

From: Grant Perks
Sent: 08 October 2024 15:07
To: Planning Folder New
Subject: FW: 24/00788/HOU 4 Teal Drive Hinckley

Hi

[24/00788/HOU 4 Teal Drive Hinckley](#)

Please can you withdraw the above application.

Many thanks

Grant

Grant Perks BA(Hons)TP. AssocRTPI
Planning Officer

Tel:01455 255625

Mob: 07773962912

Email: Grant.Perks@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk/HSHAZ

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

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Hinckandbosbc



@Hinckandbosbc

From: [REDACTED]
Sent: 08 October 2024 15:04
To: Grant Perks <Grant.Perks@hinckley-bosworth.gov.uk>
Subject: Re: 24/00788/HOU 4 Teal Drive Hinckley

Hi Grant,
Thanks for the email.

Please kindly withdraw the application.

Many thanks once again.

Regards,

Ritesh

Sent from my iPhone

On 8 Oct 2024, at 15:01, Grant Perks <Grant.Perks@hinckley-bosworth.gov.uk> wrote:

Hi Ritesh,

Following my previous e-mail sent to you (se thread below) and as per our telephone conversation last Friday, as discussed , regarding the reasons as per my previous e-mail, I advised it would be helpful if the above application was withdrawn. As discussed , after careful consideration, the previously approved application is the limit to which I consider the host dwelling can be extended (at the rear of the original property) without causing harm to the amenity afforded to the adjoining neighbour.

Also, notwithstanding the above, if this application is to progress a bat survey is also required to be submitted to the LPA and considered by County Ecology.

Therefore, please let me know by today if you wish to withdraw the above application , otherwise I will proceed to recommend that the application is refused.

Kind regards

Grant Perks BA(Hons)TP. AssocRTPI
Planning Officer

Tel:01455 255625

Mob: 07773962912

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<image003@Hinckandbos_bc.png> <image004.jpg> Hinckandbosbc <image005.png> @Hinckandbosbc

From: Grant Perks

Sent: 05 September 2024 17:29

To: [REDACTED]

Subject: 24/00788/HOU 4 Teal Drive Hinckley

Dear Ritesh,

24/00788/HOU 4 Teal Drive Hinckley

Further to our telephone conversation last week, I write with the following advice:

As discussed , upon inspection of the plans submitted with your client's application and further my subsequent site visit to the property and neighbouring dwelling, I consider the proposed two storey rear extension is an inappropriate form of development for the following reasons:

1. The existing dwelling (No.4) is sited within a staggered row of detached dwellings (as originally built), whereby, its two storey side elevation (south) protrudes beyond the rear elevation belonging to the adjoining property (No.3 - located to the south of the proposal site) by approximately 4 metres. This creates a level of overshadowing and imposes relatively large and overbearing feature which already has a harmful effect on the amenity afforded to the adjoining dwelling's windows serving habitable rooms and the area of rear amenity space most enjoyed by its occupants; I consider any further extension to No 4 (greater than what has already been granted planning permission) would could cause further harm to the amenity afforded to the adjoining dwelling , and therefore I recommend the current application is refused.

Following our recent telephone conversation, you did enquire if there was any possibility if a reduction/amendment to the current planning proposal would be acceptable. Again, for the reasons provided above, I consider that any further extension to the property (greater than those already approved) would harm the amenity of neighbouring dwellings. Furthermore , I consider any further extension would create a cramped form of development that would not sit comfortably within its surrounding plot.

I did explore if there is a potential "fall-back" position you could argue regarding greater development than that has already been approved i.e what could ordinarily be achieved by permitted development rights. However, notwithstanding any investigations of legislation yourself and/or a submission of a certificate of lawful development (proposed), I cannot identify any possibility of enlarging or justification to enlarge the property (to any significant or viable degree) beyond what has already been approved.

Finally, please note the attached consultation response from Leicestershire County Council's represented Ecology Consultant (Red Kite). In view of their response, I would require a bat survey (and other requirements stated in the attached Ecology response) to be submitted prior to the end of the period to which a valid survey can be produced i.e end of September 2024. However, in view of my above reasons to refuse the current proposal, rather than complete and submit the required ecology information, I advise that the application is withdrawn.

Yours sincerely,

Grant Perks BA(Hons)TP. AssocRTPI
Planning Officer

Tel:01455 255625

Mob: 07773962912

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<image003.png>

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<image005.png>

@Hinckandbosbc

From: [REDACTED]
Sent: 04 September 2024 13:19
To: Grant Perks <Grant.Perks@hinckley-bosworth.gov.uk>
Cc: Planning Ecology [REDACTED]
Subject: 24/00788/HOU - H&B - Consult Response

Dear Grant,

I have holding objection pending the provision of supporting ecological information relating to roosting bats and breeding birds. Please see my full PDF response attached.

Kind regards,
Dean

<image002.jpg>

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<Red Kite- 24.00788.HOU Ecology Comments- Sept 2024.pdf>