

LOCATION PLAN 1:500

VALLEY VIEW HOUSE
DESIGN COUNCIL
10001 1/10/10

Plan C1: new dwelling unit 11.0.0.00 RT
Plan B: Planning Application form 04.02.08 EBT
Plan A: amendments including details 14.01.08 EBT

WOODFIELD BRADY
ARCHITECTS
08/20/99/PAC
EHE/19214/2

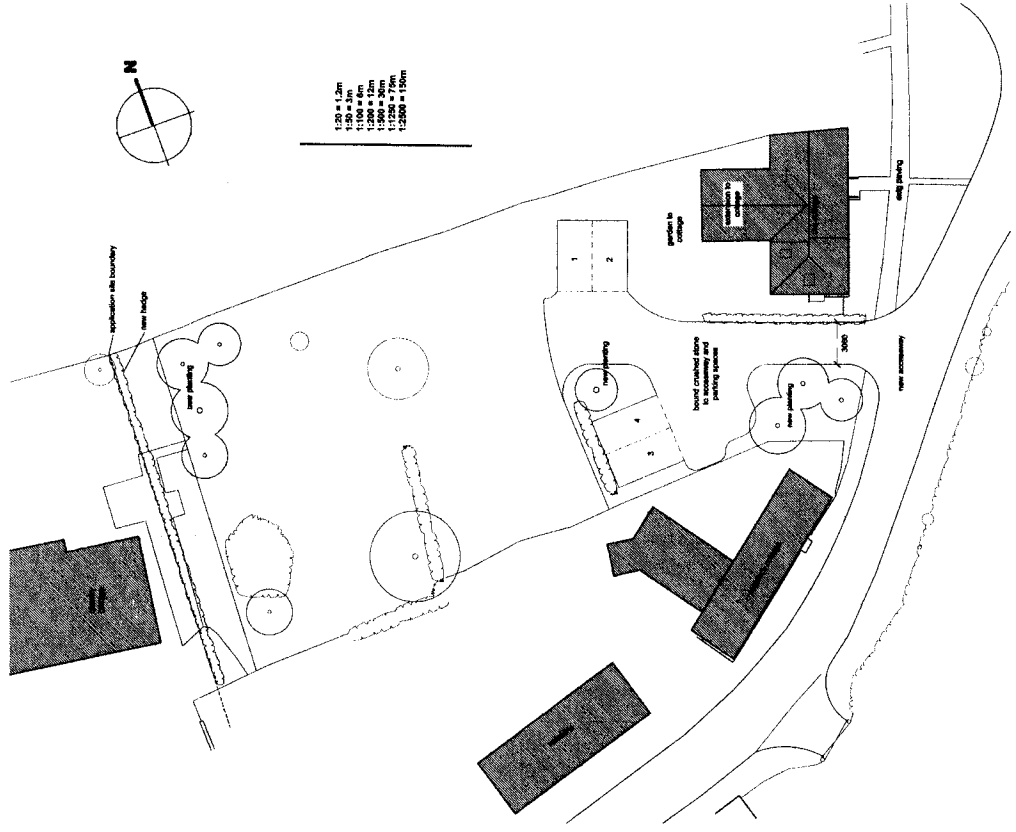
Client Name: MR & MRS A STYRES
Project Name: THE COTTAGE, CHAPEL SQUARE
Drawing No: EAST HENROD

SITE AND LOCATION PLANS

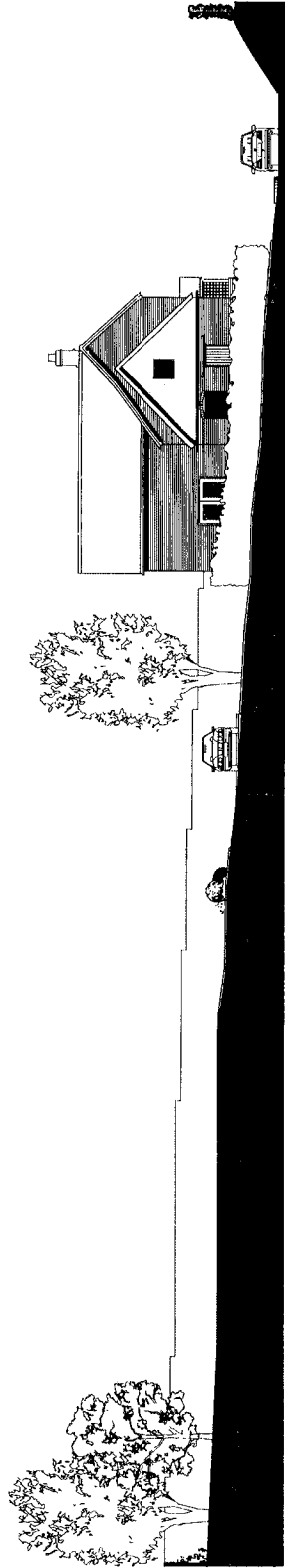
Date	Drawn	Scale	Page	Drawing No.	Rev.
June 2004	RT	1:500	1/1	095.10	C

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SITE PLAN 1:200



SITE SECTION

For All Planning Applications Issue, June '08
WOODFIELD BRADY
 Architects
 08/020739/PLC
 EMB/1934/2

Client: **THE CURTAGE LIGHT REQUIRED**
 Date: **March 2008**
 Drawing No: **0952.11**
 Scale: **1:100 at A2**
 Drawing Set: **A 0**

6 The old stable yard, West Newbold, Leicestershire, LE12 8Z
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PLANNING APP

- 1:20 = 1.2m
- 1:100 = 9.9m
- 1:200 = 19.8m
- 1:300 = 29.7m
- 1:500 = 49.5m
- 1:750 = 74.25m

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Planning Application EHE/19314/2 – Two storey extension to existing dwelling (Cottage, Chapel Square). Provision of improved vehicular access and associated parking

Comments from East Hendred Parish Council

At a special meeting of the Parish Council held on 14.8.08 attended by 8 members of the public, it was decided to object to this application.

1. The proposed development is located within the Conservation Area (CA) in the village of East Hendred, which is also in an Area of Outstanding Natural Beauty (AONB). A neighbouring property (Cobblers Cottage is listed. In addition, the recent Vale DC review of the village CA identifies Cat Street and Chapel Square, where The Cottage is located, as important assets to the CA, with features which make a significant contribution to the special character of this part of the conservation area
2. Given this context the Parish Council considers that the proposed development will be detrimental because it does not preserve or enhance the established character or appearance of the Conservation Area (Policy HE 1.), for the following reasons:
3. The proposed development will replace the existing garden, visible from Cat Street as an attractive green space between two significant buildings (one listed), with a large drive and car parking for 4 cars, two visible from Cat Street. We consider that the drive and car parking are out of proportion to the planned extension. They are also on higher land than the existing cottage close to the street. As a result the proposed parking areas and the hard standing will dominate this important green space between two existing buildings. Concern was expressed that replacing the grass with a drive/hard standing would increase the water run-off into Cat Street
4. We understand that the revised access to the property (which provides parking for four cars), does not meet Highways standards on splays and sightlines. This is a serious concern, as this access is on a bend at the junction of Cat Street, a narrow road, with Chapel Square. Both are part of walking routes to the Hendreds school and Preschool, which are regularly used by school children and their parents, some pushing 'buggies'; (encouraging walking to school is government policy). Hence the potential for four cars to be entering Cat Street from the proposed new entrance presents a serious hazard to walkers, particularly as the proposed entrance will not be visible when walking on Cat Street towards Chapel Square. The proposed new access is also close to one of the village pubs, the "Wheatsheaf" which is busy with cars, some parking in Chapel Square, at several times in the day. The access problem was considered very important by those members of the public attending the

meeting all of whom live in Chapel Square or Cat Street.

5. The proposed extension to the Cottage significantly increases the footprint of this building; this will have a negative effect on the adjoining property Chapel House, not shown on the lay-out plan, which will be in shadow for much of the year due to the rear extension .
6. The proposed car parking and hard standing are adjacent to a grade II listed building (Cobblers Cottage). The setting of this building is enhanced by the current large garden to the Cottage, some of which will be replaced by a large drive and parking spaces. The Council considers that this proposed development does not respect the characteristics of the listed building (Policy HE4).
7. In addition the proposed access and hard standing will detrimentally affect the stone kerbs and grassy banks, east and south end of Cat Street, identified in the recent Conservation Area review as contributing significantly to the CA. There will be a loss of part of the attractive green space at the junction of Cat Street and Chapel Square. This small area of grass is visually attractive and has been identified as an important green space in the Conservation Area.
8. It is noted that the boundary of the site close to Chantry Cottage has been extended from that shown in a previous application. The Council is concerned that this may have implications for future developments on this site.