



Planning and Regeneration Service

H A Architectural Services
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Please Contact: Validation Team
Telephone: 01509 634570
Email: development.control@charnwood.gov.uk
Web: www.charnwood.gov.uk

24 June 2020

Dear Sir/Madam

APPLICATION NO: P/20/1017/2
PROPOSAL: Proposed Dwelling on disused parcel of land to rear of No. 80
LOCATION: 80 Rectory Lane, Thurcaston, LE7 7JQ

Thank you for submitting your application which was received on 17 June 2020. Unfortunately, I cannot currently process your application as it is incomplete. In order to minimise the delay, please provide the following information quoting reference number P/20/1017/2 within seven days of the date of this letter:

- All plans and drawings submitted are required to have critical dimensions, the paper size and a recognised metric scale marked on them. We require drawings to a scale of 1:50 or 1:100 of existing and proposed elevations and show clearly the proposed works in relation to what is already there. All sides of the proposal must be shown and these should indicate, where possible, written dimensions, the proposed building materials and the style, materials and finish of windows and doors. Blank elevations must also be included; if only to show that this is in fact the case. Where a proposed elevation adjoins another building or is in close proximity, the drawings should clearly show the relationship between the buildings, and detail the positions of the openings on each property.

We require a Design and Access Statement in the form of a short report to support your planning application and to illustrate the process that has led to the development proposal, and to explain and justify the proposal in a structured way. The Statement should provide an audit trail to show how particular matters have been considered and how the proposals meet Government & Council planning guidance and how you have taken an integrated approach to design, including access for all. The exact form of the statement will depend upon the size, complexity and nature of the scheme however it should contain sufficient information to enable the planning authority to understand how analysis of the site and the local context has influenced the design.

The application site, or land adjacent to it, contains trees protected by virtue



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of a Conservation Area designation. An arboricultural survey set out to the current British Standard 5837 'Trees in Relation to Design, Demolition & Construction – Recommendations' is, therefore, required to schedule all trees present on or adjacent to the site and provide an assessment of their arboricultural value as to their physical condition and quality. The survey should be completed by a suitably qualified arboriculturalist.

It is noted that there is to be parking provision included with the development. Accordingly, please confirm if it is intended to drop the kerb or extend an existing dropped kerb in order to improve vehicular access to the proposed parking provision. If a dropped kerb is involved, we will require the red outlined area on the site location plan to be amended to extend to the highway so it includes the kerb of the road that is intended to be dropped.

Where a dropped kerb is involved, we require the proposed dropped kerb to be included within the red outlined area on the site location plan. Accordingly, please submit an amended site location plan having extend the red outlined area to the highway so it includes the kerb that is intended to be dropped. .

We will also require a clear indication on the Block Plan / Site Plan of the start and end of the proposed dropped kerb, including dimensions.

We require the location of the proposed bin store to be shown on the ground floor plan.

It is noted there is a public footpath/right of way adjoining the site address, accordingly we require this to be shown on the Block Plan.

You can send the information by email to: development.control@charnwood.gov.uk

You may find it helpful to complete the national and local planning application requirements checklist to see what is necessary to accompany an application. This can be found alongside the relevant form on our website: <http://www.charnwood.gov.uk/pages/downloadableforms>

Please note that if the requested information is not received within seven days of the date of this letter your application will be withdrawn.

Yours faithfully
Signature1234567890
Validation Team