

16 February 2022

Planning Department
Blaby District Council
Council Offices
Desford Road
Narborough
Leicestershire
LE19 2EP

**Planning Application at Easton House, Hinckley Road, Aston Flamville,
LE10 3AG**

Dear Sir / Madam,

The following points form part of the above planning application & it is requested they be considered fully:

1). Visual Impact & Screening of the site The proposal is for a new boundary wall to the road side of the property. The proposed wall will be visible from the public road, please see accompanying drawing 0216 (A) GA 003 - Site Plan. The proposed wall is to be built with bricks to match the image included at the end of this letter. The wall is to be topped with coping stones as indicated in the same image. The wall height is to include the coping stone course. The existing site has no dramatic changes of elevation, as shown on drawing 0216 (A) GA 001 - Location Plan, it is not expected that the levels of the site will have to change to allow construction. The wall is designed to add privacy to the property & add better access from the road to the applicant's vehicles. The appearance of the brickwork has been selected to settle into the environment as quickly as possible & to blend with the variety of building materials visible on the existing street scene.

2). Foul & Surface Water Drainage The proposals will feed into the existing sewage & surface water drains. It is not anticipated that the proposal will increase the volume of other foul waste or rainwater runoff.

3). Highways considerations The proposals will not affect the volume of traffic on the adjacent roads infrastructure or have any impact on parking levels.

However the proposal has been designed to allow a secure refuge for the applicant's vehicles to pull completely off the road whilst the new entrance gates are being opened, thus improving the safety on Hinckley Road.

Great care has been taken to ensure the new safer driveway entrance meets the Highways Agency's requirements for visibility splays.

The same is also true for the design of the wall that runs along the road in front of the applicant's house. This has been done to improve & meet the Highways Agency's requirements for visibility splay for the neighbouring property's adjacent driveway.

The visibility of the Hinckley Road has been modelled in 3D to ensure that the new boundary wall improves the visibility along the road, please see the virtual reality videos included as part of this application, to clearly demonstrate this.

4). Sustainability The materials used are to be reclaimed, thus re-using previously existing materials, ensuring no new demand for material resource.

5). Amenity The proposal is to allow for the property to have a reasonable level of privacy from the traffic passing on the Hinckley Road & to reduce road noise that transmits into the applicant's garden.

I trust this planning letter & the submitted drawings will furnish the required information. However should you need any further information, please feel free to get in touch.

Yours faithfully,



Barnaby Robinson

Example of brick materials & coping stones for proposed wall construction.

