

Proposed Front, Side and Rear Extensions and Internal Alterations at;

225 Ashby Road, Hinckley, Leicestershire, LE10 1SJ

1. Introduction

This statement has been prepared in support of a householder planning application for the proposed development at 225 Ashby Road, Hinckley. The application seeks permission for the erection of front, side and rear extensions and associated internal alterations to improve the functionality and living conditions of the existing dwelling.

2. Site and Surroundings

The application site comprises a detached residential property located within an established residential area. The surrounding context is characterised by similar residential dwellings of varying styles and ages. The property benefits from a reasonably sized rear garden and is not located within a conservation area, nor is it a listed building.

3. Proposed Development

The proposal consists of front side and rear extensions projecting from the existing dwelling, together with internal reconfiguration at ground and first floor levels. The extension will provide an enlarged kitchen/dining area, additional living space, and improved bedroom accommodation at first floor level.

The design incorporates a combination of pitched and flat roof elements, reflecting the form of the existing dwelling while maintaining a subordinate appearance. Materials are proposed to match or closely complement the existing property, including facing brickwork, render, and plain roof tiles. Windows and doors will be of a modern design in dark grey uPVC.

4. Design and Appearance

The proposal has been carefully designed to respect the character and appearance of the host dwelling and the surrounding area. The scale and massing of the extension are proportionate and subservient to the original building.

The use of matching materials ensures visual continuity, while the layout has been designed to create a coherent and functional internal arrangement. The overall appearance is considered to be in keeping with the established residential character of the locality.

5. Impact on Neighbouring Amenity

The proposed development has been designed to minimise any potential impact on neighbouring properties. The extensions are not considered to result in significant overlooking, loss of privacy, or overshadowing. Window placements and the overall scale of the development have been carefully considered to ensure that neighbouring amenity is preserved in accordance with accepted planning principles.

6. Highways and Access

The proposal does not alter the existing access arrangements to the site. There will be no adverse impact on highway safety or parking provision as a result of the development. See also, parking provision (KADS 225AR PP001)

7. Other Considerations

The application site comprises an existing residential property within an established urban area. The proposals relate to extensions and alterations to a domestic dwelling and are not considered to give rise to significant ecological, heritage, or flood risk constraints.

The works may involve alterations to the existing roof and building fabric. While there is no confirmed evidence of protected species at the site, it is acknowledged that buildings and surrounding areas have the potential to support species such as bats.

In accordance with relevant legislation and guidance, should any evidence of protected species be identified during the determination of the application or prior to construction, appropriate surveys and mitigation measures will be undertaken as necessary.

The site is not located within a conservation area and the property is not a listed building.

All works will be carried out in accordance with relevant legislation, including biodiversity and wildlife protection requirements.

8. Conclusion

The proposed development represents a high-quality, well-considered extension that respects the character of the existing dwelling and surrounding area. It will provide improved living accommodation for the occupants without resulting in harm to neighbouring amenity or the wider environment.

The proposal is considered to comply with relevant local and national planning policies, and it is respectfully requested that planning permission be granted.



T: 02476 743 313

M: 07542 125 752

E: info@kadsdesignltd.co.uk

W: www.kadsdesignltd.co.uk

Karl Architectural Design Services 100 Nuneaton Road | Bulkington | CV12 9QN