



Planning Statement
for:
Proposed Two Bedroomed Bungalow
to
Land behind No's 42 – 44 Main Street, Carlton, CV13 OE2
To be read in conjunction with drawings no's DPM936/01 & 02

The site in which the proposed development is to be sited is currently under the ownership of Mr D Bream of 14 Main Street, Carlton, Nuneaton, CV13 OE2, the present use of the above-mentioned land is presently unused.

The rational for the proposed development are as follows:

- Land has become unused for several years, previous us being of a tractor repair workshop.
- Recent nearby residential developments suggest this will be compatible with these
- Retaining and rebuilding of the brick outbuilding, maintaining brick features which have been incorporated into the bungalow design
- Position of the bungalow on site des not encroach on adjacent properties privacy.
- Access to site improved by wider entrance improving vision to and from Main Street (vehicular and pedestrian)

An outline application was previously submitted and following advice from Hinckley and Bosworth Planning Department, a Full Planning application was approved was approved on the 2/10/17

This isa resubmission of the same design due to the expiry of the above application.