

13 Architectural Consultants Ltd

For All Your Planning And Structural Needs!



13 ARCHITECTURAL CONSULTANTS LTD
08 COPLOW AVENUE
EVINGTON
LEICESTER
LE5 5WA
13drawings@gmail.com
TEL:07412502035

21st January 2026

Hinckley & Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
LE10 0FR

Dear Sir / Madam,

We act on behalf of our client, **Mr Shaun Ross**, the owner and occupier of **185 Markfield Road**, and write in support of the accompanying planning application for the construction of a **front porch** at the above property.

The proposed porch measures approximately **1.2 metres by 1.8 metres**. In terms of footprint, siting and scale, the proposal fully accords with permitted development criteria. However, the design incorporates a **gabled roof**, resulting in an overall height that marginally exceeds **3 metres**. As a result, the development falls outside permitted development allowances, and this application is therefore submitted to seek formal planning approval.

It is noted that, had a flat roof been proposed, planning permission would not be required. The gabled roof has been deliberately selected to reflect the architectural character of the existing dwelling and the wider street scene, ensuring the porch appears **sympathetic, subordinate and visually appropriate** within its context.

According to the **Environment Agency Flood Map for Planning**, the site lies within **Flood Zone 2**. The proposed development is limited to a **small, unenclosed entrance porch** and does **not create any habitable accommodation**, nor does it introduce any sleeping or living space. As such, the proposal **does not increase flood risk**, vulnerability, or occupancy of the dwelling. The

development will not impede flood flows, reduce flood storage capacity, or require any mitigation measures, and is therefore considered appropriate within this flood zone.

The porch is modest in scale, clearly subordinate to the host dwelling, and will not result in any adverse impact on neighbouring amenity, highway safety, or the character and appearance of the area. The proposal represents a minor and proportionate improvement to the dwelling, enhancing its functionality and appearance without harm.

In light of the above, we respectfully request that the Local Planning Authority gives this application **favourable consideration**, and we trust that a positive determination can be issued in due course.

Kind regards,

Mr Faizal Osman

13 Architectural Consultants

8 Coplow Avenue

Evington

Leicester LE5 5WA

Tel: 07412 502035

Services:

Project Management | Building Design & Planning | Architectural Drawings (Planning & Building Regulations) | CDM Coordinator | Health & Safety | Cost Management / Quantity Surveying | Contract Administration | Party Wall Surveyor

Referrals are the lifeblood of every healthy business. If you know someone who could benefit from our services, we would be delighted to hear from you.