

22nd September 2023

Planning Department
Hinckley & Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
Leicestershire
LE10 0FR

Planning Application at 10, Poplar Avenue, Markfield, LE67 9WP

Dear Sir / Madam,

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

- 1). Visual Impact & Screening of the site The proposed changes are to the front, side & rear elevation of the property. The proposals will be visible from the public road, please see accompanying drawing 0297 (A) GA 003 - Site Plan. The proposed garage extension will be constructed from brickwork walls to match original. The existing site has a reasonably flat level, as shown on drawing 0297 (A) GA 001 - Location Plan, it is not expected that the levels of the site will need to change to allow construction. There are no new windows on elevations that face other properties.
- 2). Foul & Surface Water Drainage The proposals will feed into the existing sewage & surface water drains. It is not anticipated that the proposal will increase the volume of other foul waste or rainwater runoff.
- 3). Highways considerations The proposals will not affect the affect the volume of traffic on the adjacent roads infrastructure. The access to the existing parking area at the front of the property is to be improved by increasing the lowered kerb section by 5500mm. The aim is to reduce e the amount of on street parking for the applicant & any visitors.
- 4). Sustainability The materials chosen for the construction are to be energy efficient using high efficiency double glazing, so as to have as low an environmental impact as possible.

5). Amenity The proposal is to allow for the property to serve as a more spacious & more energy efficient home for the applicant.

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

Yours faithfully,



Barnaby Robinson

