

**Architectural
Services**

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CV11 4SA

Planning Statement

Subject: Planning Statement in Support of Certificate of Lawfulness Application
Address: 40 Faray Drive, Hinckley, Leicestershire, LE10 0WZ
FAO: Hinckley and Bosworth Borough Council
Date: 13th November 2024

Dear Sir/Madam,

I am writing to formally submit a planning statement in support of the application for a Certificate of Lawfulness for the proposed rear extension at the above property.

1. Introduction and Site Description:

The subject property is a three-bedroom detached dwelling situated within a modern housing estate. The client seeks to replace the existing rear conservatory with a newly constructed extension designed to enhance thermal insulation in compliance with current building regulations. This improvement is intended to elevate the overall energy efficiency and functionality of the residence.

2. Proposed Extension:

The proposed extension is a single-storey structure with a maximum roof height of 4 meters. The eaves will be set at no more than 3 meters above ground level. Importantly, the extension's width will not exceed that of the original dwelling, and it will extend 3000 mm from the existing rear wall. All new materials utilised in the construction will be selected to harmonise with the existing property, ensuring continuity in architectural style.

3. Parking and Access:

We wish to affirm that the proposed extension will have no adverse impact on the current parking arrangements or access to the property.

We believe that this proposal will significantly enhance the property while remaining fully compliant with local planning regulations. We appreciate your consideration of this application and look forward to your favorable response.

Should you require any further information or clarification regarding this application, please do not hesitate to contact me directly.

Yours sincerely,
Dane Calcunovitch
FreeForm Design Ltd