

12/71

Custom build plot at The Coppice, Burbage

This application is for one new custom build plot on the Springbourne Homes site at The Coppice, Burbage. Work has now started on the construction of the 8 dwellings approved by appeal on 27th September 2022 (ref: APP/K2420/W/22/3297466) and the properties are being marketed.

Since beginning marketing the approved homes Springbourne have found that there is substantial interest in plots 1 & 5, the bungalow properties. The number of interested parties has led Springbourne to consider building an additional bungalow on the site. This will be built as a custom build property with the end user having input into the design of the dwelling. The interested parties expressed an interest in having solar panels on the property so these have been added to the submission drawings. Further input will be provided by the end user in terms of internal layout, fixtures and fittings.

The proposed new dwelling is located in the centre of the site, overlooking the open space to the East. It is set far enough away from the approved plots and adjacent houses to have no impact on overlooking or overshadowing. The approved road layout and layout of the other plots is not affected. The foul pumping chamber will be relocated and the footpath adjacent to the road will be moved to keep the pumping chamber as far away from the proposed dwelling as possible. A revised drainage plan will be submitted in due course.

The proposed new plot has 5 parking spaces in total, 2 in the double garage and 3 on the driveway. This is in character with the other dwellings on the site which all have large driveways and garages. Aesthetically the building will look the same as Plot 1 from the outside, including the same materials, ensuring that it fits well with the approved development.

Springbourne Homes agree to sign a legal agreement with the Council relating to the provision of this home as a custom build property.

Directors: Lee J Ward MCIAT IMaPS
Zoe L Massey BA(Hons) DiPArch

Hayward Architects Limited
19 Station Road, Hinckley,
Leicestershire, LE10 1AW

T: 01455 635665 **E:** mail@haywardarchitects.co.uk