

From: sharonahenson
Sent: 11 July 2021 16:42
To: development.control@charnwood.gov.uk
Subject: Planning Application Ref: P/21/0989/2

RE: Planning Application Ref: P/21/0989/2 - Ilex House, 26 Regent Street, Thrussington,
LE7 4UB –
Erection of 4 bedroom dwelling

Dear Mr Wright,

We have no objection in principle to a dwelling on this site. However, we would be grateful if the council could give consideration to the following:

- Is a 4-bedroom dwelling too big for this site? The impact is significant on the street scene, and there is insufficient parking for four vehicles. The Thrussington Local Plan supports and encourages smaller dwellings.
- There is significant flash flooding in this area predominantly from run-off from the fields, evidence of any mitigation for the increased flood risk is absent from the proposal.
- The way the drive is laid out means that the two cars at the front need to move each time the two at the back want to move. The poor access for the vehicles at the back could lead to these vehicles parking on the street, which would be inappropriate at this point on the street. The local plan states that sufficient parking should be provided for new developments to avoid street parking. Furthermore, the gravel track may not be suitable for increased traffic, it is already noisy and quickly degrades.
- A landscape plan so that more large boundary hedges such as laurels and leylandii are avoided and consideration is given to the impact on wildlife by the new dwelling.
- Should proposals for new dwellings include a plan for sustainability? There are lots of opportunities, rain water harvesting for example would help with flood risk mitigation.
- The proposal needs to be developed further so that the materials are identified.

Regards

Sharon Henson & Ben Squires.