

Our Ref: 4221-TR
Date: 16th October 2026

Development Management / Development Services
Hinckley & Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
Leicestershire
LE10 0FR

Dear Sir / Madam,

Re: 11 Cambridge Drive, Desford, Leicester, LE9 9JB

This statement has been prepared in support of an application for a Certificate of Lawfulness for a proposed front porch and a single-storey rear extension at 11 Cambridge Drive, Desford.

The proposed front porch will have a maximum height of 3 metres and a gross external floor area not exceeding 3 square metres. The porch will be set back from the highway boundary, and the external materials will match those of the existing dwelling to ensure a consistent appearance.

The proposed single-storey rear extension will also be constructed entirely within the applicable permitted development limits. The external materials will match the existing dwelling, ensuring that the extension complements the character and appearance of the property.

The proposals are considered to constitute permitted development, subject to compliance with all relevant limitations and conditions of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

Accordingly, a Certificate of Lawfulness is sought to confirm that the proposed development is lawful and does not require planning permission.

Yours sincerely,



Tom Riozzi MCIAT