

From: David Ives <di@amlidesign.co.uk>
Sent: 18 March 2026 07:56:39 UTC+00:00
To: "Ashleigh Gade" <Ashleigh.Gade@hinckley-bosworth.gov.uk>
Subject: Re[12]: 25/00189/FUL 229 Leicester Road

Hi Ashleigh,
Can we withdraw the application please.
Many Thanks
David



David Ives

BSc(Hons) MCIOB FCABE C. Build E./

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/E: di@amlidesign.co.uk

/M: 07974807111

/T: 0116 410 50 60

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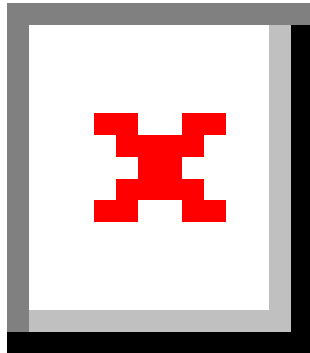
[241 Birstall Road](#)

[Birstall, Leicestershire](#)

[LE4 4DJ /](#)



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

From "Ashleigh Gade" <Ashleigh.Gade@hinckley-bosworth.gov.uk>

To "dawn mitchell" <dawnm1959@hotmail.co.uk>; "David Ives" <di@amlidesign.co.uk>

Date 09/03/2026 21:32:11

Subject Re: Re[10]: 25/00189/FUL 229 Leicester Road

Hi David,

To be provided in depth comments on the alternate proposal you'd need to seek formal [Pre-Application Advice](#) or lodge a new application.

Nonetheless, just at a quick glance I can advise that the attached proposal looks out of scale and character to its surrounds.

As this current application has now been under consideration for quite some time, could you advise whether the intent is to proceed to a decision or to withdraw the application?

Kind regards,

Ashleigh Gade

Senior Planning Officer

Tel: 01455 255945

Email: ashleigh.gade@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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From: David Ives <di@amlidesign.co.uk>

Sent: 18 January 2026 2:02 PM

To: Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk>; dawn mitchell
<dawnm1959@hotmail.co.uk>

Subject: Re[10]: 25/00189/FUL 229 Leicester Road

Hi Ashleigh,

Attached are an idea for the dwelling at the side option. Could you comment please.

Many Thanks

David



David Ives

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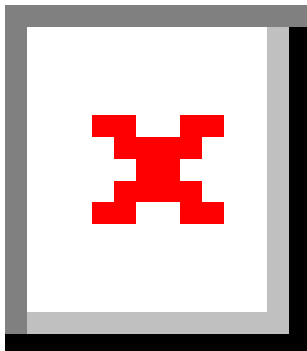
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----- Original Message -----

From "Ashleigh Gade" <Ashleigh.Gade@hinckley-bosworth.gov.uk>

To "David Ives" <di@amlidesign.co.uk>

Date 09/01/2026 11:17:51

Subject RE: Re[8]: 25/00189/FUL 229 Leicester Road

Hi David,

Sorry for the slow response over the holiday period. I hope you had an enjoyable Christmas and New Year.

I take it that this suggestion is based on the eastern neighbour's garden, to mitigate the overlooking and provide a larger plot. This again may alleviate amenity concerns, but the shape and layout of the plot would then become even more incongruous with its surrounds.

I'm not certain there's enough width to ensure a dwelling to the side could fit comfortably in the pattern and scale of surrounding development. That being said though, it's not possible to say that conclusively in the absence of any plans.

Kind regards,

Ashleigh Gade
Senior Planning Officer

Tel: 01455 255945

Email: ashleigh.gade@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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From: David Ives <di@amlidesign.co.uk>

Sent: 25 November 2025 11:37

To: Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk>

Subject: Re[8]: 25/00189/FUL 229 Leicester Road

Hi Ashleigh,

Just a couple of other thoughts...

-If they were able to combine the neighbours end of garden into the plot would this help?

-Would a house positioned to the side of the existing house have any likelihood of approval?

Many Thanks

David



David Ives

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

From "Ashleigh Gade" <Ashleigh.Gade@hinckley-bosworth.gov.uk>

To "David Ives" <di@amlidesign.co.uk>; "dawn mitchell"

<dawnm1959@hotmail.co.uk>

Date 10/11/2025 14:13:25

Subject RE: Re[6]: 25/00189/FUL 229 Leicester Road

Hi David,

Very sorry about the delayed response.

Replacing the dormers with rooflights would alleviate the overlooking issue, yes.
Removal of the first floor/loft level would also resolve the overlooking issue, and may, depending on scale, alleviate concerns of general overbearing on adjoining gardens.

Unfortunately, this would not resolve the other concerns related to the layout and size of the backland plot.

Kind regards,

Ashleigh Gade
Senior Planning Officer

Tel: 01455 255945
Email: ashleigh.gade@hinckley-bosworth.gov.uk
Web: www.hinckley-bosworth.gov.uk

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From: David Ives <di@amlidesign.co.uk>
Sent: 28 September 2025 10:28
To: Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk>; dawn mitchell
<dawnm1959@hotmail.co.uk>
Subject: Re[6]: 25/00189/FUL 229 Leicester Road

Hi Ashleigh,
Thanks for the email.
Can we ask if either replacing the dormers with just Velux type windows, or
looking at maybe making this just a one storey bungalow would help in any way?
Am I correct in thinking it is the width of the plot that is the main concern?
Many Thanks
David

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

From "Ashleigh Gade" <Ashleigh.Gade@hinckley-bosworth.gov.uk>

To "David Ives" <di@amlidesign.co.uk>; "dawn mitchell"

<dawnm1959@hotmail.co.uk>

Date 25/09/2025 11:02:51

Subject RE: Re[4]: 25/00189/FUL 229 Leicester Road

Hi David,

Apologies for the delayed response.

The critical difference between this site and the neighbouring backland site is the layout and context of the original plots. Namely, the neighbouring backland development is located on a much larger site. The neighbouring site has also historically had a different layout to those that surround in, in that it did not have the rectangular form with narrower width and elongated gardens that is prevalent in the locality.

The larger size of the neighbouring site also allowed it to achieve larger separation distances. I do acknowledge that the first-floor windows of this proposal have been sited so as to maximise their separation from the neighbour, however the plot's lack of width means that this is still less than 10 metres of separation. Obscuring the windows could resolve the privacy issue but it would mean a reduction in light and quality of outlook to both bedrooms.

I note that in forming the above views I have consulted with the wider planning team, and that the scheme has been discussed at a planning team meeting.

Given the above, I'm not confident that amendments could fully overcome the LPA's concerns.

Of course, happy to accept further details or amendments if you feel it would be beneficial to do so. But noting your comment in the previous email about not incurring additional expense if a refusal is likely, please let me know if you'd prefer instead to proceed to a decision.

Kind regards,

Ashleigh Gade
Senior Planning Officer

Tel: 01455 255945
Email: ashleigh.gade@hinckley-bosworth.gov.uk
Web: www.hinckley-bosworth.gov.uk

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From: David Ives <di@amlidesign.co.uk>
Sent: 01 September 2025 16:02
To: Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk>; dawn mitchell <dawnm1959@hotmail.co.uk>
Subject: Re[4]: 25/00189/FUL 229 Leicester Road

Hi Ashleigh,
Thanks for the email. We can of course provide more details if needed.
I am not sure of the points you raise, would you be able to elaborate? The proposal is next door to a much larger allowed 'backland development' so it is entirely characteristic. The first floor windows are located to be the furthest possible from any neighbour, and there is a detached garage designed to screen the view.
We are not convinced on these being primary reasons for a refusal, but obviously my client would rather not spend more money if it will be refused anyway.
Please let me know if you feel a site meeting would help.
Thanks for your help so far.
Many Thanks
David

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

From "Ashleigh Gade" <Ashleigh.Gade@hinckley-bosworth.gov.uk>

To "David Ives" <di@amlidesign.co.uk>

Date 01/09/2025 12:46:19

Subject RE: Re[2]: 25/00189/FUL 229 Leicester Road

Hi David,

Having now visited the site and finishing my review of all associated plans and documents, I can advise that I have concerns with the proposal.

Firstly, I note that LCC Ecology have a holding objection to the proposal pending the submission of further information. I have attached this to the email for your information.

Secondly, if assessment of the proposal were to continue I would be seeking further information and amendments with relation to vegetation and overlooking. This would be in the form of: a plan showing existing hedgerows and trees that clearly identifies which are to be retained and which are to be removed, further clarification of any proposed landscaping (especially along the long access drive), and addressing the overlooking from the first-floor bedroom windows over the rear gardens of neighbouring gardens to the south-east.

Notwithstanding the above, at this stage my recommendation for the proposal would be refusal. This is based on the layout, density and scale of the backland development being uncharacteristic for the area, and concern regarding the amenity impacts between the first-floor windows and the neighbouring gardens.

As such, I do not believe the provision of the additional information would overcome my concerns with the proposal. Nonetheless, I will await your advice as to whether you wish me to proceed to a decision at this time, or whether you wish to provide some or all of the information detailed above.

Kind regards,

Ashleigh Gade
Senior Planning Officer

Tel: 01455 255945
Email: ashleigh.gade@hinckley-bosworth.gov.uk
Web: www.hinckley-bosworth.gov.uk

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From: David Ives <di@amlidesign.co.uk>
Sent: 19 August 2025 17:14
To: Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk>
Subject: Re[2]: 25/00189/FUL 229 Leicester Road

Hi Ashleigh,
Can you update on this one please.
Many Thanks
David

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

From "Ashleigh Gade" <Ashleigh.Gade@hinckley-bosworth.gov.uk>
To "David Ives" <di@amlidesign.co.uk>
Date 09/07/2025 17:14:39
Subject RE: 25/00189/FUL 229 Leicester Road

Hi David,

Apologies that I haven't been able to be in contact regarding this application earlier.

I have been delayed in making it out to the site for an inspection, but have just contacted the Applicants with advice that I intend to visit next week to do so.

There will be further information required, however I believe the outcome of the site inspection may influence what/the extent of information required and as such I will wait until that has been completed before sending you a comprehensive summary of my position on the application.

Kind regards,

Ashleigh Gade
Senior Planning Officer

Tel: 01455 255945
Email: ashleigh.gade@hinckley-bosworth.gov.uk
Web: www.hinckley-bosworth.gov.uk

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From: David Ives <di@amlidesign.co.uk>
Sent: 20 June 2025 10:51
To: Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk>
Subject: 25/00189/FUL 229 Leicester Road

Hi,

Can you advise if you require any further information for this application please?

Many Thanks

David



David Ives

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