breaches the 45 degree rule from Plot 1 and Plot 2 also breaches the 45 degree rule from Plot 3 and likewise Plot 3 breaches the 45 degree planning rule from Plot 2. The 45 degree rule is there to ensure properties are not overshadowed & made to feel oppressive to neighbouring properties but all 3 plots breach this guidance.

>>> The Good Design Guide states that the separation distance between two habitable rooms should never be less than 21m.

>>> Plot 1 & 2 therefore directly breach this guidance.

>>> Plot 3 also has habitable windows on the Western elevation facing plot 2 which again breach minimum distancing guidelines set out in the Good Design Guide. (21m between habitable room windows & 8m between habitable room window & a blank wall).

>>> Plot 1 also has a bedroom window just 1m from the Constitutional Clubs blank wall, again severely breaching minimum separation guidance.

>>> These developments will directly overlook one another and have windows facing blank walls or other habitable rooms a matter of feet away.

>>> The new residents will not be offered an adequate level of privacy, outlook, light or amenity space as set out in HBBC Good Design Guide; 4. New Residential Dwelling - Private amenity space and separation distances.

>>> No one will want to purchase properties that have minimal natural light, have outlooks at brick walls or a hedge feet away & also be overlooked by neighbours when in their living areas or private garden spaces.

>>>

>>> Therefore, we consider these revised plans to fail many core policies outlined in this document and as such request that revised plans be submitted in relation to this development.

>>>

>>> We are happy to discuss with the developers to try and reach a solution that is mutually acceptable to both parties.

>>>

>>> Kind regards

>>>

>>>

>>> Sent from my iPhone

>>>

>>> This email and any files sent with it are confidential.

>>> If this email isn't intended for you, please notify the sender immediately and then permanently delete it.

>>> You must not read, print, store, disclose, copy or take any other action in respect of this email.

>>>

>>> We routinely monitor incoming and outgoing email messages to ensure they comply with Hinckley & Bosworth Borough Council's policy on the use of electronic communications.

>>> The contents of emails may have to be disclosed to a request under the Data Protection Act 2018, Freedom of Information Act 2000 and/or the Environmental Information Regulations 2004.

>>>

>>> The views expressed by the author may not necessarily reflect the views or policies of Hinckley & Bosworth Borough Council.

>>>

>>> Attachments to email messages may contain viruses that may damage your system.

>>> Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result.

>>> You are advised to carry out your own virus checks before opening any attachment.

>>>

>>> Save paper - only print this email if necessary.

>>>

>>> Visit us online: www.hinckley-bosworth.gov.uk

>>>

>>> Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR.

>>> Main switchboard: 01455 238141

Rudi Simpson

From: public.access@hinckley-bosworth.gov.uk
Sent: 19 October 2023 14:48
To: Planning Application Comments
Subject: Comments for Planning Application 23/00716/FUL

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 19/10/2023 2:47 PM from [REDACTED]

Application Summary

Address:	Barwell Constitutional Club 20 Chapel Street Barwell Leicester Leicestershire LE9 8DD
Proposal:	Proposed 4no. residential dwellings with associated vehicular access, parking, amenity space and other works
Case Officer:	David Spring

[Click for further information](#)

Customer Details

[REDACTED]

Comments Details

Commenter Type:	Neighbours
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	We have viewed the revised site plan but still have a number of strong objections that we have with regard to the proposed development of three additional dwellings on the open space, (20 Chapel Street) adjacent to our home. As an immediate neighbour to the site of the proposed development we believe that the development currently being proposed will have a serious impact on our standard of living and quality of life. Our specific objections are as follows: 1. Site Allocations and Development Management Policies DPD DM10 - Development and Design Dm10 a

The proposed development will have a significant impact on the current amenity enjoyed by our home. We will detail our main concerns which relate to skylight and outlook.

We still have grave concerns regarding the proximity of plot 3 to our boundary line and subsequently a number of habitable room principle windows.

These principle windows fall on our north, south and western aspects.

We believe that plot 3 would have a significant adverse effect on both our skylight into our ground floor hobbyroom/study window which has been in situ for years and also our first floor bedroom window both having principle windows on our Western elevation. It will also have a huge impact on the outlook offered to these rooms and this would result in the loss of a valued amenity and be overbearing to all using them.

Plot 3 does not meet the minimum distancing requirements to a blank wall from a habitable room and severely fails the 25 degree rule from this window.

These windows service habitable rooms not landings/bathrooms/utilities or storage areas. Whether the room is considered a study or hobby room is irrelevant as it is a habitable space where many hours have been spent everyday for all of the various uses. It is not a kitchen/storage space or utility but a liveable room which meets all the requirements of a habitable room and should therefore be treated as such. It has always been utilised for many hours on daily basis from being built years ago.

Plot 3 also contravenes the 45 degree test from our lounge window (Southern aspect). This will have a detrimental effect on our outlook, meaning our quality of life would be drastically impaired.

Plot 3 would result in significant loss of skylight from numerous windows due to the high pitched roof and also an overbearing view as the pitched roof will loom in our line of sight from numerous habitable rooms too (principle windows). These include our ground floor lounge window (south aspect), ground floor hobbyroom/study window (west aspect), first floor rear bedroom (south aspect) and our first floor middle bedroom (west aspect). There are also two further windows to the Western elevation but they are secondary windows so I have not mentioned these in detail.

Plot 3 will also overshadow a large part of our main garden and outside seating area, which falls immediately under our lounge window. This would give us a sense of overbearing and being closed in. Particularly, with the George Ward Centre already looming to the rear of our garden, making us feel very enclosed. Giving us a tunnelling effect.

The Good Design Guide/ Planning and Design Process stipulates that good design should offer "daily quality of life and long term prospects for individuals". This proposal will impact the quality of our daily life significantly and have a detrimental impact on the mental wellbeing of anyone spending significant amounts of times in these rooms, which we do, on a daily basis.

Plot 3 is approximately just 2m away from our hobbyroom/study window and this is dramatically below the distance suggested in the Good Design Guide; 4. New Residential Dwellings - Private amenity space and separation distances.

The correct amenity space and separation distances need to be adhered to and our principle habitable windows are not an acceptable distance from the proposed dwellings windows or walls.

This breaches The Good Design Guide; 4. New Residential Development- Private amenity space and separation distances and also Backland / Infill sites.

DM10 c

The Good Design Guide; 4. New Residential Development- Infill sites stipulates that infill sites should be of a similar footprint and layout to the wider context, allowing sufficient space between buildings.

We strongly believe that the proposed development is a direct contravention of DM10c as it does not allow adequate space between our property and the walls of the new builds leading to a loss of amenity to our habitable rooms..

The Good Design Guide stipulates that space between and around buildings is a "core component of residential amenity" and that new developments should "sit in the landscape" not overcrowd and overbear it.

A wall 2m from a primary/sole habitable room window is extremely overbearing.

Therefore, proposed plots do not protect an acceptable level of amenity as this guide suggests.

DM10 f

The proposed development does not maximise opportunities for conservation of energy and resources due to the lack of daylight reaching our hobbyroom/study. This will result in electrical light sources having to be used constantly and also additional heating having to be used as no natural solar warming within this room will occur.

DM10 h

The proposed site has few permeable surfaces and areas of landscaping, instead being covered in structures or hard standing.

We therefore request the results and approval of an appropriate sustainable drainage scheme to show there is appropriate drainage to the site.

DM17 - Highways and Transportation

DM17 c

We also have concerns regarding the impact on our sight lines when leaving our driveway due to the proposed hedge / planting adjacent to our front boundary which could obscure pedestrians from view.

To summarise, we feel that the proposed development of three dwellings would severely impact our quality of life and contravene many core development statements and policies. Our main concerns relate to the 25 degree and 45 degree rules relating to the new developments and the subsequent overshadowing and loss of skylight/daylight and overall outlook to numerous principle habitable windows and rooms on three aspects of our property. The insufficient separation and distancing between plot 3 and our Eastern elevation habitable rooms being our main concern.

The proposal of three bungalows with one being set so close to our windows would demonstrate harm to the amenities we enjoy and have an overbearing feel. This would be detrimental to our standard of living and impact our mental well-being significantly. Especially when we have offered compromises and other solutions to the agent which would reduce any significant impact to ourselves, still allowing 3 plots to be built.

We also request that consideration is given to how and where construction vehicles and staff would gain access to the site for unloading and parking, without causing a highway hazard and adding additional parking issues for local residents on a narrow busy street.

We also request that controlled hours of operation are enforced.

A further concern is the construction of plot 3 due to the close proximity to our boundary. How will works be completed without access to our land and fencing?

We request that our strong objections are taken into consideration when deciding on this application.

As always, we would be happy for a representative of the planning department to meet at our property to allow us to illustrate our concerns first hand and we are also happy to discuss our concerns with the developers and try to reach a development which is mutually acceptable.

Kind regards

Rudi Simpson

From: public.access@hinckley-bosworth.gov.uk
Sent: 29 September 2023 21:25
To: Planning Application Comments
Subject: Comments for Planning Application 23/00716/FUL
Categories: Tidd

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 29/09/2023 9:24 PM from [REDACTED]

Summary

Address:	Barwell Constitutional Club 20 Chapel Street Barwell Leicester Leicestershire LE9 8DD
Proposal:	Proposed 4no. residential dwellings with associated vehicular access, parking, amenity space and other works
Case Officer:	David Spring

[Click for further information](#)

Customer Details

[REDACTED]

Comments Details

Commenter Type:	Neighbours
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	We have viewed the revised site plan but still have a number of strong objections with regard to the proposed development. As an immediate neighbour to the site we believe that the development currently being proposed will have a serious impact on our standard of living and quality of life. Our specific objections are as follows: 1. Site Allocations and Development Management Policies DPD DM10 - Development and Design Dm10 a The proposed development will have a significant impact on the privacy and amenity for our

home. We will detail our main concerns which relate to overlooking/privacy concerns and daylight and visual outlook.

We have grave concerns regarding the proximity of habitable room windows in plots 1 and 2 to the principle bedroom window of our middle bedroom on our Western elevation. The 21m recommended distance stipulated in your Good Design Guide is there to protect privacy and prevent overlooking between habitable rooms. This enables safeguarding of children and adults alike as several metres between bedroom windows is a breach of privacy and unacceptable. The current plans do not even offer a 5m distance which is clearly an issue when taking overlooking and privacy into account.

We also have other principle habitable room windows which are placed on our southern and western aspects which will also be overlooked by habitable rooms in a number of the proposed plots.

This overlooking would have a detrimental affect on both our privacy and amenity.

We strongly believe that several plots contravene both the 25 degree and also the 45 degree tests; horizontal & vertical from a number of our habitable room windows. We used the midpoint of our ground floor lounge window as per your Good Design Guide as the dwellings are to be single storey. Our study window and several bedroom windows would also be impacted.

This will have a detrimental affect on our mental wellbeing. Our quality of life would also be drastically impaired. The close proximity would be oppressive and overbearing, dominating the outlook from not one, but indeed many of our habitable rooms.

These plots would result in significant loss of skylight from numerous windows due to the high pitched roofs and also an overbearing view as the pitched roof will loom in our sight line from numerous habitable rooms (principle windows). These include our ground floor lounge window (south aspect), ground floor office/study window (west aspect), first floor rear bedroom (south aspect), first floor middle bedroom (west aspect) and our first floor front bedroom (north aspect).

Plot 2 will also overshadow a large part of our main garden and outside seating area, which falls immediately under our lounge window. This would give us a feeling of being hemmed in. Particularly, with the George Ward Centre already looming to the rear of our garden, making us feel very enclosed. This would almost provide a tunnelling effect with brickwork and walls looming metres and metres above us.

We also have concerns regarding the over development of the entire site and the impact of cramming too many dwellings into a small space. The plots have approximately just one meter between them. This will have a severe impact on any new inhabitants and result in them hardly ever receiving any natural light into some of the bedrooms. The lack of light into this building will surely be unbearable to live in, making it uninhabitable.

The distance between principle bedroom windows and the external wall of adjacent plots also contravenes distancing guidelines of eight metres as stipulated in the Good Design Guide.

The Good Design Guide/ Planning and Design Process stipulates that good design should offer "daily quality of life and long term prospects for individuals".

The core component of allowing adequate space between and around buildings is not being taken into consideration in the development of these plots.

The close proximity also raises concerns relating to health and safety and ease of access for emergency services.

Visual intrusions are our main concern and the development of these dwellings will offer us no privacy within the habitable rooms previously mentioned. These are principle windows and distancing needs to be a prime consideration to all habitable principle room windows.

The correct amenity space and separation distances need to be adhered to and many of our principle habitable windows are not an acceptable distance from the proposed dwellings bedroom windows or walls.

The Good Design Guide; 4. New Residential Development- Private amenity space and separation distances and also Backland / Infill sites.

I have forwarded highlighted diagrams to the case worker via email relating to these concerns.

DM10 c

The Good Design Guide; 4. New Residential Development- Infill sites stipulates that infill sites should be of a similar footprint and layout to the wider context, allowing sufficient space between buildings.

The proposed development is not in proportion or scale to neighbouring properties which are large individual spacious plots:

Barwell Constitutional Club

30 Chapel Street

Cross Keys public house

George Ward Centre

One or two more spacious plots would be far more in keeping with the current landscape and character of neighbouring properties and also retain more amenity space and green landscaping which has been present on that site for many many years.

We strongly believe that the proposed development is a direct contravention of DM10c as it will significantly alter the fabric and feel of the street and amount to "cramming" and over development of what is currently a low density part of the street.

The green garden space for each plot is extremely small and falls significantly below the 80sqm recommended for 3 bedroom properties in the Good Design Guide; 5. Existing residential development- Garden proportions.

The landscape areas are not in proportion to the scale of the development suggested. The plots being proposed create an "Identikit" bland and overcrowded development site.

Design and layout has a huge impact on quality of life for both local existing residents and those living in the new developments and the current suggested layout is neither characterful or welcoming.

It does not enhance the character of the surrounding area.

The Good Design Guide: 4. New Residential Development - Detailing: Protection of residential amenity space clearly states that space between and around buildings is a "core component of residential amenity" and that new developments should "sit in the landscape" not overcrowd and overbear it. Hence, creating a very oppressive quality and poor character to the area.

The proposed plots do not protect an acceptable level of amenity as this guide suggests and are very oppressive to ourselves totally dominating our outlook from the vast majority of our habitable spaces.

DM10 e

Development management document DM10 e advises that developments should incorporate a "high standard of landscaping" which "adds to the quality of design and siting "

The proposed new dwellings have insufficient space and landscaping which contravenes this core statement. Instead of offering quality design it feels overcrowded and overbearing.

The Good Design Guide: 4. New Residential Development - Creating Urban Structure - parking stipulates that large expanses of car parking and hard standing on a development does not contribute positively to the street scene and the attempt to crowd four plots onto the site, rather than a sympathetic one or two bungalows leaves little room for any landscaping and instead is dominated by buildings and hard standing car spaces.

DM10 f

The parking bays are extremely tight -

Will cars have adequate space to park?

Will parking be safe; having to manoeuvre in and out of position in very tight bays?

Do the parking bays meet the minimum lengths and widths advised in the guidelines?

Who will be responsible for replacing damaged fence panels if clipped by cars parking right up against our boundary?

The proposed development does not maximise opportunities for conservation of energy and resources due to the lack of daylight reaching certain plots and internal spaces. This will result in electrical light sources having to be used constantly.

This will also lead to additional heating having to be used as no natural solar warming within rooms will occur.

This is also a concern for ourselves if natural solar warming is lost within our rooms due to overshadowing etc.

DM10 h

The proposed site has few permeable surfaces and areas of landscaping, instead being covered in structures or hard standing.

We therefore request the results and approval of an appropriate sustainable drainage scheme to show there is appropriate drainage to the site.

DM10 i

We have concerns regarding fire safety measures and accessibility due to narrow margins between the plots.

DM17 - Highways and Transportation

DM17 c

We have concerns regarding the impact on our sight lines when leaving our driveway due to the proposed landscaping around the parking bays and the positioning of cars close to our boundary which could obscure pedestrians from view. Has an adequate splay been left from our driveway?

DM18 - Vehicle Parking Standards

DM18

The proposed development does offer parking bays for each dwelling. However, these bays are extremely tight and may not be sufficient in size when trying to manoeuvre in and out of position.

To summarise, we feel that the proposed development of four dwellings as it stands would severely impact our quality of life and contravene many core development statements and policies.

Our main concerns relate to the 25 degree and 45 degree rules relating to the new developments and the oppressive feeling these developments will have on our outlook from a large majority of our habitable spaces.

Continued in next set of comments ...

Kind regards

Rudi Simpson

From: public.access@hinckley-bosworth.gov.uk
Sent: 29 September 2023 21:31
To: Planning Application Comments
Subject: Comments for Planning Application 23/00716/FUL
Categories: Tidd

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 29/09/2023 9:30 PM from [REDACTED]

Application Summary

Address:	Barwell Constitutional Club 20 Chapel Street Barwell Leicester Leicestershire LE9 8DD
Proposal:	Proposed 4no. residential dwellings with associated vehicular access, parking, amenity space and other works
Case Officer:	David Spring

[Click for further information](#)

Customer Details

[REDACTED]

Comments Details

Commenter Type:	Neighbours
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Continued from previous comments ... Ten hours in a study with an outlook of a wall and roof rather than trees and sunlight is bound to have an impact on mental health and leave a sense of overbearing and oppressiveness. There will also be a loss of skylight/daylight to numerous principle habitable windows and rooms on three aspects of our property. The insufficient separation and distancing between habitable rooms within our home and habitable rooms within the proposed dwellings is also a grave concern for privacy, safeguarding and overlooking reasons. The proposal of four bungalows would demonstrate harm to the amenities we enjoy and have

an overbearing feel.

We also request that consideration is given to how and where construction vehicles and staff would gain access to the site for unloading and parking, without causing a highway hazard and adding additional parking issues for local residents on a narrow busy street.

We also request that controlled hours of operation are enforced.

We request that our strong objections are taken into consideration when deciding on this application.

We would be happy for a representative of the planning department to meet at our property to allow us to illustrate our concerns first hand.

We are also happy to continue our discussions with the developers to try and find a design solution that meets their needs whilst also maintaining our privacy, safeguarding of our children and mental well being.

They have advised that their architect will be liaising with yourself to discuss the highways & whether the revised plans are now acceptable & once they have that information they can then come back & discuss with ourselves regarding what can be done to alleviate our concerns and protect our privacy.

We have sent an email outlining our concerns in more detail as limited space in these comments.

Kind regards

Rudi Simpson

From: public.access@hinckley-bosworth.gov.uk
Sent: 24 October 2023 20:33
To: Planning Application Comments
Subject: Comments for Planning Application 23/00716/FUL
Categories: Tidd

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 24/10/2023 8:32 PM from [REDACTED]

Application Summary

Address:	Barwell Constitutional Club 20 Chapel Street Barwell Leicester Leicestershire LE9 8DD
Proposal:	Proposed 4no. residential dwellings with associated vehicular access, parking, amenity space and other works
Case Officer:	David Spring

[Click for further information](#)

Customer Details

[REDACTED]

Comments Details

Commenter Type:	Neighbours
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	We have a number of concerns relating to several areas of the development. Our objections are as follows: 1. Site Allocations and Development Management Policies DPD DM10 - Development and Design Dm10 a Although the movement of plot 3 further up the site does reduce the impact of overshadowing & overbearing relating to our lounge & garden to the South, it now completely blocks our ground floor study window & puts a roof directly in front of our second bedroom window on our Western aspect.

These rooms are habitable rooms so plot 3 contravenes the minimum separation distance of 8m to a blank wall / gable etc as stipulated in The Good Design Guide.

We believe that plot 3 would have an adverse effect on skylight into our ground floor Eastern elevation window.

Our gym room is now used as a study & has been for a number of years. This was due to our family's needs changing. We were working from home for many hours, homeschooling our children during Covid lockdown etc. Changing the use from a gym to a study required no alterations of any kind & has always been a regularly used habitable room. When the room was used as a gym it was used for hours a day by several members of the family. It was used for a treadmill, hand weights & the practice of Pilates & Yoga. I would sit or lay down & meditate in that room as it offered a calm & relaxing space for me to destress away from the hustle & bustle of our busy family home. The gym & study have both always been used as a nap space (20 - 60 mins am and 60 -120mins pm depending on ages) for little ones as it enables children to be on the same floor as myself so I can do regular physical checks as well as having monitors on. I place one child in the gym/study space & one in the playroom so they do not disturb one another if they wake at different times.

We have also sought legal advice regarding our study being used as a study rather than as a gym & have been advised that as no changes were required we did not require planning permission to use as a study:

"In regard to changing the use of the gym to a study, this will not require planning permission if either of the uses are in connection with the main use of the property as a residential dwelling and no further physical alterations would be required to the building.

Regards,

Planning Advisor (MRTPI)"

The room regardless of function, is & always has been, a key part of our family home. It has always been utilised for many hours a day, for all of its purposes.

Our first floor second bedroom window will also be greatly impacted by the proposed development.

The Western elevation window is the rooms main light source (The Northern window is subservient offering less light & what little light is offered is partially blocked by the fitted wardrobes & en-suite walls).

Therefore, the window into the main bedroom space will be obstructed by a towering roofline blocking both light & also any form of pleasant outlook from the space, which habitable rooms should enjoy. This would result in the loss of a valued amenity & be overbearing to anyone using the room, impacting mental health & overall well being.

New developments should not adversely impact existing residents & The Good Design Guide stipulates "At a minimum, it will need to demonstrate that it will not result in loss of amenity to neighbouring properties by way of overlooking, overshadowing or noise".

Plot 3 being placed 2m away from a bedroom & study window directly contravenes this statement as overshadowing will be present in both rooms & the rooms will no longer have a pleasant outlook.

Plot 3 fails the 25 degree test; resulting in significant loss of skylight due to the closeness of the wall & high pitched roof. This will be extremely overbearing & dominate the entire outlook from both of these habitable rooms.

There are also two further bedroom windows to the Western elevation but they are secondary windows so I have not mentioned these in any detail.

The Good Design Guide/ Planning and Design Process stipulates that good design should offer "daily quality of life and long term prospects for individuals".

This proposal will impact the quality of our daily life significantly & have a detrimental impact on the mental wellbeing of anyone spending significant amounts of times in these rooms, which we do, on a daily basis.

Plot 3 is approximately just 2m away from our study window and this is dramatically below the distance suggested in the Good Design Guide; 4. New Residential Dwellings - Private amenity space & separation distances.

The correct amenity space & separation distances need to be adhered to & our principle habitable windows are not an acceptable distance from the proposed dwellings.

This breaches The Good Design Guide; 4. New Residential Development- Private amenity space and separation distances and also Backland / Infill sites.

DM10 c

The Good Design Guide; 4. New Residential Development- Infill sites stipulates that infill sites should be of a similar footprint & layout to the wider context, allowing sufficient space between buildings.

We strongly believe that the proposed development is a direct contravention of DM10c as it does not allow adequate space between our property & the walls of the new builds leading to a loss of amenity to our habitable rooms causing overshadowing & an oppressive feel to an area where we can spend many hours studying & working.

The Good Design Guide stipulates that space between & around buildings is a "core component of residential amenity" & that new developments should "sit in the landscape" not overcrowd & overbear it.

A wall 2m from a primary/sole habitable room window is extremely overbearing.

Therefore, the proposed plots do not protect an acceptable level of amenity as this guide suggests.

Plot 2 also has habitable rooms to it's northern elevation that directly overlook Plot 1s private garden space & also the main living area on their Southern aspect.

This contravenes the 21m minimum separation distance guidance between habitable room windows outlined in the Good Design Guide.

Plot 3 also has habitable room windows directly facing other habitable rooms & the blank walls of Plot 2, again breaching the recommended minimum distance guidelines. Plot 1 has a habitable room window just 1m away from a brick wall. These separation distances will not offer a good standard of living for new residents & in now way offer adequate amenities to prospective residents.

How do these distances "allow sufficient space between buildings" & how will the new residents be offered "daily quality of life and long term prospects" which is one of the core principles set out in the Good Design Guide?

I am therefore also objecting on behalf of any future residents as they will not be offered adequate space between their properties & as a result will be overlooked leading to an invasion of privacy. The standard of living of future residents will be severely compromised as hardly any natural light will enter many of their habitable spaces.

DM10 f

The proposed development does not maximise opportunities for conservation of energy & resources due to the lack of daylight reaching our study & bedroom. This will result in electrical light sources having to be used constantly & also additional heating having to be used as no natural solar warming within these rooms will occur.

This also applies for any new residents in the proposed dwellings under the current plans.

DM10 h

The proposed site has few permeable surfaces & areas of landscaping, instead being covered in structures or hard standing.

We therefore request the results & approval of an appropriate sustainable drainage scheme to show there is appropriate drainage to the site.

DM17 - Highways and Transportation

DM17 c

We have concerns regarding the impact on our sight lines when leaving our driveway due to the proposed hedge / planting adjacent to our front boundary which could obscure pedestrians from view.

To summarise, we feel that the proposed development of three dwellings would severely impact our quality of life & contravene many core development statements & policies. Our main concerns relate to the 25 degree rule & the subsequent overshadowing - loss of skylight/daylight & overall outlook to habitable rooms within our property. The insufficient separation & distancing between plot 3 & our Western elevation habitable rooms being our main concern.

The proposal of three bungalows with one being set so close to our windows would demonstrate harm to the amenities we enjoy & have an overbearing feel. This would be detrimental to our standard of living & impact our mental well-being significantly.

We strongly believe that this proposed development will have a significant impact to our light, outlook and totally over bear key rooms within our home.

We have offered compromises & other solutions to the developer which would reduce any significant impact to ourselves, still allowing 3 plots to be built.

We also request that consideration is given to how and where construction vehicles and staff would gain access to the site for unloading and parking, without causing a highway hazard and adding additional parking issues for local residents on a narrow busy street.

We also request that controlled hours of operation are enforced.

A further concern is the construction of plot 3 due to the close proximity to our boundary. How will works be completed without access to our land and fencing?

We request that our strong objections are taken into consideration when deciding on this application.

Kind regards

From: public.access@hinckley-bosworth.gov.uk
Sent: 27 October 2023 13:38
To: Planning Application Comments
Subject: Comments for Planning Application 23/00716/FUL

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 27/10/2023 1:37 PM from [REDACTED]

Application Summary

Address:	Barwell Constitutional Club 20 Chapel Street Barwell Leicester Leicestershire LE9 8DD
Proposal:	Proposed 3no. residential dwellings with associated vehicular access, parking, amenity space and other works
Case Officer:	David Spring

[Click for further information](#)

Customer Details

Comments Details

Commenter Type: Neighbours

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Apologies for this amendment but we stipulated Eastern elevation on our previous comments & this should show as Western elevation.
We have also been advised that the 25 degree rule is not taking into consideration by HBBC, so we have amended our comments accordingly to reflect this.

We have reviewed the site plan & have a number of concerns. If the development were to proceed on this basis it would have a detrimental impact to the light, outlook & amenity currently enjoyed by our home. It would have an extremely oppressive & over bearing impact on our daily quality of life.

The development would also offer little light, outlook & privacy to any future residents, so we also object to a number of issues on their behalf.

Site Allocations & Development Management Policies DPD

DM10a

Plot 3 of the current development is extremely close to our boundary line & subsequently falls approximately just 2m from the sole primary window into one of our habitable windows (study). Our study was originally a gym as pointed out by the case officer which we are not contesting. However, we would like to clarify a couple of points.

Firstly, when the space was used as a gym it was still a habitable space. The gym was used by several members of our family (treadmill, hand held weights & the practice of yoga). I would sit/lie in the gym to meditate as it offered a calm & relaxing space for me to destress away from the hustle & bustle of our busy family home. Therefore, many hours were spent in the gym on a daily basis. It was not a bathroom/utility/landing/corridor/laundry/storage or infrequently used area but a frequently used space for significant periods of time; habitable space.

However, a home changes alongside the needs of the family within it & during Covid Lockdowns our circumstances warranted a revised usage. We were home schooling children & working for months at home, so we had to prioritise our needs & a study became a necessity. We therefore used the gym room as a study & have been doing so for a number of years.

Again, this space is used daily, sometimes for very long periods of time. No alterations were made to the room other than a desk & filing cabinets being placed in there.

We have sought legal advice to ensure no breach of planning & this is the response:

"In regard to changing the use of the gym to a study, this will not require planning permission if either of the uses are in connection with the main use of the property as a residential dwelling and no further physical alterations would be required to the building.

Regards,

Planning Advisor (MRTPI)
Planning"

Therefore, whether the room is classed as a gym or study is not important.

Both uses were "habitable rooms" and we did not require planning consent to use as a study.

With the ground floor room being a habitable room it should be offered the 8m minimum separation distance as outlined within the Good Design Guide for a sole primary window to a blank side of a single storey neighbouring property.

With regards to bedroom 2 on the first floor, the primary window servicing the habitable section of the room is the window on the Western aspect. This window illuminates the majority of light received into the space & also offers the most appealing view. The northern window based in the dressing room area of the room offers hardly any light into the main habitable area based not only on it's orientation but also due to the positioning of the built in wardrobes which flank one side of the window and the en suite wall which flanks the other side, creating a tunnel effect in the dressing area which subsequently significantly blocks & reduces any light reaching the bedroom section where we sit. The built in wardrobes & en-suite walls are all as per the approved original plans.

Therefore, the Western aspect window has always been the primary window for bedroom 2. As such the 8m minimum separation distance as stipulated in the Good Design Guide should be applied.

We are entitled to the same rights as other residents & I now refer to a previous case which also included side elevation windows :

Planning Ref: 20/00353/FUL
(8.32)

"... there is a separation distance of 8m from the principle windows facing the side elevation to the neighbouring property @ number [REDACTED] which does not comply with the Good Design Guide recommended separation distances. However, this is the existing situation for the occupiers of the first floor flat and the side windows on the ground floor are located towards the front so there would be some outlook towards the Main Street"

Our windows have not been blocked by walls or rooflines over 5m in height previously so should be offered even greater priority to those mentioned above. New developments should not negatively impact existing residents.

A wall 2m from a primary or sole habitable window is extremely overbearing and drastically impacts outlook. The Good Design Guide stipulates that space between & around buildings is a "core component of residential amenity" & that new developments should "sit in the landscape" not overcrowd or overbear it. Plot 3 is a direct contravention of this principle.

There are also significant breaches of guidance within the Good Design Guide relating to the privacy, outlook & lighting for future residents within the development & we would like to object on their behalf for the following reasons:

Plot 2 has bedroom windows in the Northern aspect which will directly overlook Plot 1s private living & garden spaces. This means residents will be directly overlooked & privacy will be compromised.

The Good Design Guide states that the separation distance between two habitable rooms should never be less than 21m.

Plot 1 & 2 therefore directly breach this guidance.

Plot 3 also has habitable windows on the Western elevation facing plot 2 which again breach minimum distancing guidelines set out in the Good Design Guide. (21m between habitable room windows & 8m between habitable room window & a blank wall).

Plot 1 also has a bedroom window just 1m from the Constitutional Clubs blank wall, again severely breaching minimum separation guidance.

These developments will directly overlook one another and have windows facing blank walls or other habitable rooms a matter of feet away.

The new residents will not be offered an adequate level of privacy, outlook, light or amenity space as set out in HBBC Good Design Guide; 4. New Residential Dwelling - Private amenity space and separation distances.

Therefore, we consider these revised plans to fail many core policies outlined in this document and as such request that revised plans be submitted in relation to this development.

We are happy to discuss with the developers to try and reach a solution that is mutually acceptable to both parties.

Kind regards

From: public.access@hinckley-bosworth.gov.uk
Sent: 13 November 2023 10:40
To: Planning Application Comments
Subject: Comments for Planning Application 23/00716/FUL

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 13/11/2023 10:39 AM from [REDACTED]

Application Summary

Address:	Barwell Constitutional Club 20 Chapel Street Barwell Leicester Leicestershire LE9 8DD
Proposal:	Proposed 3no. residential dwellings with associated vehicular access, parking, amenity space and other works
Case Officer:	David Spring

[Click for further information](#)

Customer Details

Comments Details

Commenter Type:	Neighbours
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Continuation of comments: The Good Design Guide states that the separation distance between two habitable rooms should never be less than 21m. Plot 1 & 2 therefore directly breach this guidance. Plot 3 also has habitable windows on the Western elevation facing plot 2 which again breach minimum distancing guidelines set out in the Good Design Guide. (21m between habitable room windows & 8m between habitable room window & a blank wall). Plot 1 also has a bedroom window just 1m from the Constitutional Clubs blank wall, again severely breaching minimum separation guidance. That room will never receive any kind of natural light and be depressing & unbearable to live in. These developments will directly overlook one another and have windows facing blank walls or other habitable rooms a matter of feet away. The new residents will not be offered an adequate level of privacy, outlook, light or amenity

space as set out in HBBC Good Design Guide; 4. New Residential Dwelling - Private amenity space and separation distances.

No one will want to purchase properties that have minimal natural light, have outlooks at brick walls or a hedge feet away & also be overlooked by neighbours when in their living areas or private garden spaces.

Therefore, we consider these revised plans to fail many core policies outlined in this document and as such request that revised plans be submitted in relation to this development.

As always we are happy to discuss with the developers to try and reach a solution that is mutually acceptable to both parties.

Kind regards

From: public.access@hinckley-bosworth.gov.uk
Sent: 13 November 2023 10:35
To: Planning Application Comments
Subject: Comments for Planning Application 23/00716/FUL

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 13/11/2023 10:34 AM from [REDACTED]

Application Summary

Address:	Barwell Constitutional Club 20 Chapel Street Barwell Leicester Leicestershire LE9 8DD
Proposal:	Proposed 3no. residential dwellings with associated vehicular access, parking, amenity space and other works
Case Officer:	David Spring

[Click for further information](#)

Customer Details

[REDACTED]

Comments Details

Commenter Type:	Neighbours
-----------------	------------

Stance:	Customer objects to the Planning Application
---------	--

Reasons for comment:

Comments:	Objections
-----------	------------

We have reviewed the latest set of site plans which now include a separation hedge & fence between plots 1 & 2. However, all of our previous objections still stand. The small planted hedge & fence are not permanent fixtures & could die or be removed at any point. The Good Design Guide (TGDG) clearly stipulates that habitable room windows should NEVER be less than 21m apart unless across a road. A hedge/fence is not a road so the 21m should still be applied in order to comply with guidance stipulated in this HBBC document. Barwell Constitutional Clubs manager/stewards private balcony garden area on the first floor Southern aspect also directly overlooks plot 1s private garden space and living area. The Steward's first floor lounge window will also directly face the bedroom windows of Plot 2. This distance again falls outside the 21m between habitable room windows specified in TGDG document. The balcony area will also directly overlook plot 3s bedroom windows again causing

overlooking & breach of privacy for all three plots.

Noise & health concerns:

Plot 2 also has a bedroom approx 2m from the outdoor public smoking area of Barwell Conisitional Club which will pose both noise and health issues for new residents of the bungalow.

If the development were to proceed on this basis it would not only have a detrimental impact to the light, outlook & amenity currently enjoyed by our home but also the privacy within all 3 plots habitable rooms & some private garden space.

It would have an extremely oppressive & over bearing impact on our daily quality of life.

The development would also offer little light, outlook & privacy to any future residents, so we also object to a number of issues on their behalf.

Site Allocations & Development Management Policies DPD

DM10 - Development & Design

DM10a

Plot 3 of the current development is extremely close to our boundary line & subsequently falls approximately just 2m from the sole primary window into one of our habitable windows (study). Our study was originally a gym as pointed out by the case officer which we are not contesting. However, we would like to clarify a couple of points.

Firstly, when the space was used as a gym it was still a habitable space. The gym was used by several members of our family (treadmill, hand held weights & the practice of yoga). I would sit/lie in the gym to meditate as it offered a calm & relaxing space for me to destress away from the hustle & bustle of our busy family home. Therefore, many hours were spent in the gym on a daily basis. It was not a bathroom/utility/landing/corridor/laundry/storage or infrequently used area but a frequently used space for significant periods of time; habitable space.

However, a home changes alongside the needs of the family within it & during Covid Lockdowns our circumstances warranted a revised usage. We were home schooling children & working for months at home, so we had to prioritise our needs & a study became a necessity. We therefore used the gym room as a study & have been doing so for a number of years.

Again, this space is used daily, for many hours. No alterations were made to the room other than a desk & filing cabinets being placed in there.

We have sought legal advice to ensure no breach of planning & this is the response:

"In regard to changing the use of the gym to a study, this will not require planning permission if either of the uses are in connection with the main use of the property as a residential dwelling and no further physical alterations would be required to the building.

Regards,

Planning Advisor (MRTPI)
Planning"

The case officer also mentioned condition 2 of our original extension planning:

The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Site Location Plan and Block Plan Drawing No. Lee-002 and Proposed Ground Floor Plan Drawing No. Lee-010 Revision B received by the local planning authority on 28 April 2017 and Proposed First Floor Plan Drawing No. Lee-011 Revision C and Proposed Elevations Drawing No. Lee-020 Revision C received by the local planning authority on 7 June 2017.

Reason: To ensure a satisfactory appearance and impact of the development to accord with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

However, we have again sought advice regarding this matter & have been advised that:

"Condition 2 fails at least two of the 6 tests that conditions have to satisfy to be valid, if used to control the gym. These tests are:

Necessary,
Relevant to planning,
Relevant to the development to be permitted,
Enforceable,
Precise, and ,
Reasonable in all other respects.

Is control of the use of the rooms within a dwelling "necessary" and is it "enforceable"? Why would it matter in planning terms if the gym space was used as an art room, a yoga space, a store room or a spare bedroom? Clearly the condition is unnecessary and unenforceable when used to control the internal use of rooms. For the planners to suggest they will not consider room uses because they have been "fixed" by the condition is not acceptable.

Furthermore, Section 55 of the Town and Country Planning Act makes it quite clear that works affecting the interior of a building do not constitute development for the purposes of the Act. That condition cannot be used to prevent future internal alterations."

Therefore, whether the room is classed as a gym or study is not important. Both uses were "habitable rooms" and we did not require planning consent to use as a study. With the ground floor room being a habitable room it should be offered the 8m minimum separation distance as outlined within the Good Design Guide for a sole primary window to a blank side of a single storey neighbouring property.

With regards to bedroom 2 on the first floor, the primary window servicing the habitable section of the room is the window on the Western aspect. This window illuminates the majority of light received into the space & also offers the most appealing view. The northern window based in the dressing room area of the room offers hardly any light into the main habitable area based not only on it's orientation but also due to the positioning of the built in wardrobes which flank one side of the window and the en suite wall which flanks the other side, creating a tunnel effect in the dressing area which subsequently significantly blocks & reduces any light reaching the bedroom section where we sit and sleep. The built in wardrobes & en-suite walls are all as per the approved original plans.

Therefore, the Western aspect window has always been the primary window for bedroom 2. As such the 8m minimum separation distance as stipulated in TGDG should be applied.

We are entitled to the same rights as other residents & I now refer to a previous case which also included side elevation windows :

Planning Ref: 20/00353/FUL

(8.32)

"... there is a separation distance of 8m from the principle windows facing the side elevation to the neighbouring property @ number [REDACTED] which does not comply with the Good Design Guide recommended separation distances. However, this is the existing situation for the occupiers of the first floor flat and the side windows on the ground floor are located towards the front so there would be some outlook towards the Main Street"

Our windows have not been blocked by walls or rooflines over 5m in height previously so should be offered even greater priority to those mentioned above.

New developments should not negatively impact existing residents.

A wall 2m from a primary or sole habitable window is extremely overbearing and drastically impacts outlook. The Good Design Guide stipulates that space between & around buildings is a "core component of residential amenity" & that new developments should "sit in the landscape" not overcrowd or overbear it. Plot 3 is therefore a direct contravention of this principle.

There are also significant breaches of guidance within the Good Design Guide relating to the privacy, outlook & lighting for future residents within the development & we would like to object on their behalf for the reasons stipulated at the start of our comments & also for the following reasons:

Plot 2 has bedroom windows in the Northern aspect which will directly overlook Plot 1s private living & garden spaces. This means residents will be directly overlooked & privacy will be compromised.

A hedge & fence are not permanent fixtures & can be cut/die or be removed at any time. Also placing a hedge so close to Plot 2s Northern habitable windows will reduce light and solar

warming to these rooms even further. This design is a direct contravention of the HBBCs Good Design Guide document which clearly stipulates that habitable rooms should NEVER be less than 21m apart.

Plot 3 also breaches the 45 degree rule from Plot 1 and Plot 2 also breaches the 45 degree rule from Plot 3 and likewise Plot 3 breaches the 45 degree planning rule from Plot 2. The 45 degree rule is there to ensure properties are not overshadowed & made to feel oppressive to neighbouring properties but all 3 plots breach this guidance which will create significant overshadowing & a sense of oppression to any new residents.

Continued in next comments

Kind regards

From: public.access@hinckley-bosworth.gov.uk
Sent: 22 October 2023 14:07
To: Planning Application Comments
Subject: Comments for Planning Application 23/00716/FUL

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 22/10/2023 2:07 PM from [REDACTED]

Application Summary

Address:	Barwell Constitutional Club 20 Chapel Street Barwell Leicester Leicestershire LE9 8DD
Proposal:	Proposed 4no. residential dwellings with associated vehicular access, parking, amenity space and other works
Case Officer:	David Spring

[Click for further information](#)

Customer Details

[REDACTED]

Comments Details

Commenter Type:	Neighbours
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	We have viewed the revised site plan and we have a number of other points that we believe are pertinent to the development and the negative impact it will have to the light, outlook, privacy and amenity currently enjoyed by our home and the future residents of the development. Our objections are as follows: 1. Site Allocations and Development Management Policies DPD DM10 - Development and Design Dm10 a The proposed development will have a significant impact on the current amenity enjoyed by our home. We will detail our main concerns which relate to skylight and outlook.

We still have grave concerns regarding the proximity of plot 3 to our boundary line and subsequently a couple of habitable room primary windows.

We believe that plot 3 would have a significant adverse effect on both our skylight and outlook into our ground floor Eastern elevation window and Eastern elevation bedroom window servicing bedroom 2.

Our gym room is now used as a study and has been for a number of years. This was due to our family's needs changing. We were working from home for many hours, homeschooling our children during Covid lockdown etc. Changing the use from a gym to a study required no alterations of any kind and both were regularly used as a family habitable room. When the room was used as a gym it was used for hours a day by several members of the family. It was used for a treadmill, hand weights and the practice of Pilates and Yoga. I would sit and meditate in that room as it offered a calm and relaxing space for me to destress away from the hustle and bustle of our busy family home. The gym and study have both also always been used as a nap space (20 - 60 mins am and 60 -120mins pm depending on ages) for little ones as it enables children to be on the same floor as myself so I can do regular physical checks aswell as having monitors on. I place one child in the gym/study space and one in the playroom so they do not disturb one another if they wake at different times.

Whether the room is considered a study or gym - it is a habitable space where many hours have been spent everyday for the various uses. It is not a kitchen/storage space or utility but a liveable room which meets all the requirements of a habitable room and should therefore be treated as such. It has always been utilised for many hours on daily basis from being built years ago.

The room has never been a storage space or corridor and as such should be offered the same distancing guidelines and 25 degree lighting rule as any other regularly used space within a family home.

We also argue that the window on the Westerly aspect in bedroom 2 is the primary window. It is the window that illuminates light into the main body of the bedroom and offers the most pleasant outlook over a green space.

The northern window based on its orientation offers hardly any light into the space and also the built in wardrobes and en suite wall limit a significant proportion of light entering the main part of the bedroom. This northern window offers secondary lighting into the room and instead services the dressing room area of the room. The main habitable space where we sleep and sit are in the area directly in front of the Western aspect window. Therefore a minimum distance of 12m to a wall or gable is the recommended distance from this window.

Placing plot 3 2m away from this primary window will have a huge impact on the outlook this room receives and this would result in the loss of a valued amenity and be overbearing to those spending significant amounts of time within it.

These windows service habitable rooms not landings/bathrooms/utilities or storage areas.

We also believe that there are significant breaches of the guidance within The Good Design Guide which would impact the privacy and lighting for new residents within the development. Plot 2 has a bedroom window on the north aspect which directly overlooks the lounge window of plot 1. This means residents will be directly overlooked and privacy will be compromised. The Good Design Guide recommends a distance of 21m between habitable room windows and 12m from a habitable room window to a blank wall. The private garden space of Plot 1 is also overlooked directly by Plot 2.

Plot 2 has windows on it's Eastern elevation which are not offset by a large enough distance from Plot 3s Western aspect habitable room windows and blank wall spaces. Again breaching both the minimum distancing guidelines and 25 degree rule under the BRE 29 document guidance.

These breaches will lead to direct overlooking between habitable rooms and future residents will not be offered the required level of privacy and amenity space as set out in Hinckley & Bosworth Good Design Guide; 4. New Residential Dwellings - Private amenity space and separation distances.

The correct amenity space and separation distances need to be adhered to as per The Good Design Guide; 4. New Residential Development- Private amenity space and separation distances and also Backland / Infill sites.

The Good Design Guide stipulates that space between and around buildings is a "core component of residential amenity" and that new developments should "sit in the landscape" not overcrowd and overbear it.

A wall 2m from a primary/sole habitable room window is extremely overbearing. Therefore, proposed plots do not protect an acceptable level of amenity as stipulated in this guidance.

To summarise, we feel that the proposed development of three dwellings would severely impact our quality of life and contravene many core development statements and policies. Our main concerns relate to the 25 degree rule and minimum distance guidelines being compromised and the subsequent overshadowing and loss of skylight/daylight and overall outlook to our primary habitable windows. The insufficient separation and distancing between plot 3 and our Eastern elevation habitable rooms being our main concern.

The proposal of three bungalows with one being set so close to our windows would demonstrate harm to the amenities we enjoy and have an overbearing feel. This would be detrimental to our standard of living and impact our mental well-being significantly. Especially when we have offered compromises and other solutions to the agent which would reduce any significant impact to ourselves, still allowing 3 plots to be built.

We request that our strong objections are taken into consideration when deciding on this application.

As always, we would be happy for a representative of the planning department to meet at our property to allow us to illustrate our concerns first hand and we are also happy to discuss our concerns with the developers and try to reach a development which is mutually acceptable.

Kind regards

Rudi Simpson

From: David Spring
Sent: 13 September 2023 14:50
To: Planning Folder New
Subject: FW: Revised plans - 23/00716/FUL

Categories: Rudi

Hi,

Please add a redacted version of the email below as an objection to the amended plans for the above application.

With thanks,

David

-----Original Message-----

Sent: 13 September 2023 14:34
To: David Spring <David.Spring@hinckley-bosworth.gov.uk>
Subject: Revised plans - 23/00716/FUL

Hi David,

We have had an opportunity to view the revised plans but unfortunately we do still have strong objections with regard to the proposed development of four additional dwellings on the open space, (20 Chapel Street) adjacent to our home [REDACTED]. The relevant application number is referenced above. As an immediate neighbour to the site of the proposed development we believe that the development currently being proposed will have a serious impact on our standard of living and quality of life.

Our specific objections are as follows:

1. Site Allocations and Development Management Policies DPD

DM10 - Development and Design

Dm10 a

The proposed development will have a significant impact on the privacy and amenity for [REDACTED]. We will detail our main concerns which relate to daylight and visual intrusion.

We have grave concerns regarding the proximity of the bedroom windows proposed to the Eastern aspect of all four plots to our own habitable rooms on the Southern, Western & Northern elevations. There are less than 4 or 5 metres in some instances. The addition of skylights are also a major concern as they would be looking straight up into several of our bedroom windows. These windows and skylights would have a significant adverse effect on both our privacy and amenity.

We strongly believe that both plots 1 and 2 contravene the 25 degree test and plot 4 and possibly the edges of plots 1 and 3 also contravene the 45 degree test from our lounge window on our Southerly aspect and front bedroom window on our Northern aspect. This will have a detrimental effect and our quality of life would be drastically impaired. These plots would result in significant loss of daylight and outlook within our ground floor lounge window (south aspect), our ground floor office/study window (west aspect), first floor rear bedroom (south aspect), first floor middle bedroom (west aspect) and our first floor front bedroom (north aspect).

Plot 3 will also overshadow a large part of our main garden and outside seating area, which falls immediately under our lounge window. This would give us a sense of overbearing and being closed in. Particularly, with the George Ward Centre already looming to the rear of our garden, making us feel very enclosed.

We also have concerns regarding the over development of the entire site and the impact of cramming too many dwellings into a small space. The plots have approximately just one meter between them. They have habitable room windows that will literally be facing a brick wall three feet away. This will have a severe impact on any new inhabitants and result in them hardly ever receiving any natural light in some bedrooms. The lack of light into the buildings will surely be unbearable to live in, making it uninhabitable.

The distance between the plots principle bedroom windows and the external wall of adjoining plots contravenes distancing guidelines of eight metres as stipulated in your Good Design Guide; 4. New Residential Dwellings- Private amenity space and separation distances.

The Good Design Guide/ Planning and Design Process stipulates that good design should offer “daily quality of life and long term prospects for individuals”.

This development will in no way offer quality of life for new inhabitants.

The core component of allowing adequate space between and around buildings is not being taken into consideration in the development of these plots.

The close proximity also raises concerns relating to health and safety and ease of access for emergency services.

Visual intrusions are also a grave concern for ourselves and the development of these dwellings will intrude on our privacy within our habitable rooms previously mentioned when discussing the impact of overshadowing and overbearing. These are principle windows and distancing needs to be a prime consideration.

The correct amenity space and separation distances need to be adhered to and many of our principle habitable windows are not an acceptable distance from the proposed dwellings windows or walls.

21 metres between habitable windows. There is not even half of this distance between our middle bedroom window (our Western aspect) and the bedroom windows of plots 1 and 2.

The Good Design Guide; 4. New Residential Development- Private amenity space and separation distances and also Backland / Infill sites.

I called on Tuesday requesting a call back from the planning department to discuss separation distances and relevant angles etc to ensure I am using the correct guidelines. I am awaiting that call back so apologies if I am not quoting the correct metres exactly.

DM10 c

The Good Design Guide; 4. New Residential Development- Infill sites stipulates that infill sites should be of a similar footprint and layout to the wider context, allowing sufficient space between buildings.

The proposed development is not in proportion or scale to neighbouring properties which are large individual spacious plots:

Barwell Constitutional Club

30 Chapel Street

Cross Keys public house

George Ward Centre

One or two more spacious plots would be far more in keeping with the current landscape and character of neighbouring properties and also provide appropriate distances between plots and their habitable windows/blank walls etc.

We strongly believe that the proposed development is a direct contravention of DM10c as it will significantly alter the fabric and feel of the street and amount to “cramming” and over development of what is a low density part of the street.

The green garden space for each plot is extremely small and falls significantly below the 80sqm recommended for 3 bedroom properties in the Good Design Guide; 5. Existing residential development- Garden proportions.

The landscape areas are not in proportion to the scale of the development suggested. The plots being proposed create an “Identikit” bland and overcrowded development site.

Design and layout has a huge impact on quality of life for both local existing residents and those living in the new developments and the current suggested layout is neither characterful or welcoming. It does not enhance the character of the surrounding area.

The Good Design Guide: 4. New Residential Development - Detailing: Protection of residential amenity space clearly states that space between and around buildings is a “core component of residential amenity” and that new developments should “sit in the landscape” not overcrowd and overbear it. Hence, creating a very oppressive quality and poor character to the area.

The proposed plots do not protect an acceptable level of amenity as this guide suggests and is very overbearing for our property due to us having no spare open space to the side of our property to “soften” the visual impact.

DM10 e

Development management document DM10 e advises that developments should incorporate a “high standard of landscaping” which “adds to the quality of design and siting “ The proposed new dwellings have insufficient space and landscaping which contravenes this core statement. Instead of offering quality design it feels overcrowded and overbearing.

The Good Design Guide: 4. New Residential Development - Creating Urban Structure - parking stipulates that large expanses of car parking and hard standing on a development does not contribute positively to the street scene and the attempt to crowd four plots onto the site, rather than a sympathetic one or two bungalows leaves little room for any landscaping and instead is dominated by buildings and hard standing car spaces.

The majority of outdoor space is hard standing for cars and The Good Design Guide: 4. New Residential Development - Creating Urban Structure: Parking advises that no more than 50% should be used solely for hard standing. The guide also states under Garden Proportions that a minimum garden length of 7m and 80sqm for 3 bedroom properties should be present.

The guide clearly states that gardens are an “important part of the quality of life offered by a house” and that small garden spaces can render the plots as “out of keeping with its context”.

Therefore, the proposed dwellings would not benefit the environment and landscape but instead result in the loss of a green space that has been present on Chapel Street for many, many years.

DM10 f

Do the parking bays meet the minimum lengths and widths advised in the guidelines?

Will the planting be regularly maintained to ensure we have adequate visual clearance when reversing in and out of our driveway?

The proposed development does not maximise opportunities for conservation of energy and resources due to the lack of daylight reaching certain plots and internal spaces. This will result in electrical light sources having to be used constantly.

DM10 h

The proposed site has few permeable surfaces and areas of landscaping, instead being covered in structures or hard standing.

We therefore request the results and approval of an appropriate sustainable drainage scheme to show there is appropriate drainage to the site.

DM10 i

We have concerns regarding fire safety measures and accessibility to all of the plots due to the narrow margins between them.

DM17 - Highways and Transportation

DM17 c

We have concerns regarding the impact on our sight lines when leaving our driveway due to the proposed hedge for the car bays and positioning of cars close to our boundary which could obscure pedestrians from view.

DM18 - Vehicle Parking Standards

DM18

The proposed development does offer parking bays for each dwelling. However, these bays are extremely tight. The 6Cs Design Guide (14.71) requires minimum parking to be provided for each dwelling and also stipulates that "existing parking issues are not exacerbated".

This development contradicts this guidance as the necessity to drop the kerb along the site to provide access to parking bays for plots 1 and 4 and access to plots 2 and 3 means that valuable on-road parking spaces for existing residents will be lost. This will therefore have an impact on their amenities and also place additional pressure upon the existing parking issues.

Core Strategy Spatial Objectives Design and Siting of Development 14.2 The on-road parking that will be lost as a result of the dropped kerb to allow access will counteract the proposed car parking bays and leave existing properties with even fewer spaces to park.

Traffic and parking issues have been areas of concern for Chapel Street for a number of years and it even became a one way street to try and ease some of the transport issues.

The development of this site as proposed with four dwellings rather than one or two with better amenities and space will further exacerbate these issues.

To summarise, we feel that the proposed development of four dwellings would severely impact our quality of life and contravene many core development statements and policies.

Our main concerns relate to the 25 degree and 45 degree rules relating to the new developments and the subsequent overshadowing and loss of daylight to numerous principle habitable windows and rooms on three aspects of our property. The overbearing feeling this will place upon us is significant as it impacts a large percentage of our habitable spaces. The insufficient separation and distancing between 30 Chapel Street and the proposed dwellings is also a grave concern for privacy and overlooking reasons and minimum separation distances are not being adhered to.

The proposal of four bungalows would demonstrate harm to the amenities we enjoy and have an overbearing feel. Other local residents would also have amenities demonstrably harmed due to the loss of on-road parking and loss of valuable green space and landscaping, creating a "crammed" feel to the street scene.

We also request that consideration is given to how and where construction vehicles and staff would gain access to the site for unloading and parking, without causing a highway hazard and adding additional parking issues for local residents on a narrow busy street.

We also request that controlled hours of operation are enforced.

We request that our strong objections are taken into consideration when deciding on this application.

We would be happy for a representative of the planning department to meet at our property to allow us to illustrate our concerns first hand.

We are in discussions with the developers regarding how the development could be improved in order to reduce the impact on ourselves and they have discussed placing lower pitches on the bungalows and hiping the roof. They have also agreed that the skylights could be replaced with light tunnels to reduce privacy concerns. We are more than happy to continue to discuss our concerns with the developers and try to reach a development which is mutually acceptable but they have requested that we wait until they have confirmation that highways are happy with the revised plans first.

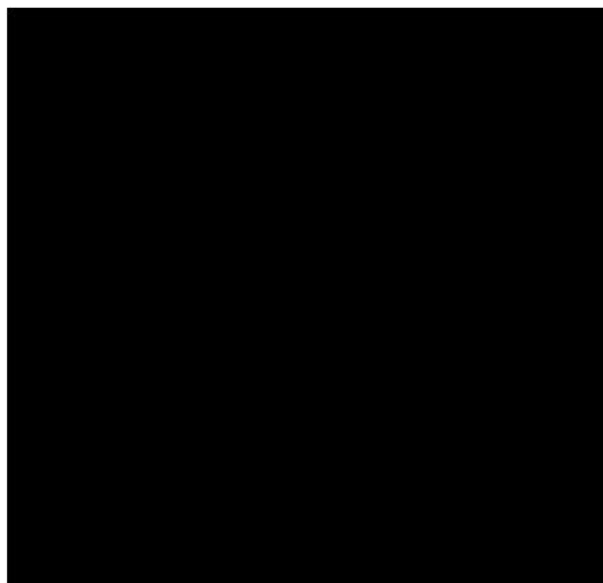
Please feel free to contact us directly if you would like any additional information or would like to discuss any element in person.



I have sent the full email to yourself as the case worker because the comments section online does not have adequate space to document all of our concerns.

A less detailed account will be added to the comments section under the application to enable something to show as an objection.

Yours sincerely



Jane Steel

From: public.access@hinckley-bosworth.gov.uk
Sent: 20 November 2023 09:57
To: Planning Application Comments
Subject: Comments for Planning Application 23/00716/FUL

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 20/11/2023 9:56 AM from [REDACTED]

Application Summary

Address:	Barwell Constitutional Club 20 Chapel Street Barwell Leicester Leicestershire LE9 8DD
Proposal:	Proposed 3no. residential dwellings with associated vehicular access, parking, amenity space and other works
Case Officer:	David Spring

[Click for further information](#)

Customer Details

Comments Details

Commenter Type: Neighbours

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I am also unsure how the 45 degree ruling can be applied so would like to also add the following to our previous comments:
In the Good Design Guide it stipulates that the 45 degree ruling is used for new builds where the development may impact light & outlook for existing properties.
Obviously plot 3 will drastically impair light & totally obscure any outlook into our ground floor study window on our Western elevation and the first floor bedroom window.
Many thanks

Kind regards

Jane Steel

From: public.access@hinckley-bosworth.gov.uk
Sent: 29 August 2023 09:43
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 23/00716/FUL

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 29/08/2023 9:42 AM from [REDACTED] on behalf of [REDACTED]

Application Summary

Reference:	23/00716/FUL
Address:	Barwell Constitutional Club 20 Chapel Street Barwell Leicester Leicestershire LE9 8DD
Proposal:	Proposed 4no. residential dwellings with associated vehicular access, parking, amenity space and other works
Case Officer:	David Spring

[Click for further information](#)

Comments Details

Comments:	OBJECTIONS DM10 Over developed suggest reduction to three dwellings DM17 – Egress & Access – will reduce parking on road, entrance may be difficult to see due to parked vehicles and the entrance to the George Ward Centre Car Park
-----------	--

Kind regards

Rudi Simpson

From:

Sent:

09 October 2023 10:07

To:

Planning Folder New

Subject:

Categories:

Tidd

23/00716/FUL (Re-consultation)

Proposed 4 No. residential dwellings with associated vehicular access, parking, amenity space and other works

Barwell Constitutional Club, 20 Chapel Street, Barwell

OBJECTIONS

DM10 Over development of site

DM17 Highways and parking issues

Kind regards

Disclaimer: This email may contain privileged and/or confidential information. If you receive this in error, please notify the sender immediately and do not use, or disclose its content to any other party. Any views or opinions expressed are those of the author and do not represent those of Barwell Parish Council.



Rudi Simpson

From: [REDACTED]
Sent: 16 October 2023 16:12
To: Planning Folder New
Subject: RE: Planning Application Re-consultation for Barwell Parish Council ref 23/00716/FUL

Hi

This was brought up at Barwell Parish Council and we asked them to lower the number of houses from 4 to 3 they have changed the plans and presented them again but the parish when it was resubmitted would still like to see 3 not 4 houses on this small piece of land.

Thanks.

-----Original Message-----

From: planning@hinckley-bosworth.gov.uk <planning@hinckley-bosworth.gov.uk>
Sent: Monday, October 16, 2023 12:45 PM

[REDACTED]
Subject: Planning Application Re-consultation for Barwell Parish Council ref 23/00716/FUL

Please see attached consultation document for Hinckley & Bosworth Borough Council.

Any opinions

expressed in this message are those of the sender and do not necessarily express the views of the Borough Council. The information contained in this message, and any attachments, is intended solely for the use of the individual or organisation to whom this message is sent, and should be treated as private and confidential. If you have received this email in error, please notify Hinckley and Bosworth Borough Council (ICT Services): Tel: +44 (01455) 238141. This email and any files sent with it are confidential. If this email isn't intended for you, please notify the sender immediately and then permanently delete it. You must not read, print, store, disclose, copy or take any other action in respect of this email. We routinely monitor incoming and outgoing email messages to ensure they comply with Hinckley & Bosworth Borough Council's policy on the use of electronic communications. The contents of emails may have to be disclosed to a request under the Data Protection Act 2018, Freedom of Information Act 2000 and/or the Environmental Information Regulations 2004. The views expressed by the author may not necessarily reflect the views or policies of Hinckley & Bosworth Borough Council. Attachments to email messages may contain viruses that may damage your system. Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result. You are advised to carry out your own virus checks before opening any attachment. Save paper - only print this email if necessary. Visit us online: www.hinckley-bosworth.gov.uk Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR This email and any files sent with it are confidential. If this email isn't intended for you, please notify the sender immediately and then permanently delete it. You must not read, print, store, disclose, copy or take any other action in respect of this email. We routinely monitor incoming and outgoing email messages to ensure they comply with Hinckley & Bosworth Borough Council's policy on the use of electronic communications. The contents of emails may have to be disclosed to a request under the Data Protection Act 2018, Freedom of Information Act 2000 and/or the Environmental Information Regulations 2004. The views expressed by the author may not necessarily reflect the views or policies of Hinckley & Bosworth Borough Council. Attachments to email messages may contain viruses that may damage your system. Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result. You are advised to carry out your own virus checks before opening any attachment. Save paper - only print this email if necessary. Visit us online: www.hinckley-bosworth.gov.uk Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR

Jane Steel

From: Barwell Parish Council [REDACTED]
Sent: 08 December 2023 07:40
To: Planning Folder New
Subject: Consultee Comment

Hi

Your system appears to be down this morning and I am unable to submit comments so I am emailing them instead.

23/00716/FUL

Barwell Parish Council considered the re-submission of the above application and would like to comment as follows:

Objection due to not enough parking per unit. DM10 Overdevelopment and DM17 Highways issues due to Chapel Street being a narrow one way system and lack of on road parking.

23/01013/HOU

Barwell Parish Council considered the re-submission of the above application and would like to comment as follows:

No Objection

Kind Regards

[REDACTED]

Disclaimer: This email may contain privileged and/or confidential information. If you receive this in error, please notify the sender immediately and do not use, or disclose its content to any other party. Any views or opinions expressed are those of the author and do not represent those of Barwell Parish Council.

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

Refusal of Planning Permission

Name and Address of Applicant

Mr D Richardson
Richardson & Hall Luxury Developments
Unit F
The Knoll
Leicester Road
Earl Shilton
LE9 7TJ

Name and Address of Agent (if any)

Part I - Particulars of Application

Date of Application

20 July 2023

Application No.

23/00716/FUL

Particulars and location of development:

Proposed 3no. residential dwellings with associated vehicular access, parking, amenity space and other works

Barwell Constitutional Club 20 Chapel Street Barwell Leicester Leicestershire

Part II - Particulars of decision

In dealing with the application, through ongoing dialogue and the proper consideration of the proposal in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the local planning authority have attempted to work with the applicant in a positive and proactive manner by offering a pre-application advice service and by seeking solutions to problems arising in relation to dealing with the planning application as required by the National Planning Policy Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). However, in this instance, it has not been possible to overcome the concerns raised and the proposal remains in conflict with the provisions of the Development Plan and therefore the application has been refused.

In pursuance of its powers under the Town and Country Planning Act 1990, the Hinckley and Bosworth Borough Council refuses to permit the carrying out of the development referred to in Part I hereof for the following reason(s):-

1. The development is not judged to meet the standards of good design and represents overdevelopment of the site, leading to adverse impacts upon the amenity of future residents through the relationship between Plots in terms of over dominance and enclosure. Therefore, the development is not in accordance with Section 12 and Paragraph 135 of the National Planning Policy Framework, Policy DM10 of the Site Allocations and Development Management Policies DPD, Policy 22 of the Earl Shilton and Barwell Area Action Plan and the Good Design Guide.

NOTES TO APPLICANT :-

1. This application has been determined having regard to the following submitted documents and plans:
 - Application Form received 20.07.2023
 - Location Plan received 20.07.2023
 - FP002 Rev G Proposed Block and Location Plans

IMPORTANT - PLEASE READ THE NOTES AT THE END OF THIS DOCUMENT

- FP101 Rev F Plot 1 Proposed Elevations and Plans
- FP201 Rev E Plot 1 Proposed Elevations and Plans
- FP101 Rev E Plot 1 Proposed Elevations and Plans received on 28.03.2024
- Design Statement received 20.07.2023

C. Brown.

Christopher Brown MRTPI
Head of Planning

Date :29 April 2024

NOTES

1. It will be most helpful if the application number shown overleaf is quoted on all correspondence.
2. If you consider that this decision has been made invalidly through the Council failing to follow a procedure correctly, not having the legal power to make the decision in the way it did or through its decision being so unreasonable as no reasonable local authority would make the same decision based on the same facts, then you may enter a claim for judicial review to quash the decision. In order to proceed with a claim for judicial review an initial application for permission will need to be made to the Administrative Court, this application is required to be made "promptly and in any event within three months of the decision". The initial permission application will decide if you have an arguable case, whether you are sufficiently materially affected by the decision to bring the claim. If you are granted permission to bring the claim it will proceed to a full hearing at the Administrative Court. Although there is no requirement for you to do so it is highly recommended that you seek independent legal advice before bringing forward a claim for Judicial Review
3. If you are aggrieved by the decision of the Local Planning Authority to refuse permission you may appeal to the Planning Inspectorate in accordance with Section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice. If your appeal is against a Minor Commercial Development, we would advise you to view the guidance on the Planning Portal website under Procedure Guidance, to confirm the time frame for appealing. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, tel. 0303 444 5000 or online at <https://www.gov.uk/appeal-planning-decision>). You must use a Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the appeal form you require. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, (or could not have been so granted otherwise than subject to the conditions imposed by them,) having regard to the statutory requirements as set out in Section 78 of the Town and Country Planning Act 1990, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him. Appeals- new time rules. Appeals relating to applications made to the Local Planning Authority on, or after, 14 October 2004 must be made within six months of the date of this notice. If you intend to submit an appeal that you would like examined by inquiry then you must notify your Local Planning Authority (planning@hinckley-bosworth.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details can be found on GOV.UK.
4. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application then, you must do so in accordance with the guidance found using the following link <https://www.gov.uk/appeal-enforcement-notice/>.
5. If permission to develop land is refused whether by the Local Planning Authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
6. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

RNOTES (02/07/2014)



Hinckley & Bosworth
Borough Council

planning@hinckley-bosworth.gov.uk
01455 238141

Hinckley Hub
Rugby Road
Hinckley
Leics
LE10 0FR

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	20
Suffix	
Property Name	Barwell Constitutional Club
Address Line 1	Chapel Street
Address Line 2	
Address Line 3	Leicestershire
Town/city	Barwell
Postcode	LE9 8DD

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
444486	296780
Description	

Applicant Details

Name/Company

Title

Mr.

First name

D.

Surname

Richardson

Company Name

Richardson & Hall Luxury Developments

Address

Address line 1

Unit F

Address line 2

The Knoll

Address line 3

Leicester Road

Town/City

Earl Shilton

County

Country

Postcode

LE9 7TJ

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

01164825393

Secondary number

Fax number

Email address

Site Area

What is the measurement of the site area? (numeric characters only).

Unit

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Has the work or change of use already started?

- ☐ Yes
☒ No

Existing Use

Please describe the current use of the site

Is the site currently vacant?

- ☐ Yes
☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

☐ Yes

☒ No

Land where contamination is suspected for all or part of the site

☐ Yes

☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

☐ Yes

☒ No

Materials

Does the proposed development require any materials to be used externally?

☒ Yes

☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Proposed materials and finishes:

Facing brickwork, to be "Ibstock Royston Silver Grey" or similar.

Type:

Roof

Existing materials and finishes:

Proposed materials and finishes:

Natural or good-quality artificial slate, to be "Marley Rivendale Blue/Black slate" or similar.

Type:

Windows

Existing materials and finishes:

Proposed materials and finishes:

uPVC in "French Grey" or similar.

Type:

Doors

Existing materials and finishes:

Proposed materials and finishes:

Composite, finished in "French Grey" or similar.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Proposed materials and finishes:

New fencing to be 1.8m high close boarded or similar.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Proposed materials and finishes:

Vehicular and pedestrian access to be finished in paviors, parking areas to be finished in gravel or similar permeable material.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Drawings FP101, 201, 301, 401, Design and Access Statement

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- ☒ Yes
- ☐ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☒ Yes
- ☐ No

Are there any new public roads to be provided within the site?

- ☐ Yes
- ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
- ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
- ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Drawing FP002 Proposed Block and Location Plan

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☒ Yes
- ☐ No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:

Cars

Existing number of spaces:

0

Total proposed (including spaces retained):

8

Difference in spaces:

8

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☒ Yes
- ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☐ Yes
- ☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes
☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
☐ Existing water course
☒ Soakaway
☐ Main sewer
☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☒ Yes
- ☐ No
- ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

FP002 Proposed Block and Location Plan

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☒ Yes
- ☐ No

If Yes, please provide details:

Dedicated bin storage as shown on Drawing FP002.

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☒ Yes
- ☐ No

If Yes, please provide details:

Dedicated bin storage as shown on Drawing FP002.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
- ☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☒ Yes
- ☐ No

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

Proposed

Please select the housing categories that are relevant to the proposed units

- ☒ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Market Housing

Please specify each type of housing and number of units proposed

Housing Type: Houses 1 Bedroom: 0 2 Bedroom: 0 3 Bedroom: 4 4+ Bedroom: 0 Unknown Bedroom: 0 Total: 4

Proposed Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Bedroom Total
	0	0	4	0	0	4

Existing

Please select the housing categories for any existing units on the site

- ☐ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Totals

Total proposed residential units	4
Total existing residential units	0
Total net gain or loss of residential units	4

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☐ Yes
- ☒ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ☐ Yes
- ☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☐ Yes
- ☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
- ☒ No

Is the proposal for a waste management development?

- ☐ Yes
- ☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
- ☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

Mr

First Name

Chris

Surname

Brown

Reference

21/10167/PREHMO

Date (must be pre-application submission)

08/04/2022

Details of the pre-application advice received

- Proposal is acceptable in principle for residential development
- The main impact to be considered is to neighbouring no. 30 to the south east.
- In order to mitigate any impact on no. 30 I would suggest reducing the proposal to 4 dwellings by removing the plots to the SE corner of the site, adjacent to the rear garden of no. 30. This resulting change could then enable to the plot to the NE to be moved back into the site so to minimise any impact upon the front elevation outlook of no. 30. The removal of a plot may also allow for the remaining 4 plots to benefit from larger amenity garden spaces within the site whilst still maintaining suitable parking provision.
- Any application should take account of noise generated from the Constitutional Club. Whilst a noise survey isn't required to validate any application, a statement setting out the nature and frequency of evening events held at the club will be useful to assist in determining any noise impact on future residents of the site.
- LCC Highways have provided standing advice only – no objections. Their response is attached.
- Comments received from HBBC waste and HBBC drainage are also attached.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff**
- (b) an elected member**
- (c) related to a member of staff**
- (d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☐ Yes
- ☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ **I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or**
- ☐ **The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Name of Owner/Agricultural Tenant:

Mr Christopher Martin

House name:

c/o Barwell Constitutional Club

Number:

20

Suffix:

Address line 1:

Chapel Street

Address Line 2:

Town/City:

Barwell

Postcode:

LE9 8DD

Date notice served (DD/MM/YYYY):

19/07/2023

Person Family Name:

Person Role

☒ The Applicant

☐ The Agent

Title

Mr.

First Name

D.

Surname

Richardson

Declaration Date

19/07/2023

☒ Declaration made

Declaration

I / We hereby apply for Full planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Andy Carr

Date

19/07/2023

Barwell Constitutional Club

20 Chapel Street, Barwell, Leicestershire, LE9 8DD

Tel: 01455 843154. VAT No. 1142254

To whom it may concern

Date 28 Nov 2023

Dear Sirs

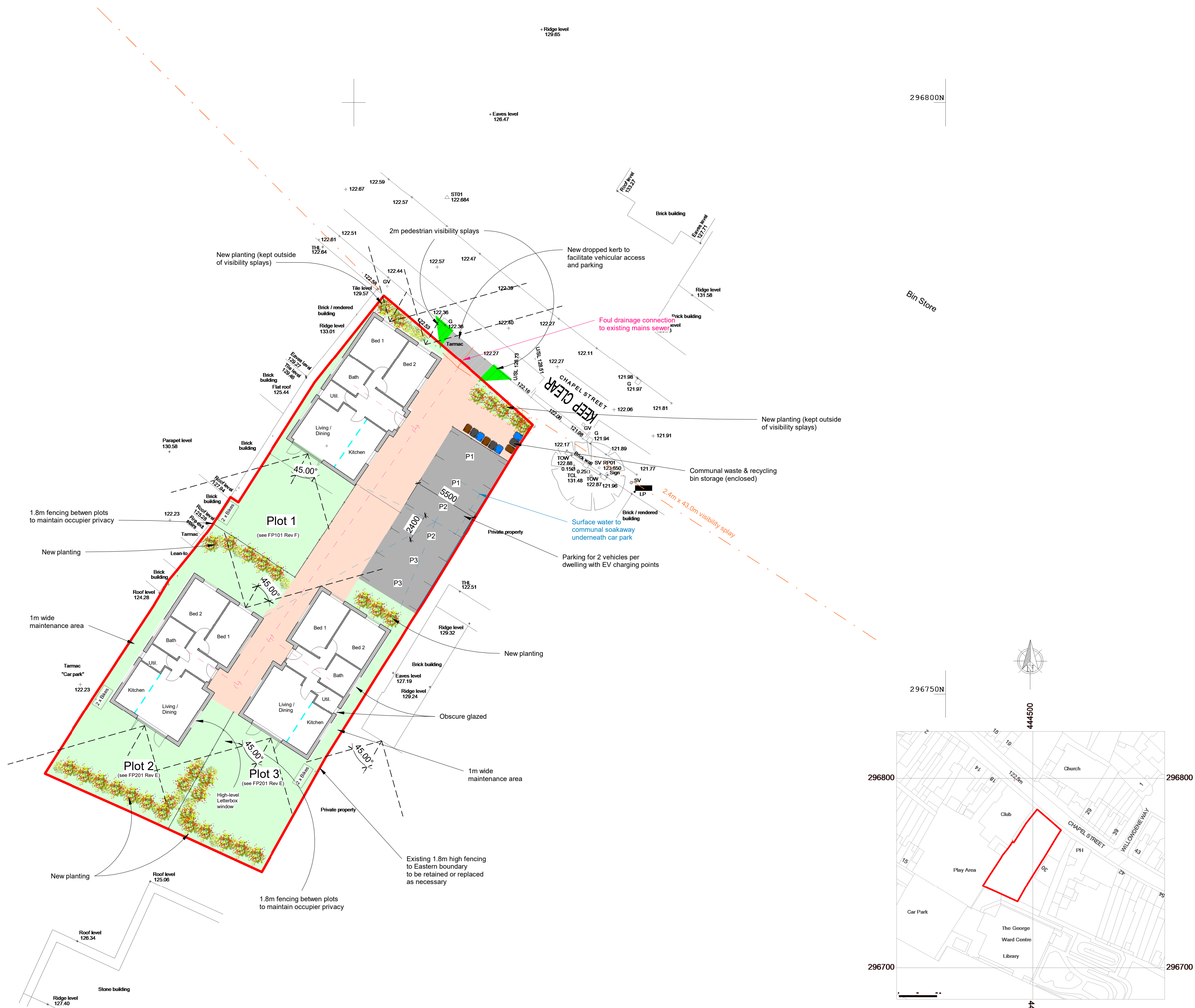
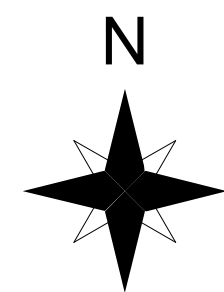
The land adjacent to this club is the property of this club and as it has seen little or no useful purpose of the club members for many years, it was therefore decided to sell it and use the funds to improve the club facilities, exterior and interior of the building for the benefit of the members and overall abeyance of the premises within the community.

We consider that the proposed development will enhance the overall abeyance of the village and also provide high quality accommodation which is needed in the village

With regards any noise evolving from the building, There is only one window from the upstairs and downstairs rooms which both have small top window openings and open onto the carpark which is some 50 metres from the proposed development. All other windows are either are the opposite side of the building to the proposed development and others are on the Chapel street side of the premises. All only have top opening and when the club is open, they are invariably closed for the comfort of the members inside and being aware of close proximity of existing houses close by, we are aware of responsibility to our neighbours to restrict any noise pollution level to a minimum. In all the years that this club has been open, we have never had any complaints levelled at the premises exceeding acceptable noise levels.

Yours sincerely

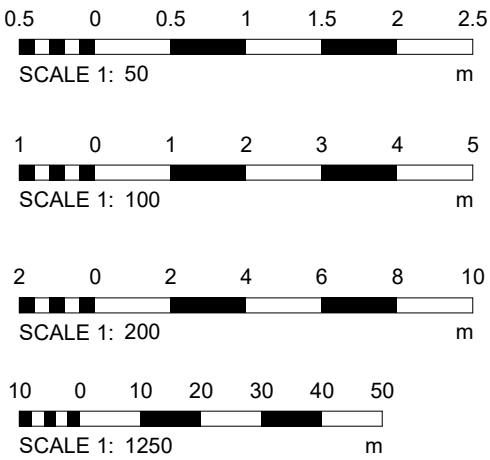
**Chris Martin
Club Secretary**



1 Proposed Block Plan
1 : 200

2 Location Plan
1 : 1250

Notes:



STATUS: For Approval



Houseplansdirect Limited

The Coppice
Fownhope
Herefordshire
HR1 4PA

Tel: 01432 806409
Email: support@houseplansdirect.co.uk

PROJECT:
Proposed residential
development

CLIENT
Richardson & Hall Luxury
Developments

SITE
Barwell Constitutional Club, Chapel Street,
Barwell

TITLE:
Proposed Block & Location Plans

SCALE AT A1: As indicated	DATE: March 2024	DRAWN: AC	CHECKED: DC
PROJECT NO: RH02	DRAWING NO: FP002	REVISION: G	

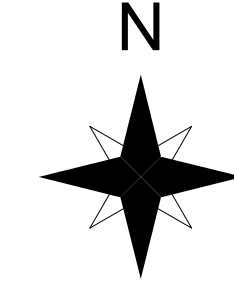
296800N

296800N

+ Eaves level
128.47

Specifically designed noise screens to be fitted around all
air conditioning units on Constitutional Club eastern elevation wall.
Technical detail and final design to be subject to LPA
approval and secured by condition.

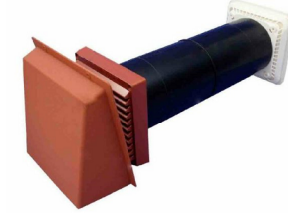
3.4m high acoustic fencing to be erected at boundary.
Exact technical specification to be to LPA approval and secured by condition.



1.8m high acoustic fencing to be erected along internal plot boundaries.
Exact technical specification to be to LPA approval and secured by condition.

2.0m high acoustic fencing to be erected at boundary.
Exact technical specification to be to LPA approval and secured by
condition.

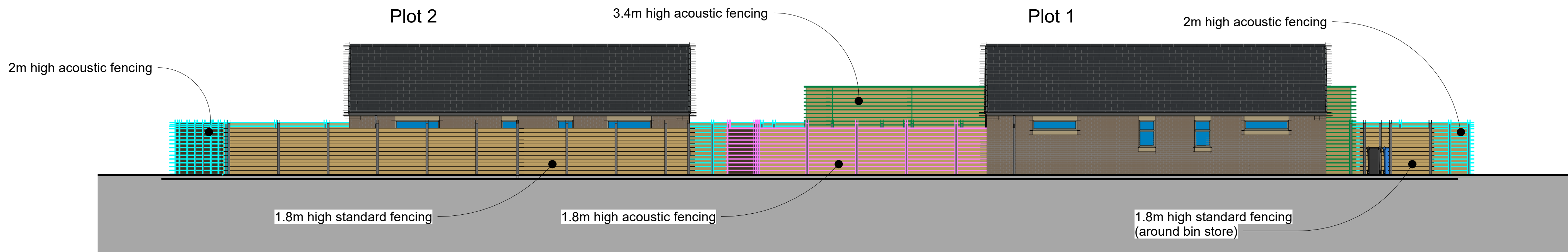
V = Acoustic ventilation fitted to
bedrooms of Plots 1, 2 and 3.
Technical specification to be '45dB
Acoustic Ventilation System' or similar,
installed product approval to be subject
to final LPA approval and secured by
condition.



296750N

1 Proposed Acoustic Treatments

1 : 200

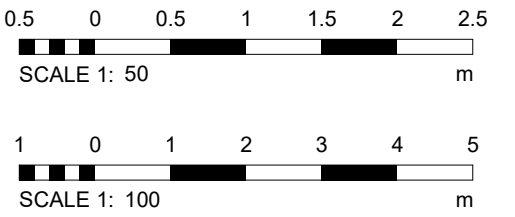


2 Internal Street Scene showing fencing types

1 : 100

NB. New planting to be included to soften appearance of fencing, as indicated on submitted block plan.

Notes:



STATUS: For Approval

Houseplansdirect Limited
The Copice
Fownhope
Herefordshire
HR1 4PA
Tel: 01432 806409
Email: support@houseplansdirect.co.uk

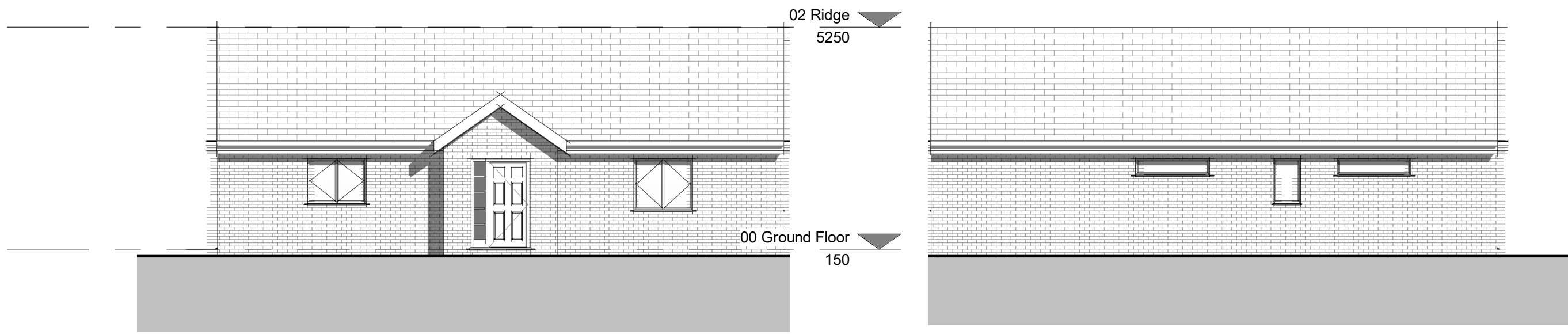
PROJECT:
Proposed residential
development

CLIENT
Richardson & Hall Luxury
Developments

SITE
Barwell Constitutional Club, Chapel Street,
Barwell

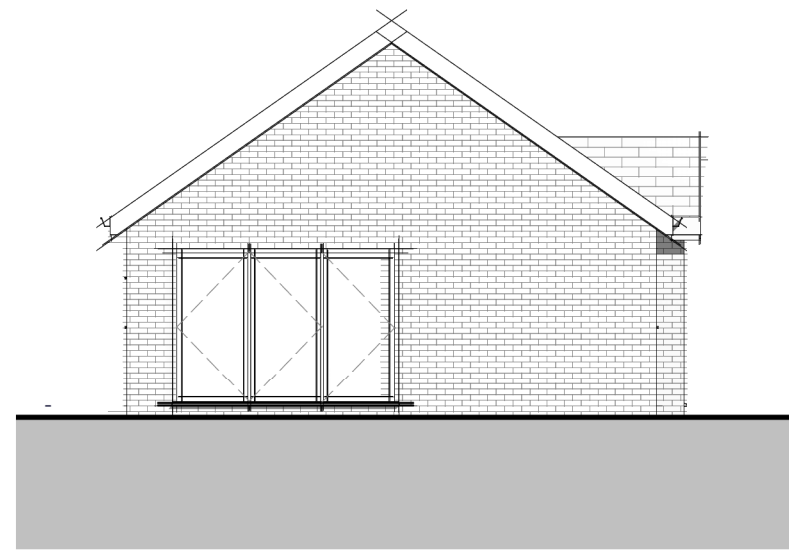
TITLE:
Proposed Acoustic Treatments & Internal
Street Scene

SCALE AT A1: As indicated	DATE: Oct. 2023	DRAWN: Author	CHECKED: Checker
PROJECT NO: RH02	DRAWING NO: FP003	REVISION:	

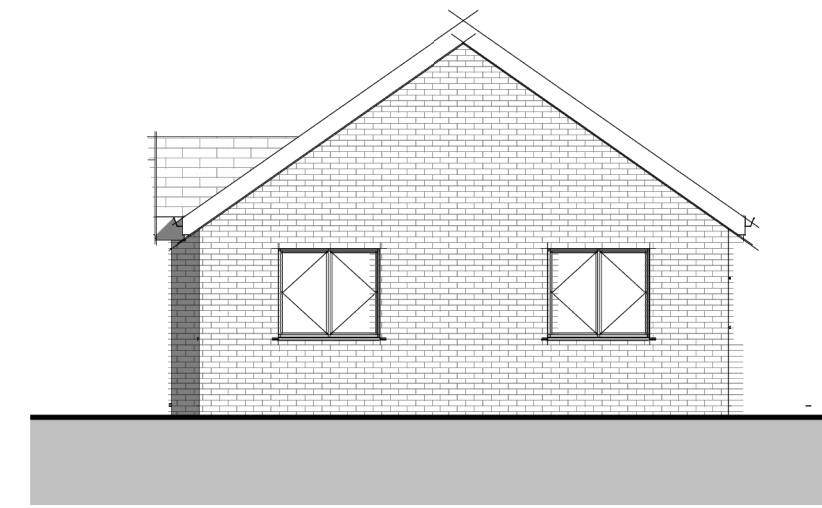


1 Front Elevation
1 : 100

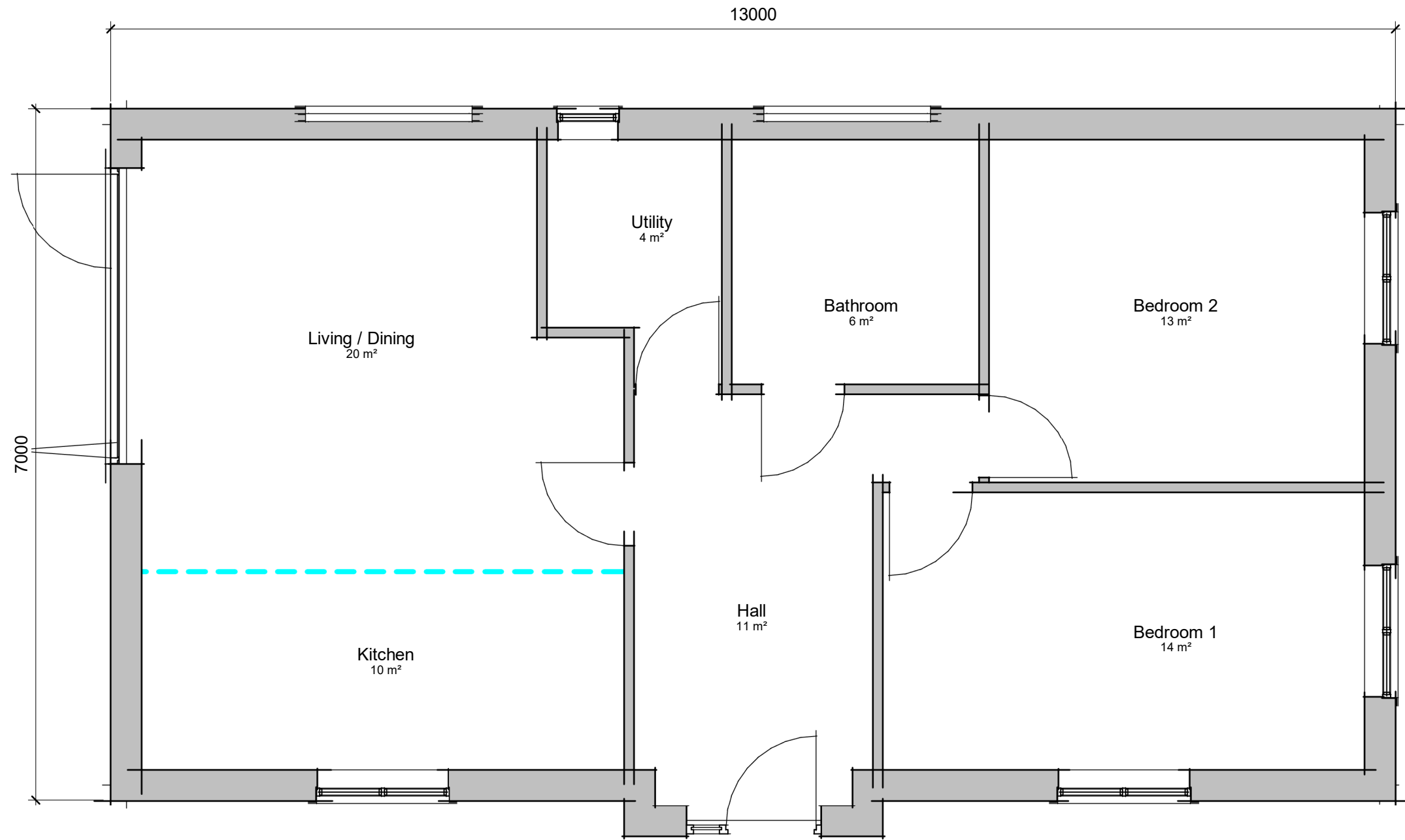
2 Rear Elevation
1 : 100



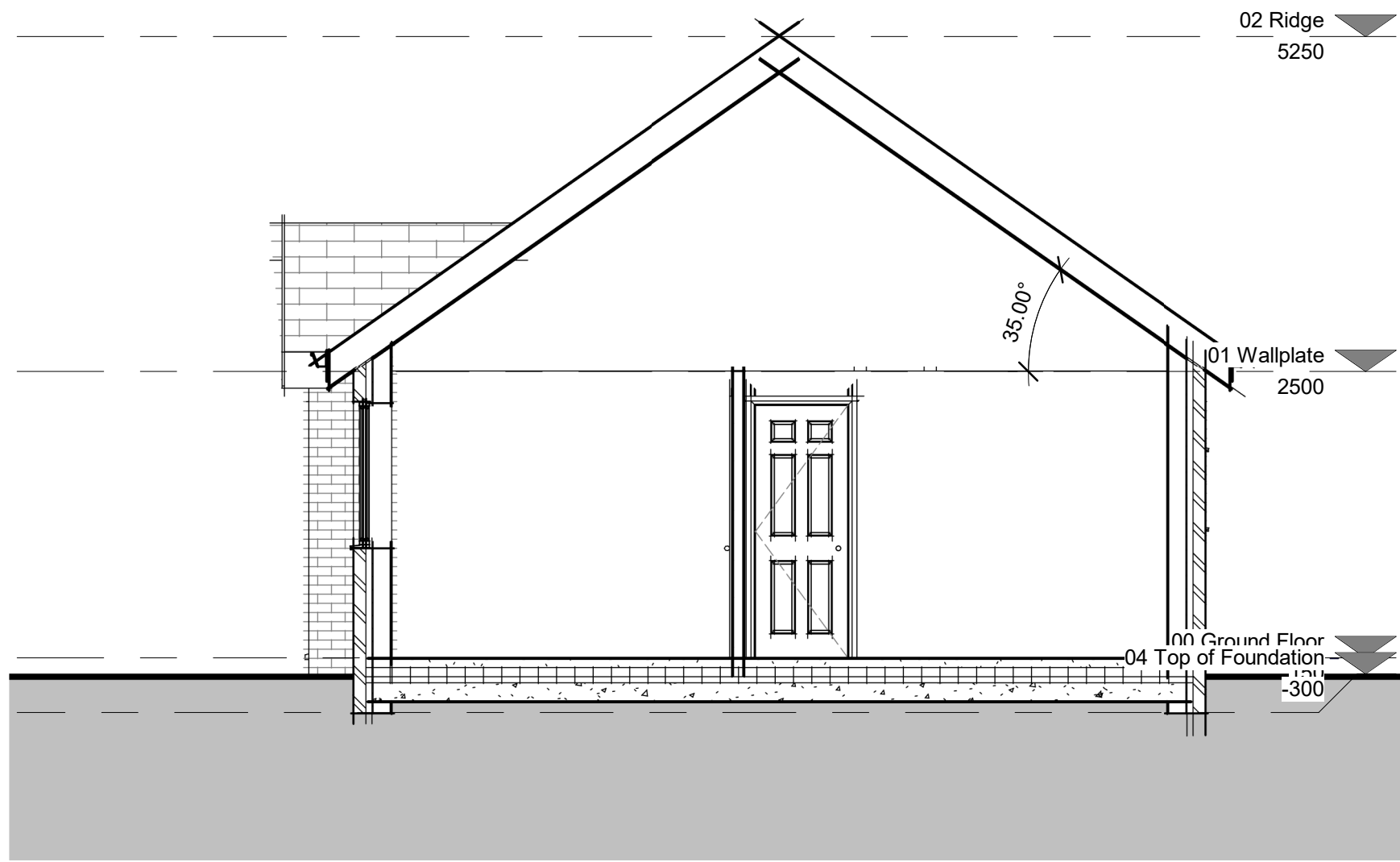
3 Side Elevation 1
1 : 100



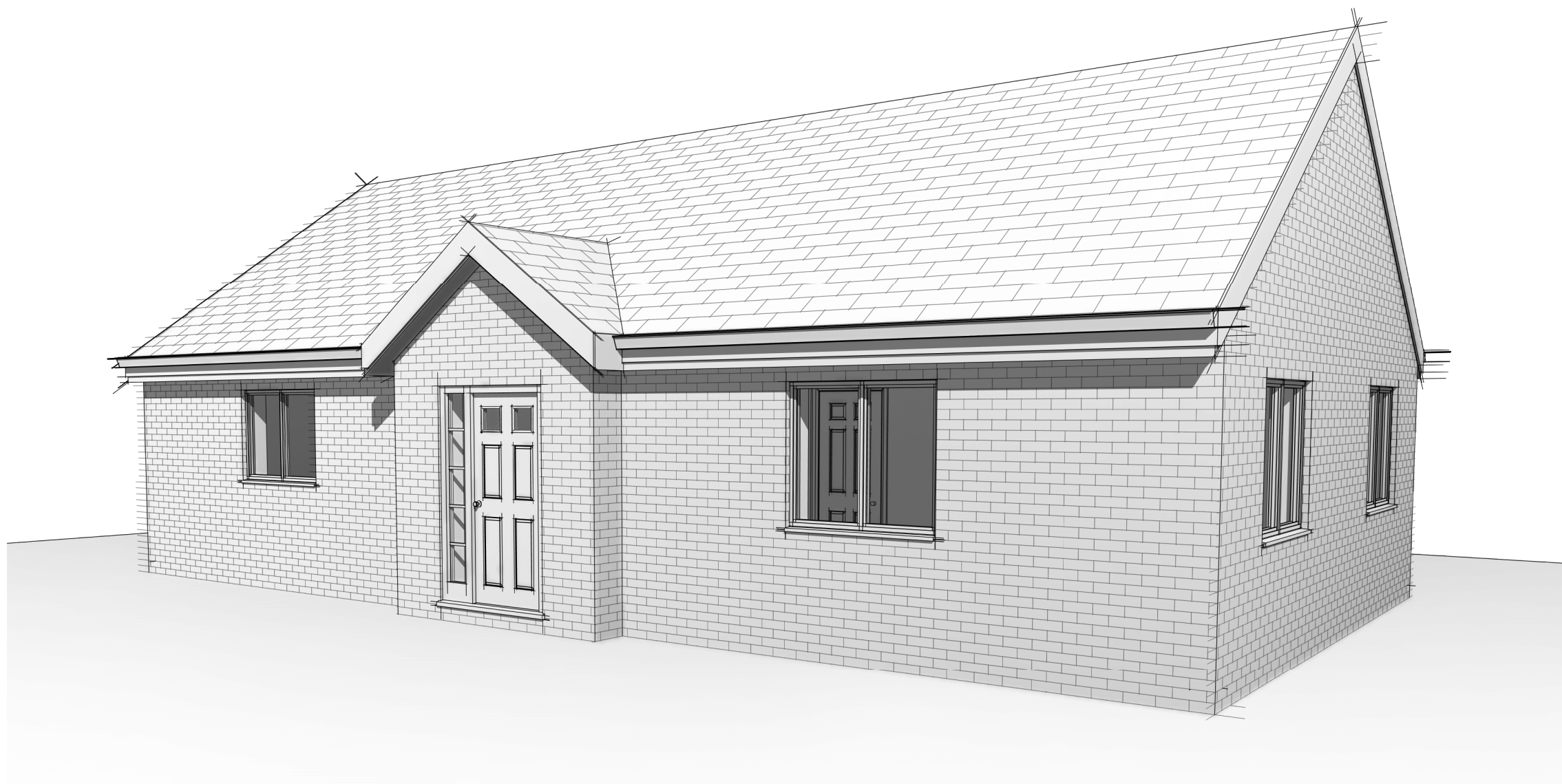
4 Side Elevation 2
1 : 100



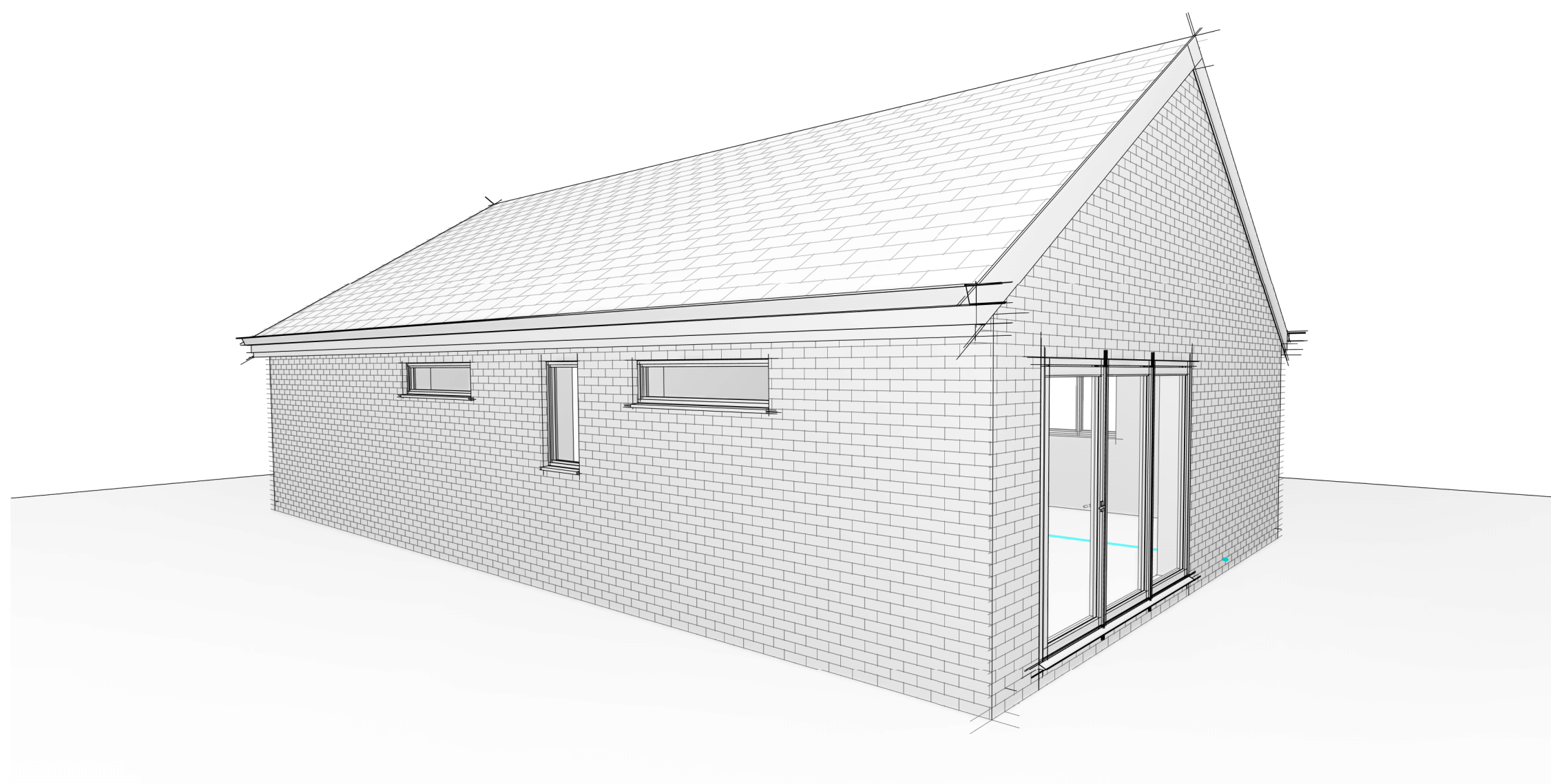
5 00 Floor Plan
1 : 50



6 Section 1
1 : 50

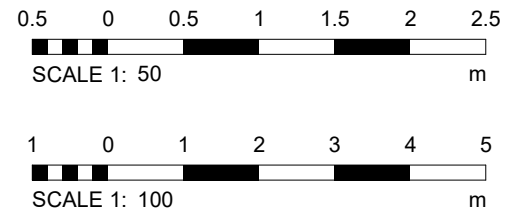


7 Isometric Front View

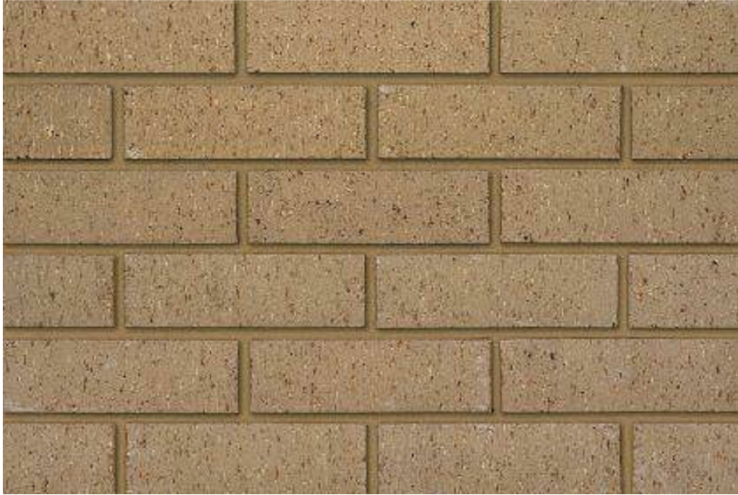


8 Isometric Rear View

Notes:



Proposed External Materials



Bricks: Ibstock Royston Silver Grey or similar



Roof: Marley Rivendale Blue/Black slate or similar

Windows: French Grey uPVC

Doors: Composite French Grey

Rainwater Goods: Black half round gutter on brackets;
Circular black uPVC downpipes

Cills and headers: Composite stone

Bedroom and Living Room windows on Eastern Elevation to
be high-level letterbox format to maintain privacy.

Bathroom and Utility windows on Eastern Elevation to contain
obscure glazing to maintain privacy.

STATUS: For Approval

Houseplansdirect Limited
 **The Coppice**
Fownhope
Herefordshire
HR1 4PA
Tel: 01432 806409
Email: support@houseplansdirect.co.uk

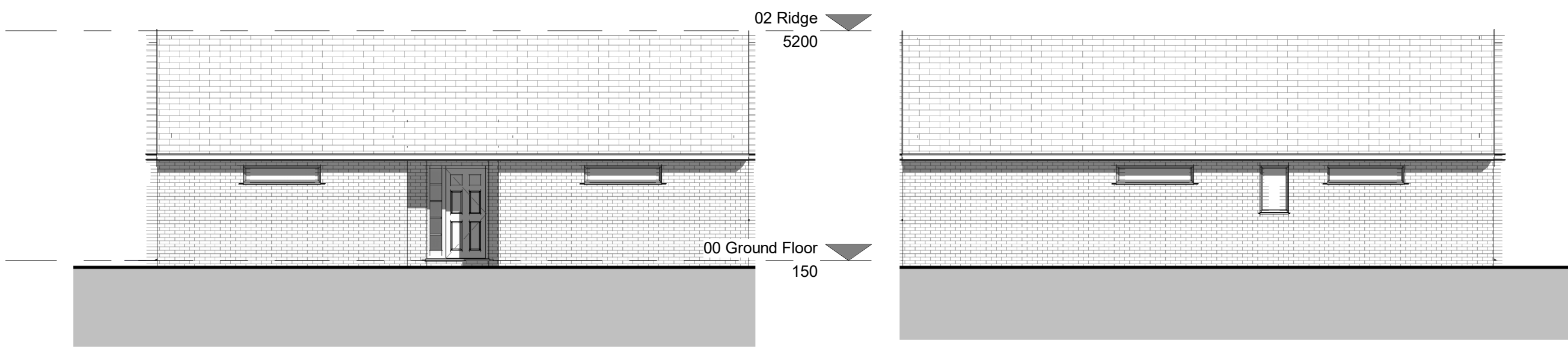
PROJECT:
Proposed residential
development

CLIENT
Richardson & Hall Luxury
Developments

SITE
Barwell Constitutional Club, Chapel Street,
Barwell

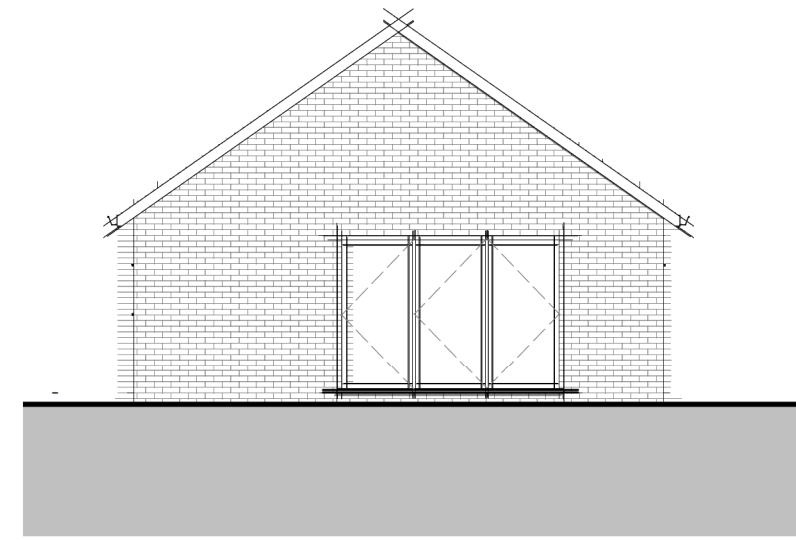
TITLE:
Plot 1 Proposed Elevations and Floor Plans

SCALE AT A1: As indicated	DATE: Feb. 2024	DRAWN: AC	CHECKED: DC
PROJECT NO: RH02	DRAWING NO: FP101	REVISION: F	

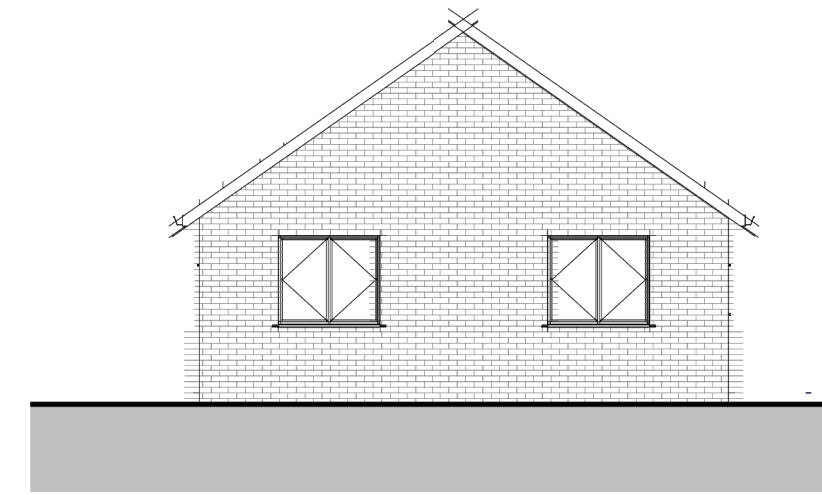


1 Front Elevation
1 : 100

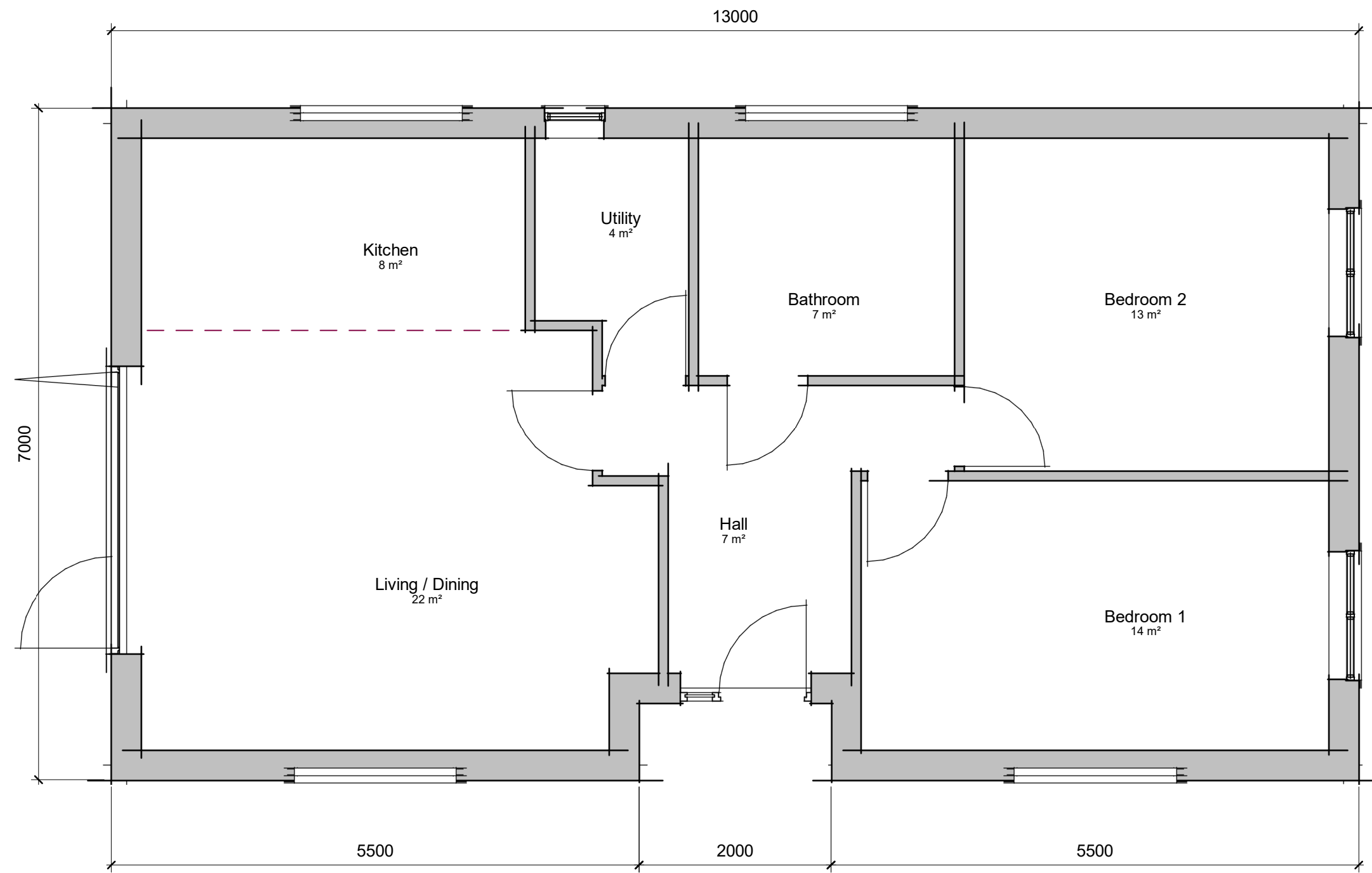
2 Rear Elevation
1 : 100



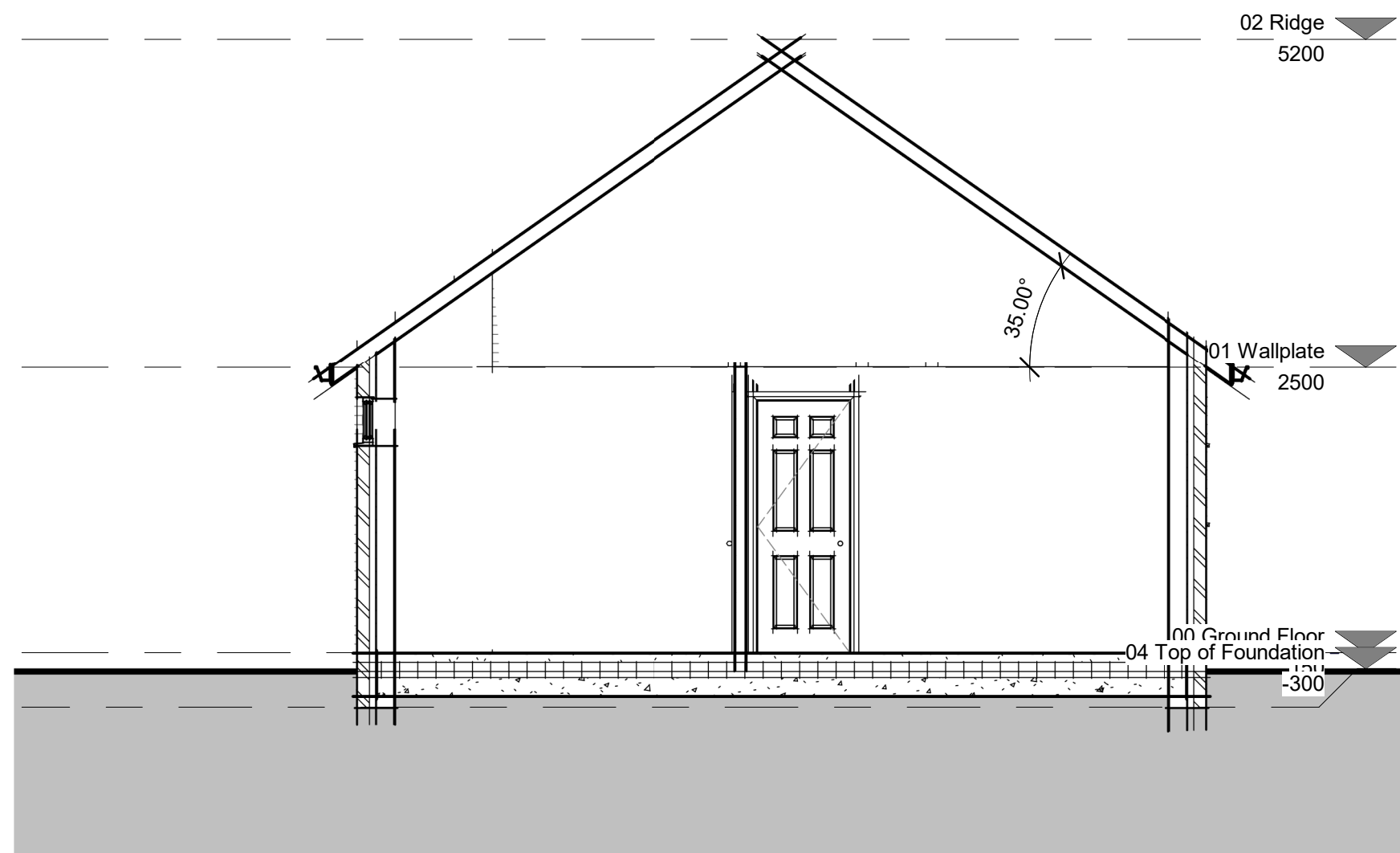
3 Side Elevation 1
1 : 100



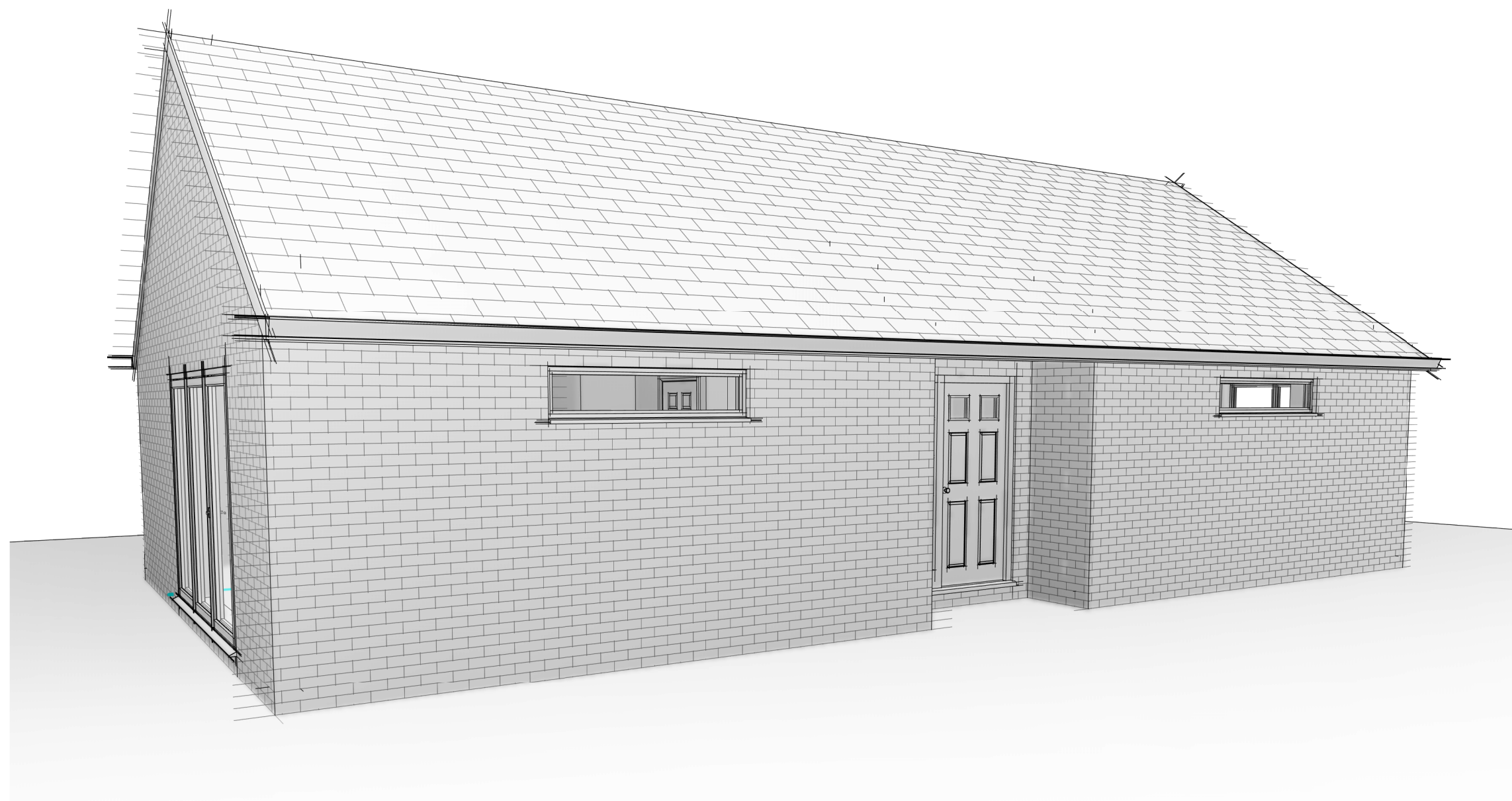
4 Side Elevation 2
1 : 100



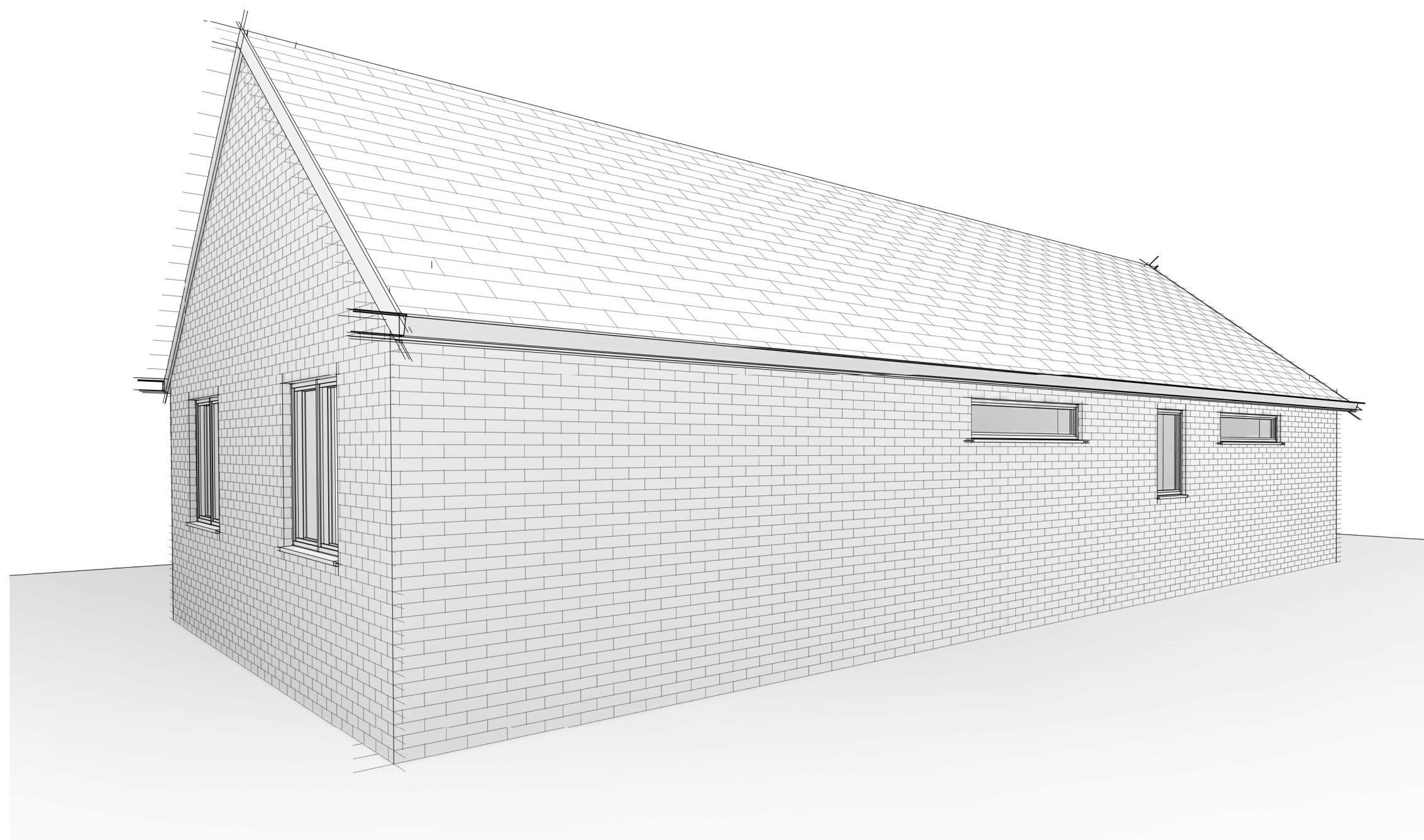
5 00 Floor Plan
1 : 50



6 Section 1
1 : 50

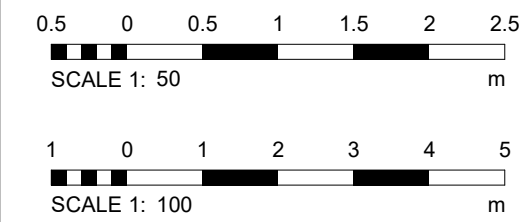


7 Isometric Front View



8 Isometric Rear View

Notes:



Proposed External Materials



Bricks: Ibstock Royston Silver Grey or similar



Roof: Marley Rivendale Blue/Black slate or similar

Windows: French Grey uPVC

Doors: Composite French Grey

Rainwater Goods: Black half round gutter on brackets;
Circular black uPVC downpipes

Cills and headers: Composite stone

Bedroom and Living Room windows on Eastern Elevation to
be high-level letterbox format to maintain privacy.

Bathroom and Utility windows on Eastern Elevation to contain
obscure glazing to maintain privacy.

STATUS: For Approval



PROJECT:
Proposed residential
development

CLIENT
Richardson & Hall Luxury
Developments

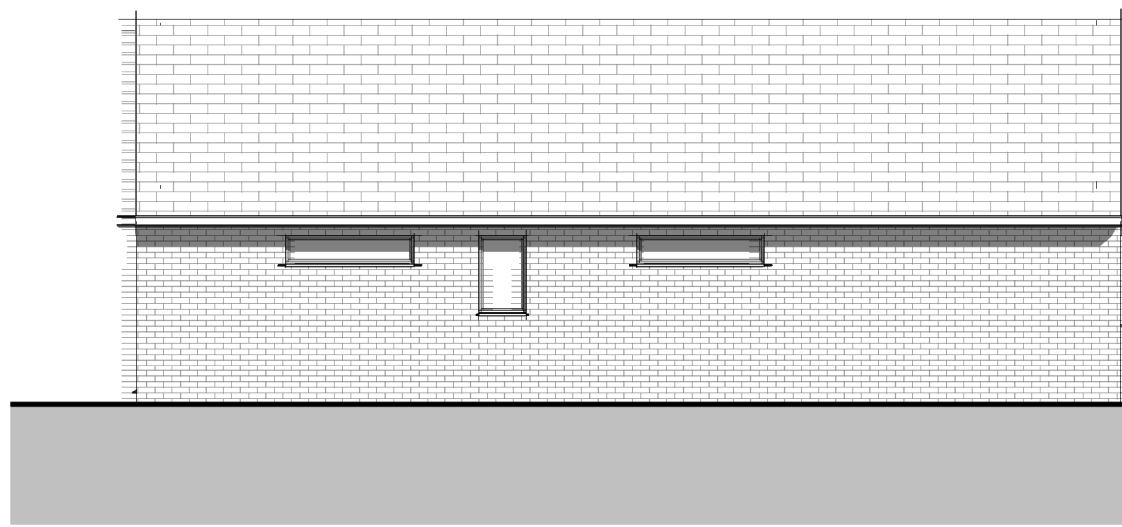
SITE
Barwell Constitutional Club, Chapel Street,
Barwell

TITLE:
Plot 2 Proposed Elevations and Floor Plan

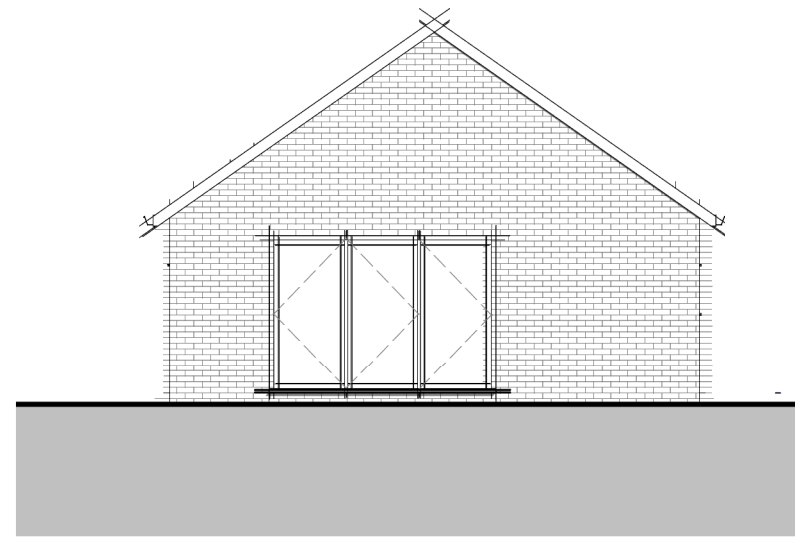
SCALE AT A1: As indicated	DATE: March 2024	DRAWN: AC	CHECKED: DC
PROJECT NO: RH02	DRAWING NO: FP201	REVISION: E	



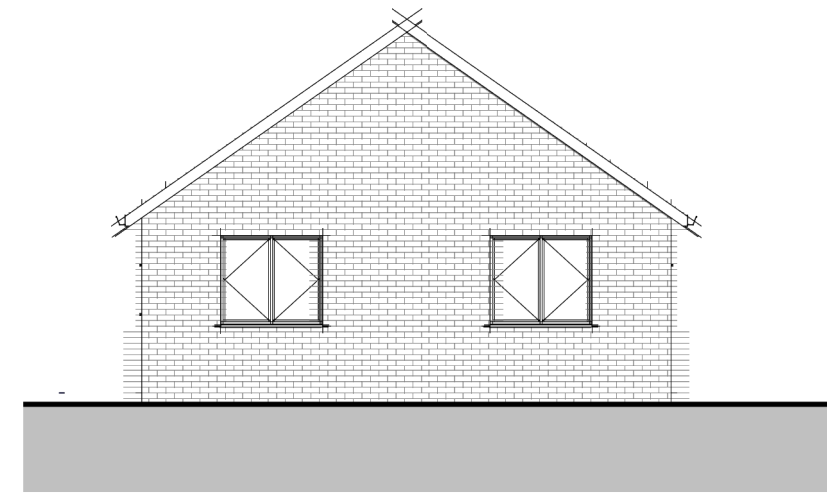
1 Front Elevation
1 : 100



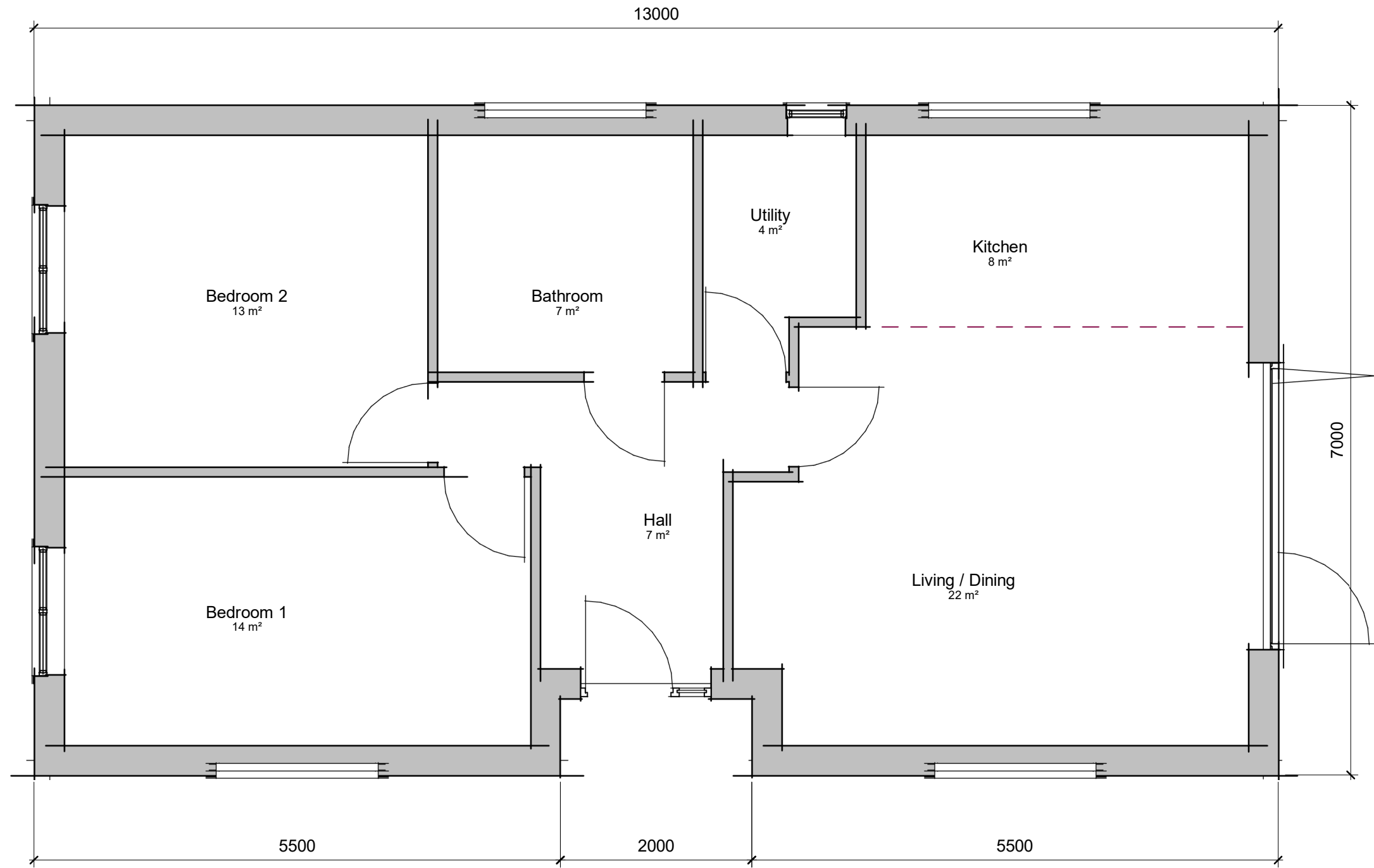
2 Rear Elevation
1 : 100



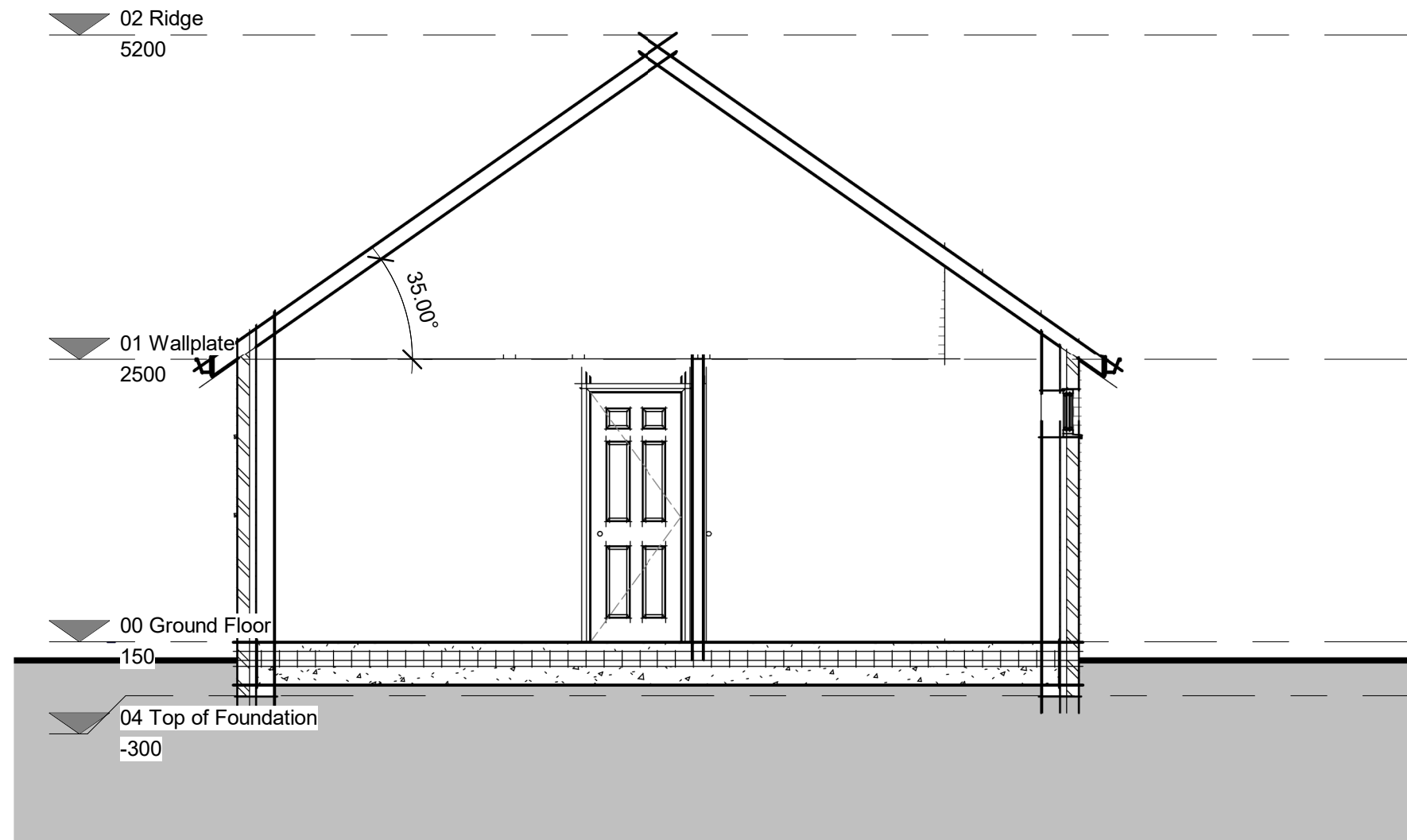
3 Side Elevation 1
1 : 100



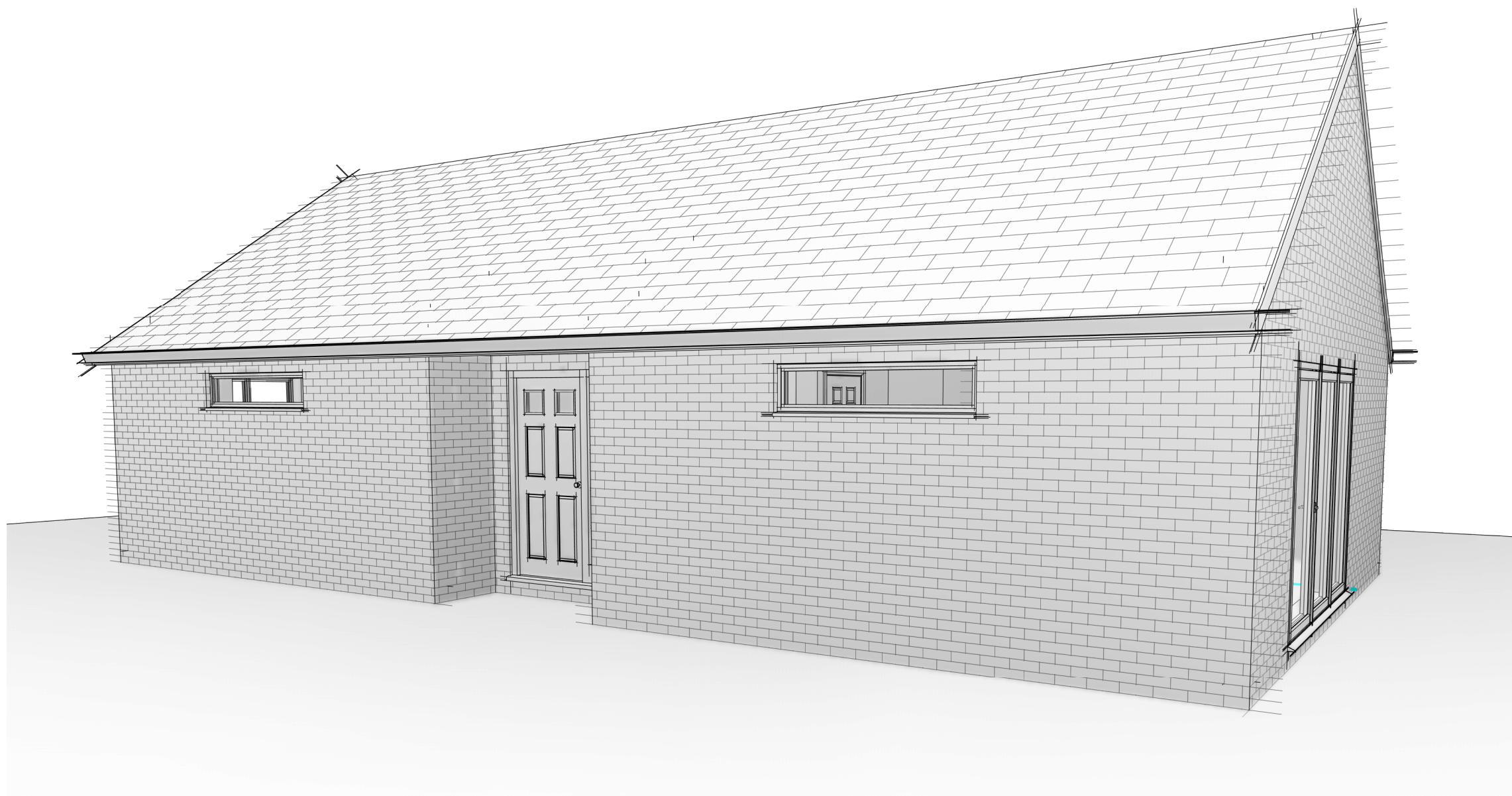
4 Side Elevation 2
1 : 100



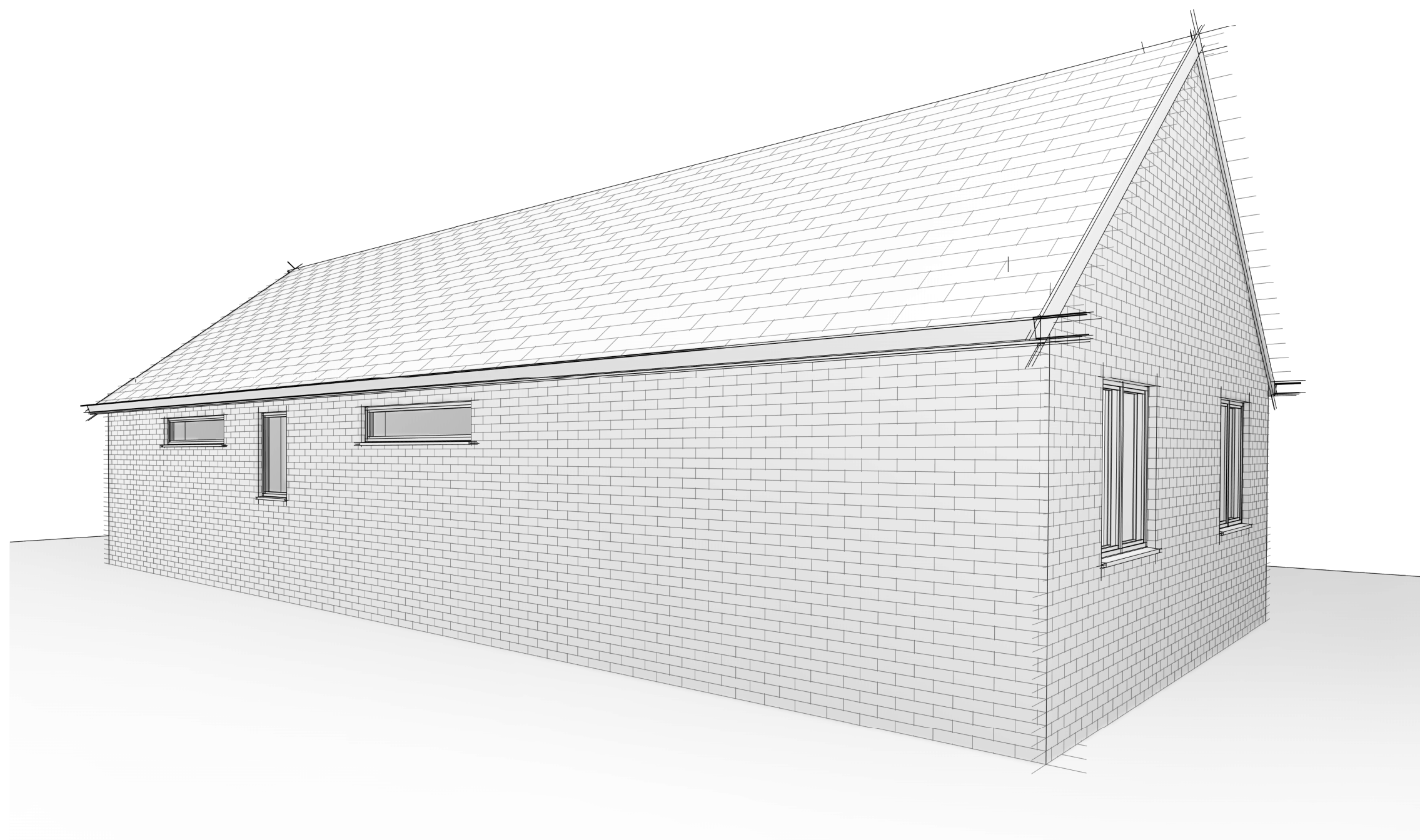
5 00 Floor Plan
1 : 50



6 Section 1
1 : 50

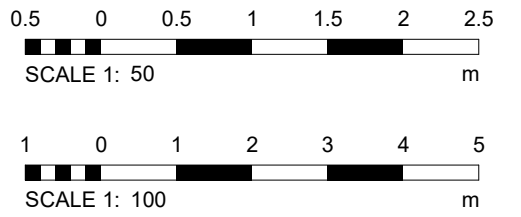


7 Isometric Front View



8 Isometric Rear View

Notes:



Proposed External Materials



Bricks: Ibstock Royston Silver Grey or similar



Roof: Marley Rivendale Blue/Black slate or similar

Windows: French Grey uPVC

Doors: Composite French Grey

Rainwater Goods: Black half round gutter on brackets;
Circular black uPVC downpipes

Cills and headers: Composite stone

Bedroom and Living Room windows on Eastern Elevation to
be high-level letterbox format to maintain privacy.

Bathroom and Utility windows on Eastern Elevation to contain
obscure glazing to maintain privacy.

STATUS: For Approval

Houseplansdirect Limited
**The Coppice**
Fownhope
Herefordshire
HR1 4PA
Tel: 01432 806409
Email: support@houseplansdirect.co.uk

PROJECT:
Proposed residential
development

CLIENT
Richardson & Hall Luxury
Developments

SITE
Barwell Constitutional Club, Chapel Street,
Barwell

TITLE:
Plot 3 Proposed Elevations and Floor Plan

SCALE AT A1: As indicated	DATE: March 2024	DRAWN: AC	CHECKED: DC
PROJECT NO: RH02	DRAWING NO: FP301	REVISION: E	

Delegated Report

Planning Ref: 23/00716/FUL
Applicant: Mr D Richardson
Ward: Barwell



Hinckley & Bosworth
Borough Council

**Site: Barwell Constitutional Club, 20 Chapel Street, Barwell,
Leicester**

**Proposal: Proposed 3no. residential dwellings with associated vehicular access,
parking, amenity space and other works**

Recommendations

- 1.1. **Refuse planning permission** for the reasons outlined at the end of this report.

Planning application description

- 2.1. During the application, concerns were raised with the agent about various matters and a revised plan was received which reduced the number of dwellings being proposed from 4 to 3. Internal layouts were also changed & the dwelling for plot 3 is now more alongside the neighbouring dwelling to the east, No. 30. All dwellings are subservient to neighbouring properties. Further amended plans were received on 23/11/2023 which provides various heights of acoustic fencing along the western boundary, around the air conditioning units and internally around plot 1, to reduce any potential noise pollution. This acoustic fencing would be 3.4m high along the western boundary of the site from the front elevation of the dwelling in plot 1 to 1m behind the rear elevation of the constitutional club then reduced to 2m for the remainder of the western boundary. Further amended plans were received 22/12/2023 which consisted of a few minor changes to the design of the bungalows on the advice of the applicants' Building Control officer & on 09/01/2023 which propose a 1.8m high screen at the side and rear of the club fire escape/ balcony. Final amended plans were received on 28/03/2024 to move Plot 1 closer to the public highway to improve the outlook from Plot 2 Bedroom 2, with the separation distance between this window and the internal boundary fencing of Plot 1 increased to 4.3m. The front elevation of Plot 1 has also been improved given its prominent position at the front of the plot.
- 2.2. This application is for three single-storey dwellings, each with private amenity space and two dedicated parking spaces. The proposed dwellings in Plot 1, 2 & 3 are of the same size, layout & design apart from the front windows. All would be 13m in length & 7m in width. All would have a pitch roof with a ridge and eave height of 5.150m & 2.5m respectively. Two regular sized windows are proposed for the eastern side of the dwelling in Plot 1 & letterbox windows are proposed for the eastern elevation of the dwelling in Plot 2 & Plot 3. The letter box windows on the eastern elevation of the dwelling in Plot 3 would be for a utility room, a bedroom and an open plan kitchen/ living room.
- 2.3. To the north of Plot 3 and separated by new planting are 6 car parking spaces and a bin storage area. Proposed boundary conditions would be 2m high close boarded wooden fencing at the sides and rear of the site but also acoustic fencing along the western boundary. New planting is proposed for the front boundary which would be kept outside of visibility splays as well as new planting at the front & rear of plot 2 &

3. Around the rear garden of Plot 1 a 1.8m high acoustic fence is proposed in addition to the planting. A new dropped kerb is also proposed at the front of the site to facilitate vehicular access and parking.
- 2.4. The proposed development will also incorporate biodiversity and sustainability features, in accordance with the LPA's guidance. Each dwelling will be fitted with an electric vehicle (EV) charging point.
- 2.5. The proposed dwellings are designed in a traditional style and use a palette of materials which is common in the local area. External walls will be finished in facing brickwork with cast stone header and cill detailing to window and door openings. Natural or good-quality artificial slate is proposed for each roof. Window frames, rainwater goods and composite doors will all be finished in grey.

Description of the site and surrounding area

- 3.1. The application site is within the Barwell development boundary. The surrounding area is mainly residential, with residential development on the both sides of the public highway. Schools, local shops, places of worship and public houses / restaurants are within walking distance along the High Street, with bus services at the nearby square offering onward travel to Leicester on a half-hourly service.
- 3.2. Levels on the site are flat. The site is sometimes used as an open amenity area associated with Barwell Constitutional Club to the west with several tables and a lawn area. To the rear of the site is the George Ward Centre. The front boundary of the site consists of palisade fencing with hedgerow behind. The eastern elevation of the Barwell Constitutional Club is a bare wall with no windows. On the 1st floor rear elevation there is a stewards room with a small balcony that forms a fire escape in an emergency. This room is not a habitable room. No. 30 to the east is a 2 storey dwelling with ground floor windows as well as 3 first floor windows on its western side. There is mature hedgerow on the northern, eastern and southern boundary but this would be removed as a result of the proposal & compensated for with other proposed landscaping and biodiversity gain.

Relevant planning history

02/00480/COU

- CHANGE OF USE FROM VACANT LAND TO AMENITY AREA IN CONNECTION WITH ADJACENT LICENSED CLUB
- Approved
- 06.06.2002

21/10167/PREHMO

- Erection of five single storey dwellings with associated parking and amenity space.

Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. 4 Letters of representation have been received, all objecting to the proposal. The main summarised points of objection are:
- Further loss of parking is not wanted
 - Loss of parking will lead to more inconvenience for elderly people
 - Impacts on neighbouring amenity and privacy
 - Impact on daylight & visual intrusion & overbearing
 - Impact on quality of life
 - Impact on neighbours middle bedroom on 1st floor side elevation & ground floor gym/study

- Plots 2 & 4 contravene the 25 degree test & also the 45 degree tests; horizontal & vertical.
- Plot 2 will also overshadow a large part of a neighbouring garden & outside seating area, which falls immediately under our lounge window. This would give us a sense of overbearing & being closed in.
- Overdevelopment on the site
- Good Design Guide & space between buildings
- The distance between plot 2s principle bedroom window & the external wall of plot 3 also contravenes distancing guidelines of 8m.
- Access for emergency services
- Plot 2s northern elevation bedroom windows looks into plot 1s lounge with only 10m between (approx) which is less than half the suggested 21m in the Good Design Guide;
- Is private amenity space sufficient?
- The correct amenity space & separation distances need to be adhered to and many of this neighbours principle habitable windows are not an acceptable distance from the proposed dwellings windows or walls.
- Due to the close proximity between plot 4an & a neighbours boundary it will lead to the proposed living space being extremely close to this neighbours main habitable living areas ie. Lounge & study leading to an increase in noise levels & vibration.
- The location of bins adjacent to No. 30's boundary could cause a problem with smell & vermin infestation directly next to their outdoor seating area & lounge window. The proposed dwellings are also too far from the collection point for refuse collection.
- The proposed development is not in proportion or scale to neighbouring properties which are large individual spacious plots
- One or two more spacious plots would be far more in keeping with the current landscape & character of neighbouring properties.
- The proposed development is a direct contravention of DM10c as it will significantly alter the fabric & feel of the street & amount to "cramming" & over development of what is a low density part of the street.
- The green garden space for each plot is extremely small & falls significantly below the 80sqm recommended for 3 bedroom properties in the Good Design Guide
- The proposed will not enhance the character of the surrounding area
- Is there appropriate drainage on the site?
- The proposed doesn't comply with parking guidance
- The acoustic fencing will be an eye sore.
- The balcony area will directly overlook the dwelling in Plot 2.

5.3 The letter of objection from the immediate neighbour to the east, No. 30, has been withdrawn.

Consultation

- 6.1. Barwell Parish Council – objection on the following grounds:
 - not enough parking per unit. DM10 Overdevelopment and DM17 Highways issues due to Chapel Street being a narrow one way system and lack of on road parking.
- 6.2 HBBC Waste – No objections.
- 6.3 LCC Highways – No objection subject to a number of conditions.
- 6.4 Hinckley & Bosworth CAMRA – 'They appear to be merely revising the layout of the 4 dwellings and the access arrangements to the site in an effort to comply with

highway authority requirements. There are still no planning arguments put forward by the applicant to justify how the principle of the proposal meets the adopted and emerging policies of the Local Plan. Unless the Local Planning Authority can be assured that Policy DM25 of the adopted Plan and Policies CLT01 and CLT02 of the emerging Plan are not compromised by the loss of part of a community facility, the application should be refused’.

- 6.4 HBBC Drainage – No objection, notes to applicant recommended.
- 6.5 HBBC Environmental Services (pollution) – The potential for noise impact from the air handling units serving the club and also the George Ward centre needs to be considered. This should be done prior to determination as mitigation may affect detailed design. Final comments received on 27/11/2023 were- ‘Following the submission of additional details regarding the control of noise impact (FP003 Proposed Acoustic Treatments), I have no objection to the scheme but recommend the following condition’.

Policy

- 7.1. Core Strategy (2009)
 - Policy 3 – Development in Barwell
- 7.2. Site Allocations and Development Management Policies DPD (2016)
 - Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM7: Prevention Pollution and Flooding
 - Policy DM10: Development and Design
 - Policy DM17: Highways and Transportation
 - Policy DM18: Vehicle Parking Standards
 - Policy DM25: Community Facilities
- 7.3 Earl Shilton and Barwell AAP 2006-26 (Dec 14)
 - Policy 22 Development and Design
 - Policy 24 Safeguarding Community Facilities
- 7.4 National Planning Policies and Guidance
 - National Planning Policy Framework (NPPF) (2023)
 - Planning Practice Guidance (PPG)
 - National Design Guide (2019)
- 7.5 Other relevant guidance
 - Good Design Guide (2020)

Appraisal

- 8.1 Key Issues
 - Assessment against strategic planning policies
 - Design and impact upon the character of the area
 - Impact upon neighbouring residential amenity
 - Impact upon highway safety
 - Flood Risk and Drainage
 - Other matters
- 8.2 Assessment against strategic planning policies

Paragraph 2 of the National Planning Policy Framework (NPPF) (2023) states that planning law requires that applications for planning permission must be determined in

accordance with the development plan unless material considerations indicate otherwise and that the NPPF is a material consideration in determining applications. Paragraph 12 of the NPPF confirms that the presumption in favour of sustainable development does not change the statutory status of the Development Plan as the starting point for decision making.

- 8.3 Paragraph 11 of the National Planning Policy Framework (NPPF) and Policy DM1 of the Site Allocation and Development Management Policies Development Plan Document (SADMP) set out a presumption in favour of sustainable development, and state that development proposals that accord with the development plan should be approved unless other material considerations indicate otherwise. The development plan in this instance consists of the adopted Core Strategy (2009) (CS) the Site Allocations and Development Management Policies DPD (2016) (SADMP) and the Earl Shilton and Barwell AAP (2014).
- 8.4 The site is located within the settlement boundary of Barwell and Barwell is an urban area providing local facilities. The settlement is part of the wider urban area of Hinckley/Burbage/Barwell and Earl Shilton that is the focus of growth in the Borough as set out in the Core Strategy (CS). Policy 3 of the CS supports development within the settlement boundary.
- 8.5 The Emerging Local Plan for 2020-39 has previously been out for consultation at Regulation 19 draft stage (February to March 2022). The latest Local Development Scheme (LDS) was published on 8th February 2024. The updated LDS extends the Local Plan period to 2041, revises the timetable for production of the Local Plan and establishes key milestones for public consultations, including a second Regulation 18 Consultation which is not scheduled until June-July 2024 with adoption due around January/February 2026. The Replacement Local Plan is therefore delayed.
- 8.6 Using the standard method as outlined by MHCLG, Hinckley and Bosworth Borough is able to demonstrate 4.89 years of deliverable housing at 1st April 2022. Due to this and the change in the housing figures required for the Borough paragraph 11(d) of the NPPF is triggered. Therefore, this application should be determined in accordance with Paragraph 11(d) of the National Planning Policy Framework (NPPF) whereby permission should be granted unless adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. This is weighed in the balance of the merits of the application when considered with the policies in the ESBAPP, SADMP and the Core Strategy which are attributed significant weight as they are consistent with the Framework. Therefore, sustainable development should be approved unless other material considerations indicate otherwise.
- 8.6 Therefore, redevelopment of the site for housing is considered acceptable in principle, subject to all other policy considerations.
- Design and impact upon the character of the area
- 8.7 Policy DM10(c), (d) and (e) of the SADMP seeks to ensure that development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features and the use and application of building materials respects the materials of existing, adjoining/ neighbouring buildings and the area generally and incorporates a high standard of landscaping.
- 8.8 Policy 22 of the AAP provides guidance on design. Various criteria provide policy guidance on character, density, layout, scale fenestration, materials and landscaping and crime.

- 8.9 The Good Design Guide SPD provides guidance upon how to design an appropriate new residential development. This includes appraising the context, creating appropriate urban structures through blocks, streets, enclosure, open space and landscaping, parking, amenity space and design detailing. The SPD advocates the use of a Building for Life Assessment. The SPD sets out minimum separation distances between dwellings and a general guideline for garden sizes of 7.0m minimum length and size of 60sqm for a 2 bed house, and 80sqm for a 3 bed house. The SPD states that the spine roads of Barwell are principally characterised by the influence of dense, enclosing terraced housing, alongside social infrastructure.
- 8.10 In the immediate locality of the site is a mix of single storey church, a two-storey brick/rendered club house, a long terrace of two storey Victorian townhouses and further south are two-storey semi-detached brick dwellings. The area therefore has a mixed character.
- 8.11 The proposed layout of this site with 3 detached bungalows perpendicular to the highway is at odds with the prevailing character of Chapel Street but given the 15m set back of No. 30 from the street and the single storey church opposite this is not to the degree that it would be adversely harmful to the character of the area. There are other examples of bungalows (No. 76, 78 and 80) along Chapel Street but they are parallel to the streetscene and have more alignment in their layout.
- 8.12 Other alternative layouts were discussed with the applicant such as 2 bungalows side by side, parallel to the streetscene but the applicant decided to remain with the current proposal.
- 8.12 Comments have been received from the Parish Council that raise concerns regarding overdevelopment of the site and a loss of parking on the street. The proposed number of dwellings have been reduced from 5 in the pre-app to 4 in the original current application and then reduced further to 3 dwellings following discussion with the agent.
- 8.12 The revised plans show three single-storey dwellings. 2 dwellings are sited near the western boundary of the site & 1 dwelling is proposed near the eastern boundary of the site with 6 parking spaces to the front of it. Each dwelling has a small rear garden that satisfies SPD guidance for dwellings of this size. The dwellings are to be constructed of brick, tile and UPVC windows. The additional planting at the front of the site & the front of Plot 2 & 3 would also soften the proposed from a streetscene perspective.
- 8.13 The garden sizes comply with the standard in the Good Design Guide SPD (80sqm for a 3 bed dwelling). Waste and recycling bins are to be stored at the front of the site which is regrettable in design terms, however, with hedgerow proposed for the front of this area subject to suitable details this could be mitigated to some degree. The SPD (page 36) states that storage for 3 bins per household should be considered in the design process. 3 bins have been proposed per dwelling. 2 Cycle storage spaces have also been provided per dwelling.
- 8.14 On balance, considering the mixed street scene character and development opposite the site, the design of the dwellings is considered to respect local distinctiveness and the street scene & complement the character of the surrounding area. The use of traditional materials would better reflect the character of the street scene and the use of regular sized windows rather than letter box windows on the eastern elevations of plot 1 would help break up the eastern elevation of this dwelling from a streetscene perspective.

- 8.15 Final landscaping details could be secured by condition to secure compliance with policy 22h) and DM10e). Electric vehicle charging points could be secured by condition to secure compliance with policy DM10g) and policy 22 j).
- 8.16 Overall, it is considered that, on balance, the proposal complements the character of the surrounding area in scale, layout, density and design, in compliance with policy DM10 c) of the SADMP and policy 22 b), c), d), e) and f) of the Earl Shilton and Barwell AAP. Therefore, in accordance with NPPF paragraph 139 the development is considered to be reflective of local design, concerns are however raised below with regards to the quality of design for future residents.

Impact upon residential amenity

- 8.17 Policy DM10 (a) and (b) of the SADMP states development will be permitted provided that it would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting and noise and that the amenity of occupiers would not be adversely affected by activities with in the vicinity of the site.
- 8.18 Policy 22 of the Earl Shilton Area Action Plan (AAP) states that 'developments will be permitted providing that the following requirements are met:

It does not adversely affect the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion:

- a) The amenity of occupiers of the proposed development would not be adversely affected by activities in the vicinity of the site*
- b) There is no detriment to the character or appearance of the host building or the surrounding area*
- c) The siting and density respects the character and layout of the area*
- d) It respects the local distinctiveness of existing buildings and landscape settings*
- e) The design respects the scale, proportions and height of the existing building, neighbouring structures and overall street scene*
- f) Fenestrations are well proportioned, well balanced within the elevations and sympathetic to adjoining/neighbouring buildings*
- g) The use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the local area generally*
- h) It incorporates a high standard of landscaping where this would add to the quality of the design and siting*
- i) It maximises the opportunities for conservation of energy and resources through design, layout, orientation and construction in line with Core Strategy Policy 24*
- j) Where parking is to be provided a minimum of one charging point for electric/low emissions vehicles is included per development scheme (excluding extensions and alterations and change of use) unless it is demonstrated this is not technically feasible*
- k) An appropriate Sustainable Drainage Scheme is submitted to and approved by the Local Planning Authority*
- l) The applicant has demonstrated consideration to community safety through designing out crime*

Favourable consideration will be given to proposals where it can be demonstrated the views of community have significantly influenced the design of the new development.

Development which does not meet the above criteria and would result in poor design which fails to improve design standards in the locality will be refused.

In exceptional circumstances where outstanding, innovative design is demonstrated (particularly where high levels of sustainability are an integral feature), applications will be considered favourably, even where this may result within some conflict with the above criteria'.

- 8.20 The Good Design Guide SPD outlines that development will need to demonstrate that it will not result in loss of amenity to neighbouring properties by way of overlooking, overshadowing or noise.
- 8.21 The Good Design Guide recommends that a principal window to a habitable room should ideally be no less than 8m from the blank side of a single storey neighbouring property, rising to 14m for a two-storey property. In addition, the separation distance between two principal windows to habitable windows should be a minimum of 21m. However, the Good Design Guide also states that, "An exception to this rule is in an urban location where it may be acceptable to have a reduced distance where issues of amenity and overlooking are dealt with by good design."
- 8.20 Paragraph 135 of the NPPF states that decisions should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 8.21 Paragraph 193 of the NPPF states that decisions should ensure that new development can be integrated effectively with existing businesses and community facilities. Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed.
- 8.22 The nearest neighbour to the site is the Barwell Constitutional Club to the west and a 2 storey neighbouring dwelling to the east, No. 30. The George Ward Centre is at the rear. As the Club sometimes has disco nights and bingo nights noise prevention needs to be considered to safeguard the amenity of future occupiers.
- 8.23 The Barwell Constitutional Club has no windows on its eastern elevation & a non-habitable stewards room on its rear elevation that leads to a small balcony area and stairs that acts as a fire escape. This small terrace is not an area where people gather to socialise. In any case amended plans received on 09/01/2023 propose a 1.8m high privacy screen on the eastern & rear side of this terrace to prevent overlooking and potential impacts on privacy. As a result of this and the acoustic fencing proposed it is considered the relationship here is acceptable in terms of amenity.
- 8.24 The Parish Council has raised concerns that there will be a detrimental impact on amenity and officers are concerned with the on-site relationship between Plots 1 & 3 in terms of over dominance/ enclosure and the outlook of bedroom 1 and 2 of Plot 2. Amendments have been made that moved Plot 1 closer to the road increasing the distance between Plot 1 and 2, allowing more room between the boundary fence and windows in Plot 2. The dwelling in Plot 3 has been reduced in size from a 3 bed to a 2 bed which has also increased the distance between it and the dwelling in Plot 1 to 9m however it is not considered the on-site relationship between the Plots would be acceptable from an amenity perspective. Although it is considered the site is suitable

for development it is officer opinion the current proposal is too cramped for the site resulting in a poor relationship between the proposed dwellings.

- 8.25 The Environmental Health officer (EHO) has considered the potential for noise disturbance from the Constitutional Club, on the new residents. The EHO advises that there is mitigation that would allow standards to be met internally and external standards are likely to be achieved for the majority of the time with a 2m acoustic fence along the western site boundary rising to 3.4m high for the extent of the Constitutional Clubs eastern elevation plus 1m to the front and rear. 2m high acoustic fencing is proposed for the remainder of this boundary as well as 1.8m acoustic fencing internally around the garden area for plot 1. This is considered sufficient to limit potential noise effects. Noise screens would also be placed around the existing air conditioner units on this elevation. There is scope within guidance for the standards to be relaxed where it is not possible to achieve them. On the occasions that there may be elevated noise from the club the noise standards may be exceeded. The above would reduce adverse impact from noise on any future occupier. People moving in, next to a Constitutional Club that has weekly social activities taking place have to accept that, to a degree, there may be impact from the club. However, the club would need to ensure they do all they can to limit impact e.g. keeping doors and windows shut during music entertainment (this would be done through statutory nuisance legislation if complaints were received). The Pollution Officers final comments were 'Following the submission of additional details regarding the control of noise impact (FP003 Proposed Acoustic Treatments), I have no objection to the scheme but recommend the following condition'. Therefore the EHO considers that a significant adverse effect would not be caused by the club. Conditions are recommended to secure noise attenuation measures.
- 8.26 The only residential neighbour to the site is No. 30 to the east which has a ground floor window on the western elevation serving a study. There would be some additional enclosure and loss of light to this window but considered the single storey nature and existing boundary treatment not to the degree it would be adverse. The existing 1st floor windows on the western elevation of No. 30 wouldn't experience adverse overdominance or loss of light as the proposed dwellings are single storey with roofs pitched away from No. 30.
- 8.27 Windows on the eastern elevations of the dwelling in plot 3 are to be obscure glazed by condition to limit any potential of overlooking/ lack of privacy between Plot 3 and the dwelling to the east. The obscure glazed windows would be for a utility room and bathroom. The dwelling in plot 3 would not break the 45 degree rule, is subservient to the 2 storey dwelling to the east and would have a 1.8m high close boarded wooden fence on its eastern boundary. The proposed roof is pitched away from the eastern boundary with no roof lights proposed. The proposed is also to the west of this neighbouring dwelling so there would not be significant impact in terms of overshadowing, loss of privacy or overlooking and the proposed would not have a significant impact on the amount of light entering this neighbours ground or first floor windows. The relationship here in terms of amenity is considered acceptable.
- 8.27 The distance between the dwelling in plot 1 and 2 would be 13m at its nearest point. There are habitable rooms facing each other, however a 1.8m high acoustic fencing is proposed around the garden of plot 1 along with proposed landscaping. This along with the separation distance is considered acceptable in this case to protect neighbouring amenity in terms of overlooking between the plots. In terms of outlook to the rear of Plot 1, the 45° guideline would be breached to the west by the existing Constitutional Club & with the proposed 3.4m high acoustic fencing proposed for much of the remainder of the garden boundary. Outlook to the south and south east would be constrained to some degree by the presence of Plot 2 and 3, albeit at a greater distance. The living room would be served via a high level window in the

western elevation which would face the two storey elevation of the Constitutional Club and a second kitchen window facing the parking area

- 8.28 The proposed dwelling in plot 2 & plot 3 would be separated by 2.4m & have a 1.8m high close boarded wooden fence as well as proposed landscaping separating their rear gardens. The 2 proposed windows on the eastern elevation of plot 2 and two windows in the western elevation of plot 3 would be high level letterbox windows and serve a bedroom and a living room. Both living rooms would be served by rear windows providing sufficient outlook and light for the rooms. The bedroom windows serving both front rooms on Plot 2 would face onto a 1.8m high fence, providing little outlook to the front for both rooms. This is especially the case for Bedroom 2 given the proximity of the tall 3.4m high boundary fence to the north combined with the 1.8-2m high fencing to other boundaries.
- 8.29 It is considered that although the amendments received have improved the proposal both from changing the placement of the dwellings on site to providing more amenity space for each dwelling, changing the internal room configuration of the proposed dwellings and introducing acoustic fencing and noise containment around conditioning units the overall relationship between the proposed dwellings would result in the proposed dwellings being overly dominant and overbearing upon each other which would have a significant adverse impact on the residential amenity of the occupiers.
- 8.30 Other limitations of the layout include the remoteness of bin storage and parking, especially from Plot 2 and the cramped nature of the parking and turning space in terms of its proximity to Plot 1.
- 8.31 Overall, the combination of factors contribute to the site appearing over-developed with regards to the relationship and distance between dwellings and boundary treatments including acoustic fencing, meaning that future occupiers would experience a high degree of over dominance. The layout is not judged to be of a high standard of design for future occupants, noting paragraph 135 of the NPPF which states that developments should function well, not just for the short term but over the lifetime of the development and with a high standard of amenity for existing and future users
- 8.29 It is considered, from an amenity perspective the development is not, on balance, in compliance with policy DM7 & DM10 of the SADMP, policy 22a) of the Earl Shilton and Barwell AAP, the Good Design Guide SPD and paragraph 135 of the NPPF.

Impact upon highway safety

- 8.30 Policy DM17 of the SADMP supports development that makes best use of public transport, provides safe walking and cycling access to facilities, does not have an adverse impact upon highway safety. All proposals for new development and changes of use should reflect the highway design standards that are set out in the most up to date guidance adopted by the relevant highways authority (currently this is the Leicestershire Highway Design Guide (LHDG)).
- 8.31 Policy DM10(g) states that where parking is to be provided, charging points for electric or low emission vehicles should be included, where feasible. This would be assessed and secured at reserved matters stage.
- 8.32 Policy 22(j) of the AAP requires a minimum of 1 charging point for electric/low emission vehicles where parking is provided.
- 8.33 Paragraph 115 of the NPPF (2023) outlines that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Paragraph 111(e) of the NPPF states development should be designed to

enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

- 8.34 The site is located on Chapel Street, an adopted, unclassified, one-way road that is subject to a 30mph speed limit. Running along the frontage of the site are on-street parking bays that do not appear to be currently covered by a Traffic Regulation Order however some or all of these would be displaced by the proposed development.
- 8.35 The LHA welcome the amended access design shown in Houseplans Direct drawing No. FP002 Rev. A. The access is shown to measure 4.25m for the first 5m from the highway which the LHA advise is in accordance with Figure DG17 of Part 3 of the Leicestershire Highway Design Guide (LHDG).
- 8.36 Also shown is the provision of vehicular visibility splays of 2.4m by 43m on either side of the access which is in accordance with Part 3, Table DG4 of the LHDG . The LHA note that the splay to the north runs very close to the adjacent Constitutional Club however given Chapel Street is a one-way street in a south to north direction the LHA are prepared to accept the possible slight interference in the splay to the north.
- 8.37 The pedestrian visibility splays shown are located in the public footway. Pedestrian visibility splays should provide drivers sight of pedestrians before a vehicles leaves the development.
- 8.38 Notwithstanding this the LHA are satisfied that the pedestrian visibility splays can be re-located to be contained in the area marked New planting on drawing No. FP002 Rev. A. Planting is still permitted in this area so long as it remains below 0.6m in height.
- 8.39 The LHA confirm that the proposed access is safe and suitable for the proposed development and has been designed in accordance with Paragraph 110 of the National Planning Policy Framework (2023).
- 8.40 The Applicant will need to apply to the LHA for a Vehicle Access (dropped kerb) permit before undertaking any works. Further details of the requirements can be found at <https://www.leicestershire.gov.uk/roads-and-travel/cars-and-parking/vehicle-access-dropped-kerbs>. Any grant of planning permission by the LPA does not guarantee that an application for a dropped kerb would be successful.
- 8.41 The Applicant will be required to remove/ amend the existing white lining delineating on-street parking spaces within the vicinity of the site and may be required to relocate the existing road sign fronting the site to an appropriate location. Signage or lining to highlight the one-way system may also be required. The LHA advise that the above will be addressed as part of the post planning technical approval process and the Applicant will be liable for all associated costs.
- 8.42 In accordance with Part 3, Paragraph 3.151 of the LHDG the Applicant proposes the provision of two off-street parking spaces to serve each three bedroom dwelling. The LHA confirm that the dimensions of the parking spaces shown in drawing No. FP002 Rev. A accord with Part 3, Paragraph 3.188 of the LHDG and that the 5.5m- 6.5m aisle width will enable vehicles to turn so that the public highway is approached in a forward gear. In addition, the LHA welcome that the proposed bin store is suitably located as not to interfere with the visibility splays. Whilst officers would question the turning ability from parking spaces for plot 3 in the absence of concerns from LCC highways do not consider this would lead to an unacceptable impact on highway safety.
- 8.35 Therefore, the highways impact of the proposal is considered to comply with the policies DM17 and 10g of the SADMP and policy 10g) of the AAP and the NPPF.

Flood Risk and Drainage

- 8.36 Policy DM7 of the SADMP seeks to prevent development from resulting in adverse impacts on flooding by ensuring that development does not create or exacerbate flooding.
- 8.37 Paragraph 167 of the NPPF states that when determining planning applications local planning authorities should ensure that flood risk is not increased elsewhere.
- 8.38 The site is located within flood zone 1 indicating a low probability of flooding. The site is predominantly at low risk of surface water flooding.
- 8.39 The Council Drainage team advise an informative regarding disposal of surface water. Full hard and soft landscaping details can be secured by condition. The proposal will comply with the above policy.

Obligations

- 8.40 Policy DM3 of the adopted SADMP requires development to contribute towards the provision and maintenance of necessary infrastructure to mitigate the impact of additional development on community services and facilities. Policy 19 of the adopted Core Strategy seeks to address existing deficiencies in the quality, quantity and accessibility of green space and children's play provision within settlements.
- 8.41 The request for any planning obligations (infrastructure contributions) must be considered alongside the requirement contained within the Community Infrastructure Levy Regulations 2010 (CIL). The CIL Regulations confirm that where developer contributions are requested they need to be necessary to make the development acceptable in planning terms, directly related and fairly and reasonably related in scale and kind to the development proposed.
- 8.42 The public amenity space within the accessibility standards to the application site is the Barwell Church of England Junior School Playing Field (reference BRW33) which is about 200m from the proposed site but was not given a quality score in the Open Space and Recreation Study (2016).
- 8.43 Any requested infrastructure contribution for public play and open space facilities would need to be necessary to make the development acceptable in planning terms and therefore CIL compliant.
- 8.44 However, in this case, the proposal is for three additional dwellings which would not have any significant impact on existing play and open space facilities. Therefore the contribution would not be CIL compliant in this case. Therefore, notwithstanding Policy DM3 of the adopted SADMP and Policy 19 of the adopted Core Strategy, no contribution is pursued in this case.

Equality implications

- 9.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-
 - (1) A public authority must, in the exercise of its functions, have due regard to the need to:
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

9.2 Officers have taken this into account and given due regard to this statutory duty in the consideration of this application. The Committee must also ensure the same when determining this planning application.

9.3 There are no known equality implications arising directly from this development.

9.4 The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

Conclusion and planning balance

10.1 The proposal is acceptable in principle as it is located within the urban area. Paragraph 11d) of the NPPF applies and therefore permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

10.2 The proposal has been found to have adverse impacts upon the amenity of future residents through what it considered to be a poorly designed layout and overdevelopment of the site with unsuitable, overdominant relationships between the proposed dwellings.

10.3 Policy DM10 of the SADMP and policy 22 of the AAP could be considered out of date as they are over 5 years old, however, they are given significant weight in the planning balance as they are considered to be consistent with the NPPF in relation to amenity and design.

10.4 Weighed against the adverse impacts are the benefits of the scheme. These are considered to be the addition of 3 dwellings in the urban area and small scale and short term employment in construction of the new dwellings. There would be minimal environmental benefits via the provision of small scale soft landscaping.

10.5 It is considered that the adverse impacts of the development would significantly and demonstrably outweigh the limited social and economic benefits of the development in this instance.

10.6 It is officer opinion that there is a reasonable likelihood that a satisfactory alternative development could be achieved, that would not have the adverse amenity impacts on future occupiers that this proposal has. Alternatives have been discussed with the applicants, such as two dwellings in the centre of the plot which would offer a better design and amenity relationship, but in this case a solution has not been achieved.

Recommendation

11.1 **Refuse planning permission** subject to the reasons at the end of this report.

11.2 **Reasons**

1. The development is not judged to meet the standards of good design and represents overdevelopment of the site, leading to adverse impacts upon the amenity of future

residents through the relationship between plots in terms of over dominance and enclosure. Therefore, the development is not in accordance with Section 12 and Paragraph 135 of the National Planning Policy Framework, Policy DM10 of the Site Allocations and Development Management Policies DPD, Policy 22 of the Earl Shilton and Barwell Area Action Plan and the Good Design Guide.

11.3 Notes to applicant

1. This application has been determined having regard to the following submitted documents and plans:
 - Application Form received 20.07.2023
 - Location Plan received 20.07.2023
 - FP002 Rev G Proposed Block and Location Plans
 - FP101 Rev F Plot 1 Proposed Elevations and Plans
 - FP201 Rev E Plot 1 Proposed Elevations and Plans
 - FP101 Rev E Plot 1 Proposed Elevations and Plans received on 28.03.2024
 - Design Statement received 20.07.2023

Planning, Design & Access Statement:

Proposed residential development of
4 single-storey dwellings on land
adjacent to Barwell Constitutional
Club, Chapel Street, Barwell



Introduction

This statement is to accompany a full planning application for the approval of a residential development on land adjacent to Barwell Constitutional Club, comprising four detached single-storey dwellings with associated amenity and parking space.

This Planning, Design & Access Statement should be read in conjunction with the application drawings and planning maps.

Planning History

The application site was the subject of a previous application for change of use, to allow the land to be utilised as amenity space in connection with the club (ref. 02/00480/COU). This application was approved on 20th June 2002.

Pre-Application Advice

The applicants sought pre-application advice from the LPA in 2022 (ref. 21/10167/PREHMO).

The proposal was discussed informally via telephone calls and emails with Chris Brown, Planning Manager (Development Management), and summary advice provided as follows, by email on 8th April 2022:

- *Proposal is acceptable in principle for residential development*
- *The main impact to be considered is to neighbouring no. 30 to the south east.*
- *In order to mitigate any impact on no. 30 I would suggest reducing the proposal to 4 dwellings by removing the plots to the SE corner of the site, adjacent to the rear garden of no. 30. This resulting change could then enable the plot to the NE to be moved back into the site so to minimise any impact upon the front elevation outlook of no. 30. The removal of a plot may also allow for the remaining 4 plots to benefit from larger amenity garden spaces within the site whilst still maintaining suitable parking provision.*
- *Any application should take account of noise generated from the Constitutional Club. Whilst a noise survey isn't required to validate any application, a statement setting out the nature and frequency of evening*

events held at the club will be useful to assist in determining any noise impact on future residents of the site.

- LCC Highways have provided standing advice only – no objections. Their response is attached.*
- Comments received from HBBC waste and HBBC drainage are also attached.*

The comments from HBBC Drainage (Sundas Shaban) advised that the site is in Flood Zone 1 and that therefore *“the application site is located in an area at very low risk of flooding from surface water”*. It was furthermore advised that *“The use of infiltration drainage is preferred, subject to the site being free from a contaminated ground legacy. The suitability of the ground strata for soakaway drainage should be ascertained by means of the test described in BRE Digest 365, and the results approved by the Building Control Surveyor before development is commenced”*. These comments have been heeded and the use of soakaways to manage surface water are proposed accordingly.

Advice from HBBC Waste Management was as follows:

“If the access road to the new properties is to be private (unadopted) then consideration will need to be given to adequate collection point space at the adopted highway boundary for 2 bins per property at one time.

It will be the responsibility of the occupiers to ensure that all containers/wheeled bins will be brought to the collection point.

No development shall take place until a scheme makes adequate provision for waste and recycling storage of containers and collection across the site which has been submitted to and approved in writing to the Local Planning authority. The details should address accessibility to storage facilities and confirm adequate space is provided at the adopted highway boundary to store and service wheeled containers.”

Waste and recycling bin storage is provided for all dwellings and collection of bins will be from the highway boundary.

The Site & Local Area

The application site is currently used as amenity space by the club.

The site is bounded to the North by the Chapel Street public highway, and to the West by the Constitutional Club. To the East is 30 Chapel Street, a private residence, and to the South is the George Ward Centre.

New fencing will be erected to determine the site's Western boundary. And the Eastern and Southern boundary treatments will either be retained, upgraded or replaced in agreement with neighbouring landowners.



Figure 1 - The site and immediate vicinity (Google Earth Pro)

The application site is within the Barwell development boundary. The surrounding area is mainly residential, with residential development on the both sides of the public highway. Schools, local shops, places of worship and public houses / restaurants are within walking distance along the High Street, with bus services at the nearby square offering onward travel to Leicester on a half-hourly service.

The Proposal

The proposal is for four new high-quality single-storey dwellings, each with private amenity space and two dedicated parking spaces. The dwellings will present excellent 'green' credentials through the use of modern methods of construction, while respecting the local vernacular, the street scene and the privacy and amenity of neighbouring properties.

The proposed development will also incorporate biodiversity and sustainability features, in accordance with the LPA's guidance. Each dwelling will be fitted with an electric vehicle (EV) charging point.



Figure 2 - The application site, looking South from Chapel Street



Figure 3 - The application site, looking North

Planning Policy

The application is to be determined in accordance with the Hinckley & Bosworth Borough Council Local Plan 2006 to 2026, adopted December 2009, the Site Allocations and Development Management Policies DPD (2016), and the National Planning Policy Framework 2021.

The LPA cannot currently demonstrate a 5-year housing land supply, with the stated figure of 4.89 years reduced to 4.45 years by a Statement of Common Ground submitted as part of Planning Appeal ref. APP/K2420/W/21/3279808.

Core Strategy Policy 3: Development in Barwell

Policy 3 of the adopted Core Strategy supports development of sustainable sites within Barwell. The site is in a sustainable urban location within the settlement boundary and with good access to a range of services and facilities, as well as public transport.

The pre-application advice received noted that “[*The Proposal is acceptable in principle for residential development*]”

Policy DM10: Development and Design

“Developments will be permitted providing that the following requirements are met:

- a) It would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion;*

The proposed dwellings would not adversely impact the privacy and amenity of nearby residents and occupiers. The site is faced by the blank side elevation wall of the Constitutional Club to the West, and tall native hedging separates the site from the George Ward Centre to the South. Care has been taken to avoid any adverse effects on the occupiers of 30 Chapel Street to the West, both through the positioning of dwellings on the Western boundary, the separation distances allowed, and the decision not to include any windows to Western elevations.

- b) The amenity of occupiers of the proposed development would not be adversely affected by activities in the vicinity of the site;*

It was noted in the pre-application advice that any impact of events taking place at the Constitutional Club should be taken into account with regard to impact on occupiers of the proposed dwellings. At present, the Club hosts bingo nights regularly on Friday nights and discos on Saturday

nights, but it is not considered that these events would have a significant impact on occupiers. The applicants are more than willing to consider any suggestions from the LPA or its consultees, should noise generated by events at the Club be a concern.

c) It complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features;

d) The use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the local area generally;

The proposed dwellings will be subservient in scale to neighbouring properties; aside from the obvious greater scale of buildings such as the Club, the Methodist Church opposite the site, and the public house to the West, the vast majority of residential properties are two-storey.

The dwellings will be finished in facing brickwork, with good-quality artificial slate to roofs and grey window frames, composite doors and rainwater goods. Proposed product ranges are noted on the application drawings.

e) It incorporates a high standard of landscaping where this would add to the quality of the design and siting;

The proposal includes a very simple but effective scheme of hard and soft landscaping. Each dwelling will be afforded a modest but easily maintainable garden with native planting to soften the impact of boundary fencing.

The shared private driveway will be formed in blockwork paviers, with parking spaces finished with locally-sourced gravel. 600mm high post-and-rail fencing will demarcate the boundaries of each plot.

f) It maximises opportunities for the conservation of energy and resources through design, layout, orientation and construction in line with Core Strategy Policy 24;

The orientation of the dwellings and position behind the established building line are dictated to a large extent by the constraints of the site and limited options for access. Nevertheless, the proposal will make use of modern methods of construction and available technologies to add a high-quality, thermally-efficient dwelling to the local housing stock.

A water consumption calculation has been undertaken to assess the efficiency of the proposed development. Based on details known at this stage, it is anticipated that each dwelling will comfortably meet the

target of not more than 110 litres per person per day maximum water consumption. It is proposed that surface water will drain to soakaways within the application site, subject to on-site percolation tests to determine the suitability of this system.



The Water Calculator

<http://www.thewatercalculator.org.uk/>

Congratulations

Site: Proposed 3-bed bungalows, land adj. Barwell Constitutional Club

You are within your target maximum consumption of potable water (110 litres per person per day).

Total water consumption from your calculation	105.69	litres per person per day
---	---------------	---------------------------

This calculator is intended to inform design choices by demonstrating the likely impact of specification changes on total water consumption. Results can only be used to demonstrate compliance with the Code for Sustainable Homes when the calculations have been verified by a suitably qualified Code for Sustainable Homes assessor.

g) Where parking is to be provided charging points for electric or low emission vehicles are included where feasible;

The proposal includes charging points for an electric vehicle fitted to each dwelling.

h) An appropriate Sustainable Drainage Scheme is submitted to and approved by the relevant Authority. Schemes should incorporate wildlife areas, ponds, swales and permeable paving where appropriate;

The use of soakaways to drain surface water is anticipated, subject to percolation testing. Permeable paving and surfacing are included within the hard landscaping element of the proposal.

i) It maximises natural surveillance and incorporates the principles of Secured by Design and has considered the incorporation of fire safety measures.

The proposed dwelling will increase natural surveillance of Chapel Street and the amenity land attached to the Constitutional Club. All parking spaces provided will be overlooked by windows from regularly inhabited rooms.

Access

As noted above, access to the site will be via Chapel Street. Each dwelling will be provided with a dedicated parking area 5.5m x 5.3m for two vehicles, in accordance with LCC Highways specification. Visibility splays in excess of 2.4 x 43m will be provided in each direction.

Appearance

The proposed dwelling is designed in a traditional style and uses a palette of materials which is common in the local area. External walls will be finished in facing brickwork with cast stone header and cill detailing to window and door openings. Natural or good-quality artificial slate is proposed to the roof. Window frames, rainwater goods and composite doors will all be finished in grey. Specific product references are noted on the application drawings.



Figure 4 - Typical Illustrative Exterior View showing proposed palette of materials

Layout

The proposed dwellings are to be positioned behind the existing building line and oriented in accordance with the established pattern of development. Drawing FPO02 'Proposed Block Plan' details the proposed layout of the site.

Landscaping

As noted on the enclosed Block Plan, the applicants plan to landscape the site once construction is completed, with new private garden spaces to each dwelling, and a mixture of hard and soft landscaping. Existing hedging to the northern and eastern boundaries will be removed to facilitate development, and the proposed scheme of planting will seek to mitigate this loss of vegetation.

Scale

The proposed dwellings are subservient to neighbouring properties. Care has been taken to develop a scheme which meets local needs, while not overdeveloping the site. The extent of development has been influenced

by discussions with the LPA at pre-application stage, and takes into account the advice given.

Conclusion

The applicants have identified an opportunity to provide a high-quality, purpose-built home on a sustainable site.

The plot is within the Barwell settlement boundary and represents an opportunity to develop an underused site and add four high-quality homes which meet local needs, to the current housing stock.

Disruption to, and impact on, the local area will be minimal, and the design of the proposed dwelling is considerate and in keeping with the surroundings.

With the above in mind, the applicants would ask Hinckley & Bosworth Borough Council to look favourably upon this application.

Andy Carr - Cadtech Design

From: Planning Portal <notifications@planningportal.co.uk>
Sent: 21 July 2023 09:42
To: Andy Carr
Subject: An update on your application

Dear Andy Carr

An update on your Full planning permission application with the reference number PP-12324718.

Your application has now been received by Hinckley and Bosworth Borough Council and they will review and validate it within their timescales. This email is not a formal acceptance of your application by them. If more information is needed, then they will contact you directly.

Details of your application

- Application Type: Full planning permission
- Reference number: PP-12324718
- Version: 1
- Applicant: D. Richardson
- Application site address: Barwell Constituional Club, Barwell Constitutional Club, 20, Chapel Street, Barwell, LE9 8DD
- Submission date: 21/07/2023 01:01:50
- Received date: 21/07/2023 09:42:18
- Application Fee: £1848.00
- Total Service Charges: £64.00

[View Application](#)

For more information on the progress of your application, please contact the Local Planning Authority as the Planning Portal is not involved in the decision-making process.

- Hinckley and Bosworth Borough Council
- <http://www.hinckley-bosworth.gov.uk/>
- 01455255777
- planningportal@hinckley-bosworth.gov.uk

This email is for information only, please do not reply as the mailbox is not monitored. If you do need to contact us at Planning Portal, you can email support@planningportal.co.uk or browse the [FAQs on the Planning Portal website](#).

Regards

The Planning Portal Team

The Planning Portal is an online application service provided by PortalPlanQuest and supports the submission of planning application information to Local Planning Authorities in accordance with statutory regulations.

PortalPlanQuest Limited (reg. no 09400439) is a joint venture between the Department for Levelling Up, Housing & Communities (DLUHC) and TerraQuest Solutions Limited.

Town and Country Planning Act 1990

(As Amended by the Planning and Compulsory Purchase Act 2004)

Section 78 Appeal

Photographic Record of the Site

Appellant: Richardson & Hall Luxury Developments Ltd

Appeal Site: Land at Barwell Constitutional Club, 20 Chapel Street, Barwell, Leicestershire

LPA Reference: 23/00716/FUL

Date: June 2024























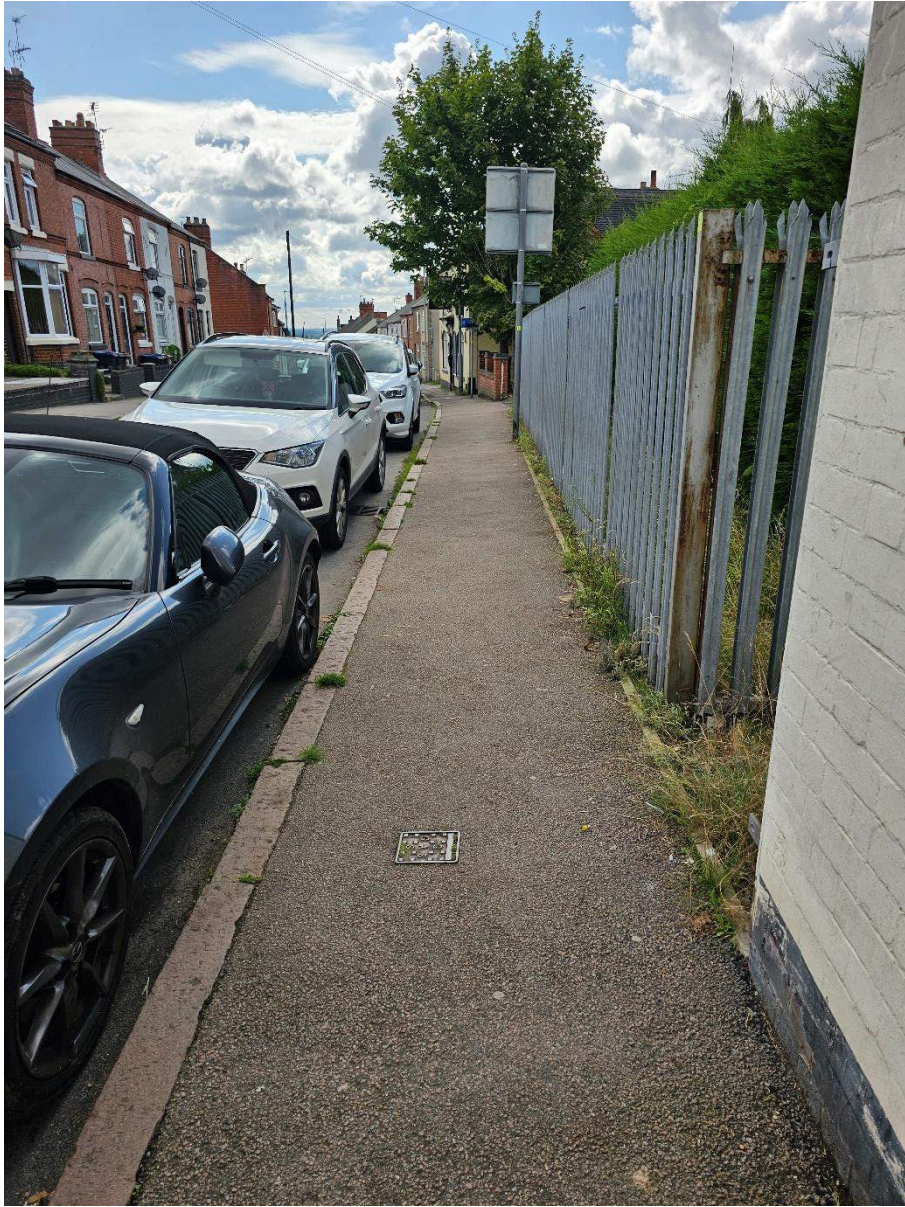


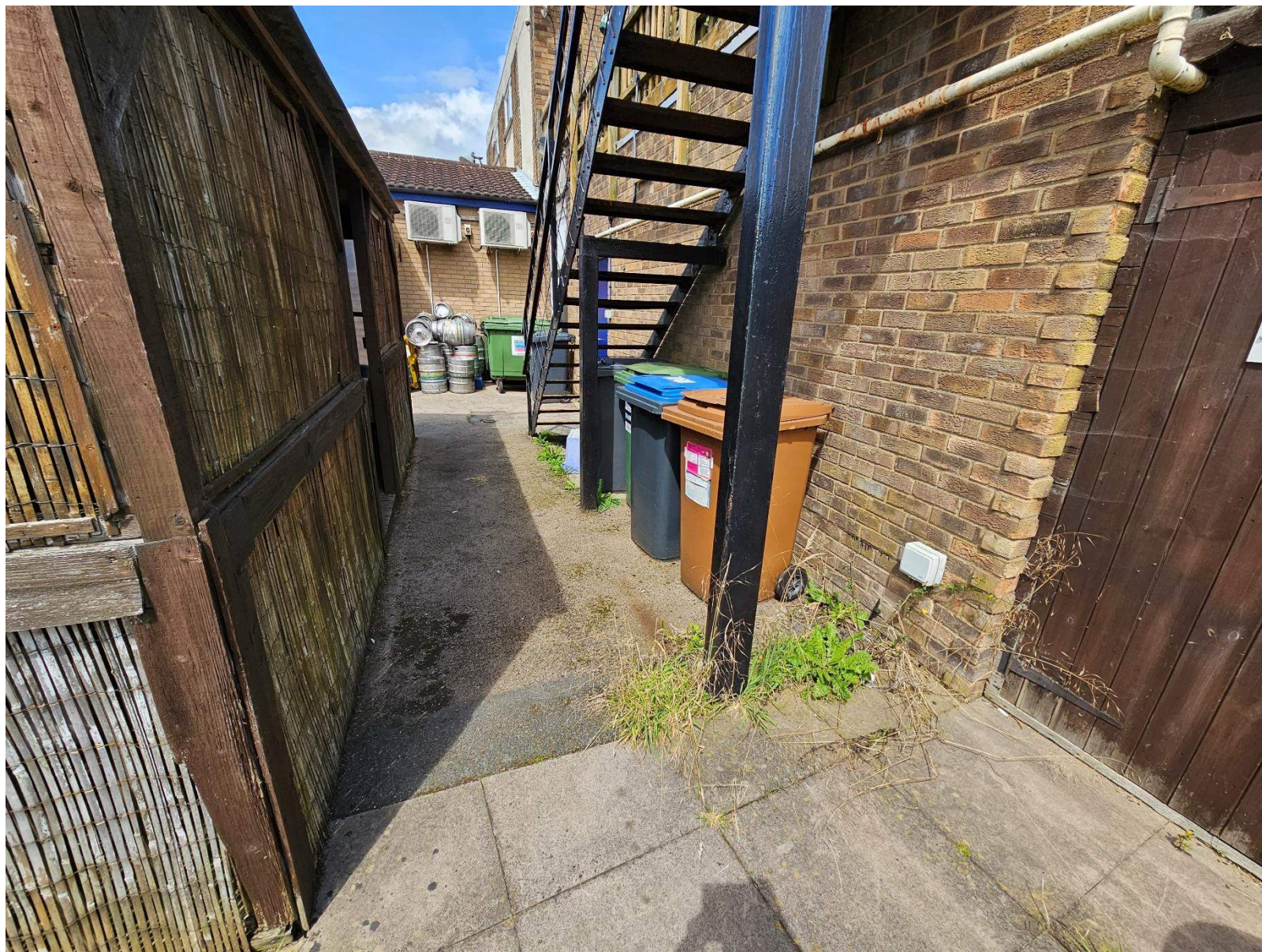


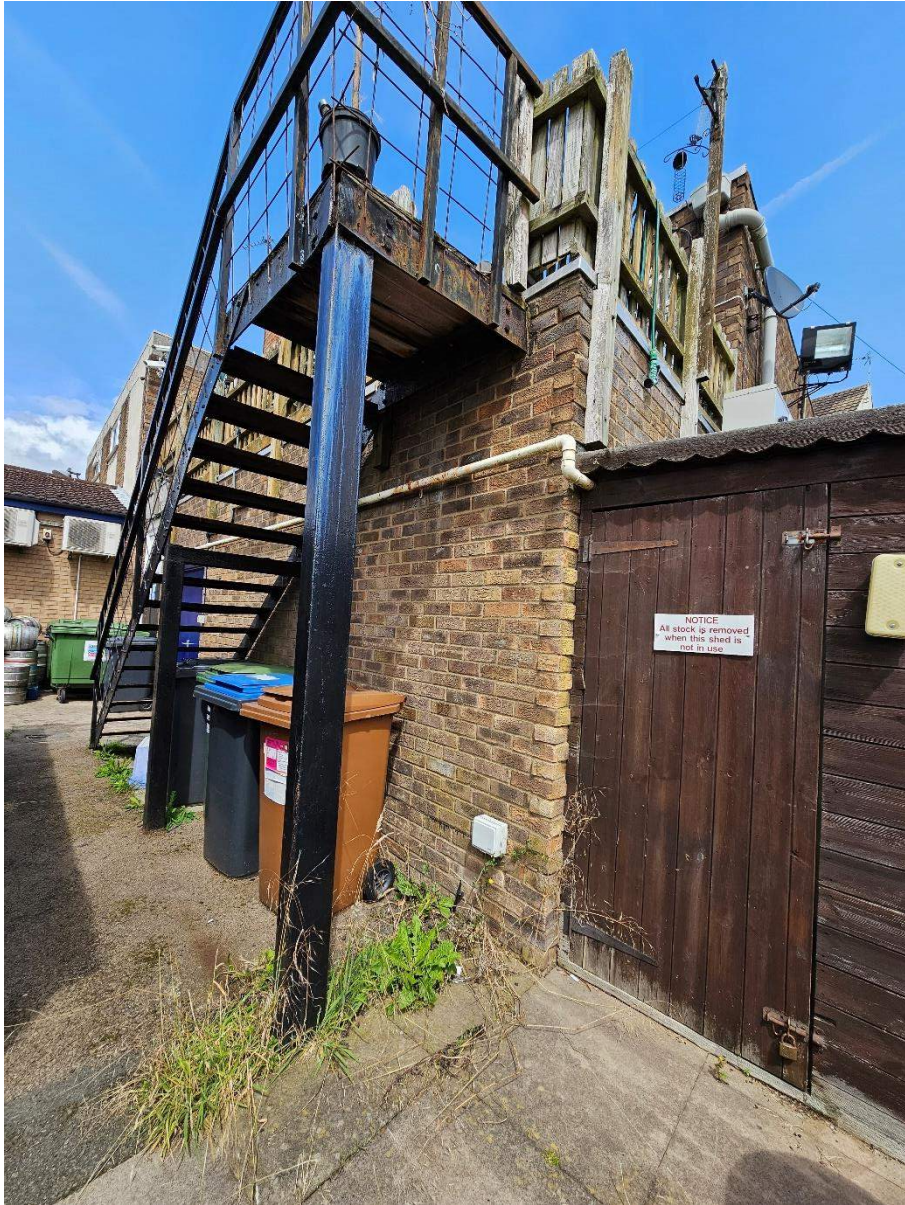




















Bill Cullen MBA (ISM), BA(Hons) MRTPI
Chief Executive

Please Ask For: Sundas Shaban
Direct Dial/Ext: 01455 25
Email: planning@hinckley-bosworth.gov.uk
Your Ref:
Our Ref: 21/10167/PREHMO
Date: 10 December 2021



Hinckley & Bosworth Borough Council

Mr Andy Carr
C/o Mr Andy Carr
Cadtech Design
The Coppice
Fownhope
Hereford
Herefordshire
HR1 4PA

Dear Sir/Madam

Pre Application Advice

Site Address:- Barwell Constitutional Club, 20 Chapel Street, Barwell, Leicester

Thank you for your request for pre-application.

We are aiming to provide a reply to your request when we have completed appropriate research and consultation. We will endeavour to reply as quickly as possible, and our target date for the response is 19 November 2021

The officer dealing with this matter is Sundas Shaban who can be contacted directly on 01455 25.

If you make further contact with us regarding this request please quote the above reference number.

Privacy Notice

For information about how we use personal data, visit <https://www.hinckley-bosworth.gov.uk/privacy>

Yours faithfully

Matt Bowers MRTPI
Director Environment and Planning

Appendix A – Item 2: Correspondence with LPA regarding Pre-Application Advice

Presented in chronological order.

NB. References to Mr. Jonny Swain and ‘Elevate Homes’ relate to a previous incarnation of the appellants’ development company. The subsequent full application was submitted by Mr. Dave Richardson and Mr. Adam Hall of Richardson & Hall Luxury Developments Ltd.

From: Andy Carr - Cadtech Design <andy@cadtechdesign.com>
Sent: 10 December 2021 08:53
To: Planning Folder <Planning@hinckley-bosworth.gov.uk>
Cc: dropbox@81824033.houseplansdirect.highrisehq.com
Subject: RE: Planning Pre-application Acknowledgement Ref. 21/10167/PREHMO

Good morning,

Thank you for your email. Unfortunately, there seems to be an error with regard to the date by which aim to issue the pre-app advice, as the letter states 10th November. Also, the telephone number for the planning officer is incomplete.

Could you please advise the correct date and contact number?

Look forward to hearing from you.

Regards,

Andy Carr
Partner – Cadtech Design
andy@cadtechdesign.com
01432 806409



From: Sundas Shaban <Sundas.Shaban@hinckley-bosworth.gov.uk>
Sent: 10 December 2021 17:26
To: 'andy@cadtechdesign.com' <andy@cadtechdesign.com>
Subject: FW: Planning Pre-application Acknowledgement Ref. 21/10167/PREHMO

Andy,

Thank you for your email.

We are dealing with a significant increase in the number of planning applications which has resulted in delays in our validation times and the processing of the applications.

The validating of applications is taking around four weeks and your application was backdated to when it was received on 22/10/2021 which is why it has a determination date of 19/11/21.

I will try my best to get the pre-application advice to you as soon as possible.

With regards to my phone number missing from my email signature unfortunately I do not currently have a phone number as I am a new starter and I have not be allocated a number yet.

Kind regards

Sundas Shaban
Planning Officer
Planning Department
Hinckley & Bosworth Borough Council
Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR

Tel:
Mobile:
Email: sundas.shaban@hinckley-bosworth.gov.uk

FW: Planning Pre-application Acknowledgement Ref. 21/10167/PREHMO

From: Andy Carr - Cadtech Design <andy@cadtechdesign.com>

Sent: 10 January 2022 16:02

To: 'chris.marsh@hinckley-bosworth.gov.uk' <chris.marsh@hinckley-bosworth.gov.uk>

Cc: 'matt.bowers@hinckley-bosworth.gov.uk' <matt.bowers@hinckley-bosworth.gov.uk>; 'dropbox@81824033.houseplansdirect.highrisehq.com' <dropbox@81824033.houseplansdirect.highrisehq.com>

Subject: FW: Planning Pre-application Acknowledgement Ref. 21/10167/PREHMO

Good afternoon Chris and Matt,

I have been advised to address this email to you both as I understand Sundas Shaban has now left her role, and that Chris will be taking over this pre-application as a new starter (although the otherwise helpful lady in the Planning department did not know whether Chris had started yet or not).

The above pre-application was submitted to Hinckley & Bosworth Borough Council on 22nd October 2021, and acknowledged on 10th December but as yet we have not received your pre-application advice. I appreciate that all local authorities are struggling to meet deadlines with planning applications, however this request for pre-app advice has been with yourselves for 80 days by my reckoning, which is considerably beyond the 28-day target suggested on your website. As you will see from my email to Sundas below, the landowner concerned is now threatening to withdraw from the agreement he has made with my clients due to the time this is taking.

Again, I am acutely aware that LPAs all over the country are struggling to find and keep staff, and meet statutory deadlines, but in this particular case there is a very real danger that this proposal will be shelved if we do not receive the promised advice this week. Not only would this result in wasted time and resources for my clients, but it would mean that the opportunity for a potentially very feasible small development by a new local developer would be missed. As someone who deals solely with small developers on infill and windfall sites, I would be very disappointed to see my clients discouraged from pursuing this project through no fault of their own.

With the above in mind, I would be very grateful for your response at your earliest convenience.

Regards,

Andy Carr

Partner – Cadtech Design

andy@cadtechdesign.com

01432 806409



From: **Chris Marsh** <Chris.Marsh@hinckley-bosworth.gov.uk>
Date: Thu, Mar 10, 2022 at 7:39 PM
Subject: Barwell Constitutional Clukub
To: hello@elevatehomes.co.uk <hello@elevatehomes.co.uk>
Cc: Matthew Bowers <matt.bowers@hinckley-bosworth.gov.uk>

Re: 21/10167/PREHMO

Dear Mr Swain

I am sorry for the delay in getting back to you. Computer hiccup yesterday.

Regarding the scheme at the Constitutional Club, I have consulted with my Team Leader, Andrew Walters, and we would make the following comments;

- a) The current application is for 5 single storey residential units on the Club's amenity land (since change of use in 2002) for land on Chapel Street for the Club's use.
- b) The residential is 874m2 on site with up to ten parking spaces.
- c) Access is off CXhapoel Street which is one-way and unclassified and has a 30mph restriction.
- d) The site is flood risk one (low risk) with low profile development to account for neighbours and be subservient to the Club, the Church and adjacent properties at 30 Chapel Street.
- e) The existing landscaping is to be replaced.
- f) Overall, the scheme is "cramped" onj a tight site.
- g) However, the applicants note that..

"If we are pre-app positive, then all the funds from the purchases are going to BCC to help wih a much needed renovation to keep it going after what they've been through over the last two years".

While Andrew and I have some sympathy, there are two issues;

- a) How much is the renovation of the club going to cost, and;
- b) Can it be achieved with a less cramped development, say a smaller number of units, but increased floorspace ?

Andrew and I are not averse to development but can we help them find a better scheme? We could meet for a pre-app discussion on Teams to be arranged?

Chris Marsh and Andrew Walters.

 You forwarded this message on Fri 08/04/2022 11:24



Jonny Swain <jonny@elevatehomes.co.uk>

To: chris.brown2@hinckley-bosworth.gov.uk

Cc: Jo McLaren <jo.McLaren@hinckley-bosworth.gov.uk>; Andy Carr

Hi Chris,

Thanks very much for the phone call last night it was great to get some progress and discuss our pre-app 21/10167/PREHMO

I have just been discussing some of the points mentioned with our architect and how we can adjust the plans.

Would you be able to summarise the points mentioned in the phone call so that we don't miss anything and this will also help us when we come to submitting the full application in due course

Kind regards,

	Jonny Swain Director	 07877 034361
		 jonny@elevatehomes.co.uk
		 elevatehomes.co.uk



Chris Brown <Chris.Brown2@hinckley-bosworth.gov.uk>

To: Jonny Swain <jonny@elevatehomes.co.uk>

Cc: Jo McLaren <Jo.McLaren@hinckley-bosworth.gov.uk>; Andy Carr



Reply



Reply all



Forward



Fri 08/04/2022 12:35



21.10167.PREHMO - HBBC D...

619 KB



21.10167.PREHMO - HBBC W...

618 KB



21.10167.PREHMO - LCC Hig...

87 KB



✓ Show all 3 attachments (1 MB) ☁ Save all to OneDrive - Houseplansdirect ⬇ Download all

Hi Jonny,

You're welcome and please find below a summary of points discussed yesterday:

- Proposal is acceptable in principle for residential development
- The main impact to be considered is to neighbouring no. 30 to the south east.
- In order to mitigate any impact on no. 30 I would suggest reducing the proposal to 4 dwellings by removing the plots to the SE corner of the site, adjacent to the rear garden of no. 30. This resulting change could then enable the plot to the NE to be moved back into the site so to minimise any impact upon the front elevation outlook of no. 30. The removal of a plot may also allow for the remaining 4 plots to benefit from larger amenity garden spaces within the site whilst still maintaining suitable parking provision.
- Any application should take account of noise generated from the Constitutional Club. Whilst a noise survey isn't required to validate any application, a statement setting out the nature and frequency of evening events held at the club will be useful to assist in determining any noise impact on future residents of the site.
- LCC Highways have provided standing advice only – no objections. Their response is attached.
- Comments received from HBBC waste and HBBC drainage are also attached

I hope this is useful and covers our discussion last night. Please get in touch should you wish to discuss any amended plans further.

Kind regards,

Chris

Christopher Brown MRTPI

Planning Manager (Development Management)

Hinckley & Bosworth Borough Council

Hinckley Hub, Rugby Road, **Hinckley**, Leics LE10 0FR

Tel: 01455 255 970

Mobile: 07837 646840

Email: chris.brown2@hinckley-bosworth.gov.uk

From: Jonny Swain <jonny@elevatehomes.co.uk>

Sent: 19 April 2022 15:39

To: Chris Brown <Chris.Brown2@hinckley-bosworth.gov.uk>

Cc: Elevate Homes <hello@elevatehomes.co.uk>

Subject: Re: Barwell Constitutional Club 21/10167/PREHMO

Good afternoon Chris,

Please see our revised plans, could you please have a look and let me know what you think

Best regards,

Jonny

----- Forwarded message -----

From: **Chris Brown** <Chris.Brown2@hinckley-bosworth.gov.uk>

Date: Wed, 20 Apr 2022 at 13:13

Subject: RE: Barwell Constitutional Club 21/10167/PREHMO

To: Jonny Swain <jonny@elevatehomes.co.uk>

Cc: Elevate Homes <hello@elevatehomes.co.uk>

Hi Jonny,

Thank you for the revised plan.

I note the removal of the plot to the SE of the scheme adjacent to the rear garden of no. 30 and this improves the amenity relationship between these dwellings and reduces the impact on no. 30 by introducing an element of separation. For these reasons I would suggest that now space allows that the existing hedge is retained to this side boundary to no. 30.

The dwelling to the NE of the scheme is still tight to this boundary with no. 30 and also still protrudes significantly forwards of no. 30. If possible it would be beneficial to swap over the proposed dwellings at the NE and the SW of the site. This may have to result in an amendment to the parking of the new plot to the SW to include tandem parking across the front of the dwelling, but this would allow for a smaller development footprint adjacent to no. 30.

I hope this makes sense, please feel free to give me a call should you wish to discuss further.

Kind regards,

Chris

Christopher Brown MRTPI

Planning Manager (Development Management)

Hinckley & Bosworth Borough Council

Hinckley Hub, Rugby Road, **Hinckley**, Leics LE10 0FR

From: Jonny Swain <jonny@elevatehomes.co.uk>

Sent: 25 April 2022 14:57

To: Chris Brown <Chris.Brown2@hinckley-bosworth.gov.uk>

Cc: Elevate Homes <hello@elevatehomes.co.uk>

Subject: Re: Barwell Constitutional Club 21/10167/PREHMO

Good afternoon Chris,

I've been working with our architect to get a more workable scheme from your comments, please see attached, could you take a look please?

Thanks,

Jonny

attachments
From: **Chris Brown** <Chris.Brown2@hinckley-bosworth.gov.uk>
Date: Fri, Apr 29, 2022 at 1:07 PM
Subject: RE: Barwell Constitutional Club 21/10167/PREHMO
To: Jonny Swain <jonny@elevatehomes.co.uk>
Cc: Elevate Homes <hello@elevatehomes.co.uk>

Hi Jonny,

The amended scheme looks much better to me thanks and has less of an impact on neighbouring no. 30. I'd just reiterate my point below about landscaping and trying to keep the existing boundary conifer hedge to no. 30 if possible but otherwise I don't have any further comments at this stage.

Kind regards,

Chris

Christopher Brown MRTPI

Planning Manager (Development Management)

Hinckley & Bosworth Borough Council

Hinckley Hub, Rugby Road, **Hinckley**, Leics LE10 0FR

Tel: 01455 255 970

Mobile: 07837 646840

Email: chris.brown2@hinckley-bosworth.gov.uk



Project:
Proposed dwellings on land at
Chapel Street, Barwell

Drawing:
Proposed Site Layout

Date:
October 2021

Scale:
1:200 @A3

Drawing Nr.
HPD09

Original version - relating to comments in
Chris Brown's email dated 8th April 2022



Project:
Proposed dwellings on land at
Chapel Street, Barwell

Drawing:
Proposed Site Layout

Date:
April 2022

Scale:
1:200 @A3

Drawing Nr.
HPD09 Rev. A

Revision A - relating to comments in Chris
Brown's email dated 20th April 2022



Project:
Proposed dwellings on land at
Chapel Street, Barwell

Drawing:
Proposed Site Layout

Date:
April 2022

Scale:
1:200 @A3

Drawing Nr.
HPD09 Rev. B

Revision B - relating to comments in Chris
Brown's email dated 29th April 2022