

Planning Statement
Householder Planning Application

2 Caldon Close

Hinckley

Leicestershire

LE10 0PQ

Ref: 1357-PS10 A



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Contents

Location 3

Previous Application..... 4

Proposal 5

Conclusion 6

Location

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Image 1.1 Google Maps

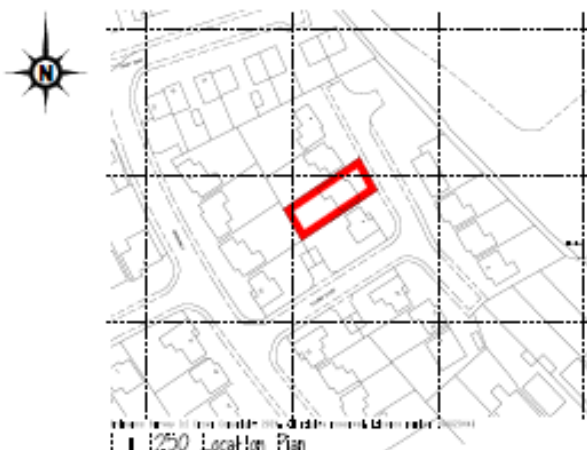


Image 1.2 OS Sheet Location Plan

Caldon Close is located in a residential area with a front elevation facing in a North Easterly direction. The close consists of a mixture of bungalows and two storey houses all of which have altered appearances.

Closest bus stop is 0.2 miles away on Coventry Road, Hinkley Town Centre is 0.7 miles away and Clarendon Park access is located 0.4 miles.

Previous Application

24/01107/CLP Dated 4th December 2024

Related Drawing: 1357-30B

Certificate of Lawful Use for a Class B Roof Extensions to provide a 50m³ of dormer.

The accepted 50m³ roof dormer projects on two roof faces. One to the North facing elevation and the other to the South, but behind the East, West ridge line.

This accepted proposal will allow for both of these box dormers to be viewed from the street scene.

Two previous Pre-application enquires have also been submitted and responded to. These were to enquire regarding a roof extension, then altering the design to make it more acceptable with the additional enquiry regarding Class AA and Class B. The Householder proposal and the Class AA were reviewed negatively and the Class B was accepted. This was then followed up with the Lawful Use for the Class B to establish what can be built.

25/00275/HOU Dated 18th March 2025

Loft Extension

Householder application **refused**

Related Drawing

Application Form (submitted: 19.03.2025)

Existing Floor Plans and Elevations (1357-01)

Permitted Development Dwg no. 1357-30 Rev B

Planning Statement (submitted: 19.03.2025)

Proposed Floor Plans & Elevations (1357-02H)

Appeal Ref: 6001128 Dated 3rd March 2026

Appeal Householder application refusal

Decision: **Dismissed**

Proposal

Drawing 1357-40D

First floor rear extension with front extension for new ensuite to the front and raised side ridge.

Side and rear box dormers to be inline with Lawful use certificate and are permitted development. The raising of the side ridge will hide the rear dormer from the street scene and the new first floor extension roof will cut in to the dormer.

First floor rear extension is located over the top of the existing ground floor extension losing the flat roof and instating a gabled roof at roof level to be in keeping with the character of the house.

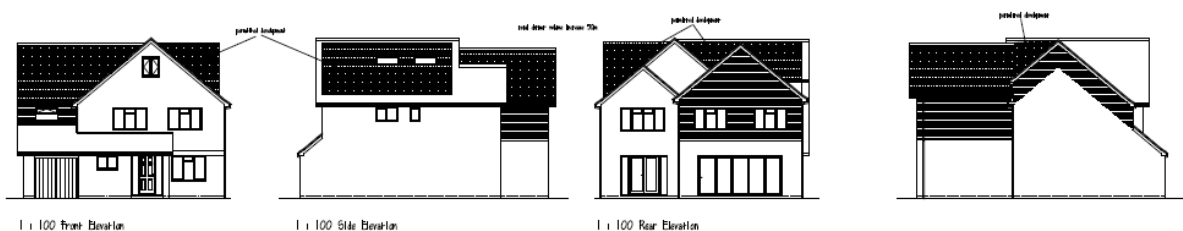
Materials, brickwork to match existing and concrete interlocking roof tiles to match existing in original colour and profile. Windows, fascia's, soffits, gutters and down pipes to be anthracite.

Permitted Development drawing 1357-30B



1.3 Extract from Drawing 1357-30B

This lawful use development is part of the proposed householder application. This shows how the permitted development box dormers are visible to the main street scene (Caldon Close).



1.4 Extract from Drawing 1357-40D

The proposal will add a wall to the side of the front gable for the ensuite window and raise the roof which will line through with the existing gutters and ridge will be located inline with the top of the dormer roof, losing the dormer from the street scene, which will all be below and subservient to the main ridge height of the front gable. The new pitched roof will still be on the same pitch and raise the existing roof line from the side elevation. With the ridge being raised for

the front side ridge, it also allows the new rear gable to run in to the raised side roof, and not be seen from the street scene whilst retaining the same roof pitch of the other rear gabled roofs and retaining the character of the house.

The rear first floor rear extension will be built directly on top of the existing ground floor rear extension. This complies with the residential design guidelines and doesn't breach the 45 degree rule from either the bungalow (1 Cladon Close) to the South nor having any change to the house to the North (3 Caldon Close). The separation distances between 2, two storey properties, 2 Cladon Close and 16 Brookdale is greater than 25 metres and meets separation distance requirements.

Conclusion

With the issues raised on the previous application being the theoretical use of the permitted development rights, which are now being used to allow this proposal to work and are not theoretical.

Character of the site has been the other consideration with the proposed rear extension losing the flat roof, for the first floor extension and then a new gabled roof, in keeping with the character of the house. The front extension creates space for an ensuite internally and externally, it will raise the side ridge which in turn, will cover the rear PD dormer which will keep the character of the dwelling and be in keeping with the area, retaining the same pitch and materials.

We believe this Householder planning application will contribute in a positive way to the character of the area from the street scene with the proposed front extension as it will be improving the effect of the Permitted Development rights and overall design of the dwelling.

With separation distances and sightlines all being achieved and in line with the Hinckley and Bosworth Residential Design Guide, we hope that you will support this application.