

From: Clerk - Sileby Parish Council [mailto:clerk@silebyparishcouncil.gov.uk]
Sent: 29 June 2021 10:59
To: development.control@charnwood.gov.uk
Subject: P/21/1125/2

Good morning

Sileby Parish Council's response to P/21/1125/2

Sileby Parish Council object to this development for the following reasons.

A Design and Access Statement has not been provided as part of the application which leaves certain aspects of the development proposal unclear: for example

How biodiversity has been taken into account

Approach to landscaping

Transport statement

Choice of materials

Impact of the development on the character of the area and impact of the scale of development on neighbouring properties.

Initial concerns are the increase in the height of structures (higher than the existing property) and potential loss of privacy and light, alteration to existing building line, plus proximity of access drive to proposed bungalow, on amenity of neighbouring properties.

The development as it stands conflicts with Sileby Neighbourhood Plan Policy G2 Design.

Policy H2 Windfall Development; c, d, e and f

Furthermore, it is not clear if the development has adequate off-street parking.

Policy T1

New developments within the limits to development are to incorporate additional car parking spaces in accordance with LCC Highways standards for residential and commercial property; three spaces for 4-bed and two spaces for 3-bed properties.

It is not clear if the garages are large enough to be considered as a parking space, especially if to accommodate disabled access.

On street parking would not be acceptable. Seagrave road is already a busy road. The development is close to Highgate Primary School and any impact on pedestrian safety needs to be taken into account.

Also of concern is the impact this development would have on drainage. How and where will surface water drain to, from proposed new access drive?

As the development plan does not address the above at the present time Sileby Parish Council object to the proposal.

Regards

Rosemary Richardson
Clerk