

From: Jill Sampson <Jill.Sampson@blaby.gov.uk>

Sent: 08 Apr 2024 11:34:40

To: DMS.Development.Control@blaby.gov.uk

Cc:

Subject: FW: Cambridge Road, Cosby Ref. 24/0256/NMAT - addendum to application form (amendment sought)

Attachments:

From: Rachel Arscott <rachel@rmjames.co.uk>

Sent: Monday, April 8, 2024 10:57 AM

To: Jill Sampson <Jill.Sampson@blaby.gov.uk>

Subject: RE: Cambridge Road, Cosby Ref. 24/0256/NMAT - Rewording of NMA

Dear Jill,

Please see below a rewording of our answer to the following question:

Please state why you wish to make this amendment *Required

The original application was submitted without reference to the relationship between the proposed dwellings and the existing topography. An indicative street frontage elevation (drawing ref. 0308 PL-204) formed part of the approved drawing package but it does not reflect the actual site levels. After investigation it has become apparent that to provide the dwellings at the heights indicated on the approved drawing, a significant reduction and increase of existing ground levels would be required. On the above mentioned approved street frontage drawing, house 1 is sited 700mm higher than house 2, whereas the ground is lower on the site for house 1 and higher on the site for ground 2. Ideally the approved proposed house levels would be amended so that house 1 is at the lower level and house 2 at the higher level in order to correspond exactly with the existing topography. However, for simplicity we are proposing to amend the finished floor level of house 1 and house 2 to make them the same finished floor level which would reduce the degree of disturbance of the existing site and in turn reduce the impact on biodiversity and natural eco systems. Please note that the dimensions of the proposed buildings have not been amended, neither have the overall heights when compared with the previously approved plans. For reference existing site levels have been indicated on attached drawing 23/402 LV01.

Regards,

Rachel

Rachel Arscott MCIAT

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 **RM James**
Architectural Design and Technology

