

Planning Statement

Householder Planning Application

Preapplication Advise

2 Caldon Close

Hinckley

Leicestershire

LE10 0PQ



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Location

2 Caldon Close

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Image 1.1 Google Maps

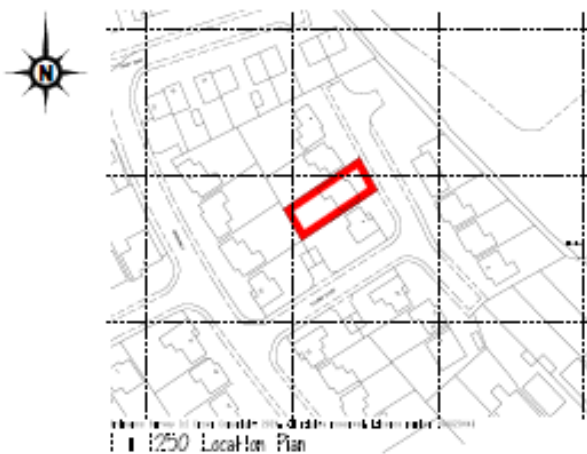


Image 1.2 OS Sheet Location Plan

Caldon Close is located in a residential area with a front elevation facing in a North Easterly direction.

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 (Attached)

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.

Proposal

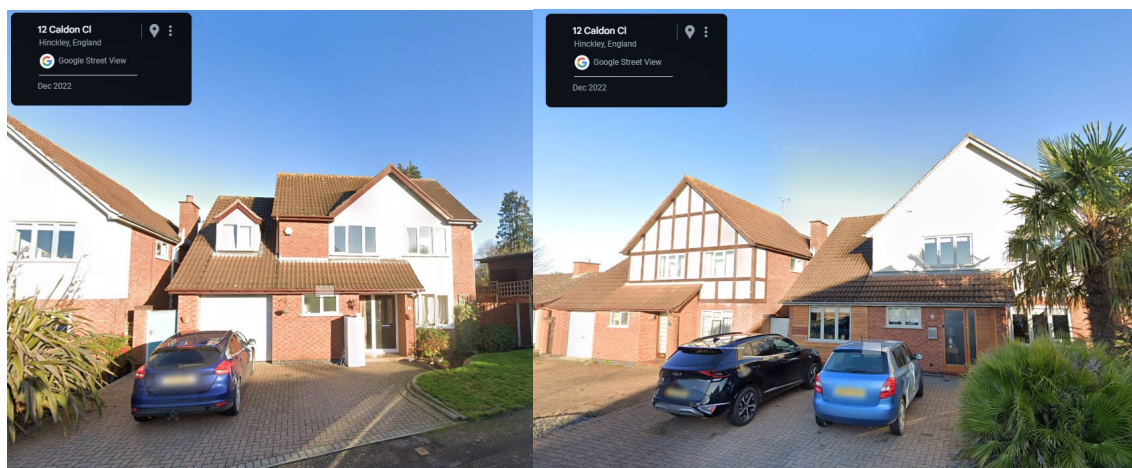
Drawing 1357-02EB

Second floor roof extension to create and a master bedroom, dressing room and ensuite. As well as an ensuite to the left had side (Front Elevation) bedroom.

The existing Lawful Use accepted scheme would allow for the box dormer to be highly visible from both the main street scene and the street scene from the Brookdale, Cladon Close junction. This Householder proposal is to raise the North – South ridge which would still be set lower than the primary ridge line.

The pitched roof will be in keeping with the existing characteristic of the existing house and street scene to the constructable Class B dormers. This design reflects the main roof which is on Number 12 Caldon Close.

The characteristics of the existing street scene is mixed with a mixture of design for the 5 bungalows located up and down the road. The same applies with the two storey houses, some of which have a lower pitched roof over the garage, others have a higher ridge line over the garage, with one having a dormer. Some have recessed porched, other are filled in. A few of the houses main front gables are brick, some are render and one which is timber clad with render infills, one with a timber clad garage conversion.



Google Steet Images Of Caldon Close

With the varied designs and appearances, and in particular number 9 Caldon Close which street scene elevation is more in line with this proposal.

Conclusion

With the proposed Class B which is able to be constructed, this proposed Householder extension (1357-02EB), will be more aesthetically pleasing and retain the street scene characteristic of the other 2 storey properties even with their variations.

With reference to The Good Design Guide, Supplementary Planning Document, Hinkley & Bosworth Borough Council 2020.

The proposal will retain a 30m separating distance between 2 Caldon Close and 16 Brookdale. A 45 degree sight lines with both of the adjoining neighbours, 1 and 3 Caldon Close will not be encroached on. The proposed works will not project any higher than the existing main ridge.

The main proposal is situated to the rear of the property to minimise the effect on the street scene. The Window pattern will also be retained of the existing building in layout and appearance.

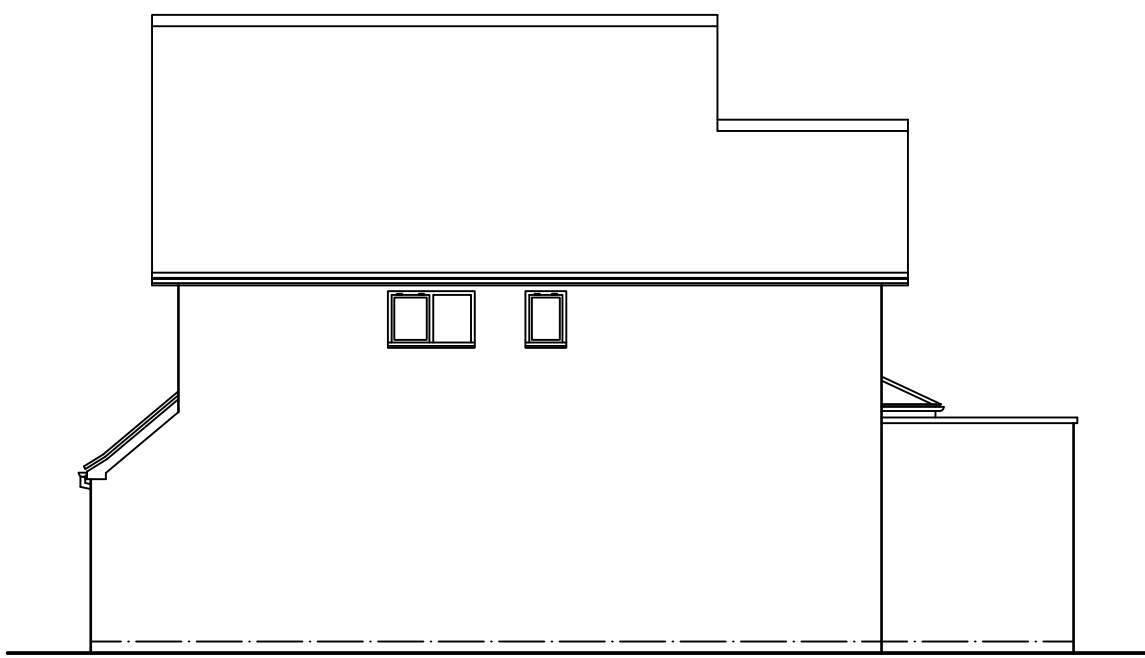
The materials that are proposed will consist of facing brickwork to match the existing brickwork and roof tiles which are the same profile and colour of the existing roof. The visibility of the proposed flat roof element will be reduced from what could be built under Class B with the pitched roof to the sides. This also decreases the rear flat roof as well.

The design of the roof extension will keep the front elevation to the principle street scene, in keeping with the character of the street with roof pitched reflecting the current roof and materials, with the dormer no longer visible from the front elevation. With comparison to what can be built, the South (side) elevation will have a pitched roof instead of the dormer cheek, which again is more in keeping with the original house design.

We believe this Householder application is far superior in layout and appearance to the accepted Class B loft conversion with dormer which can be built and therefore hope that this application will be supported.



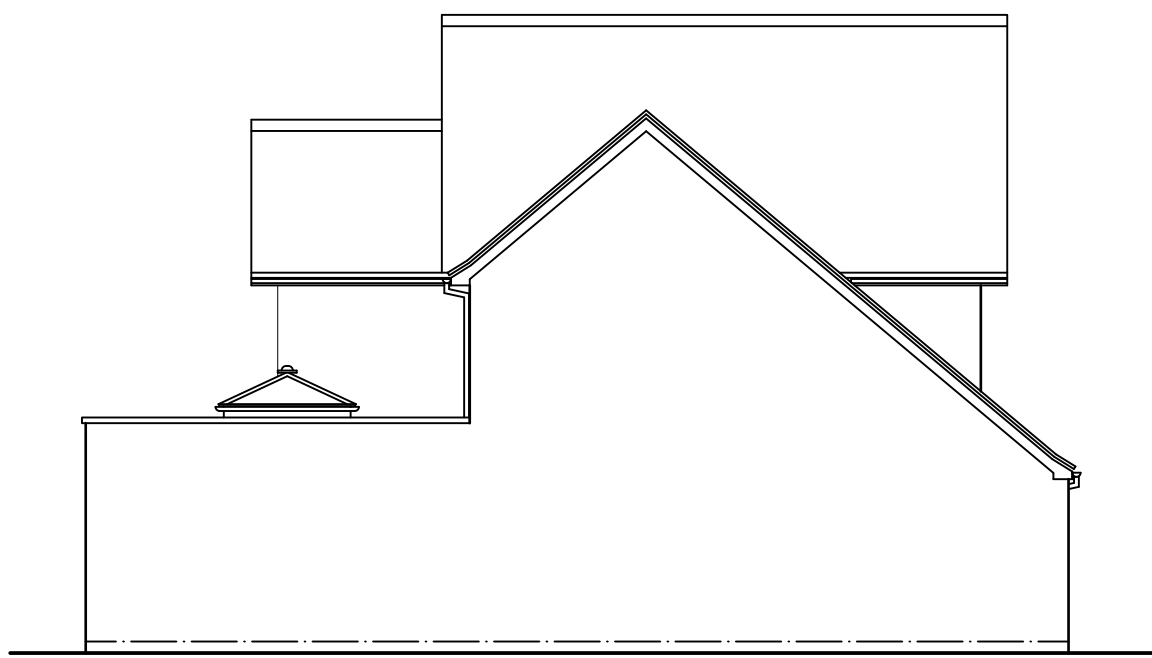
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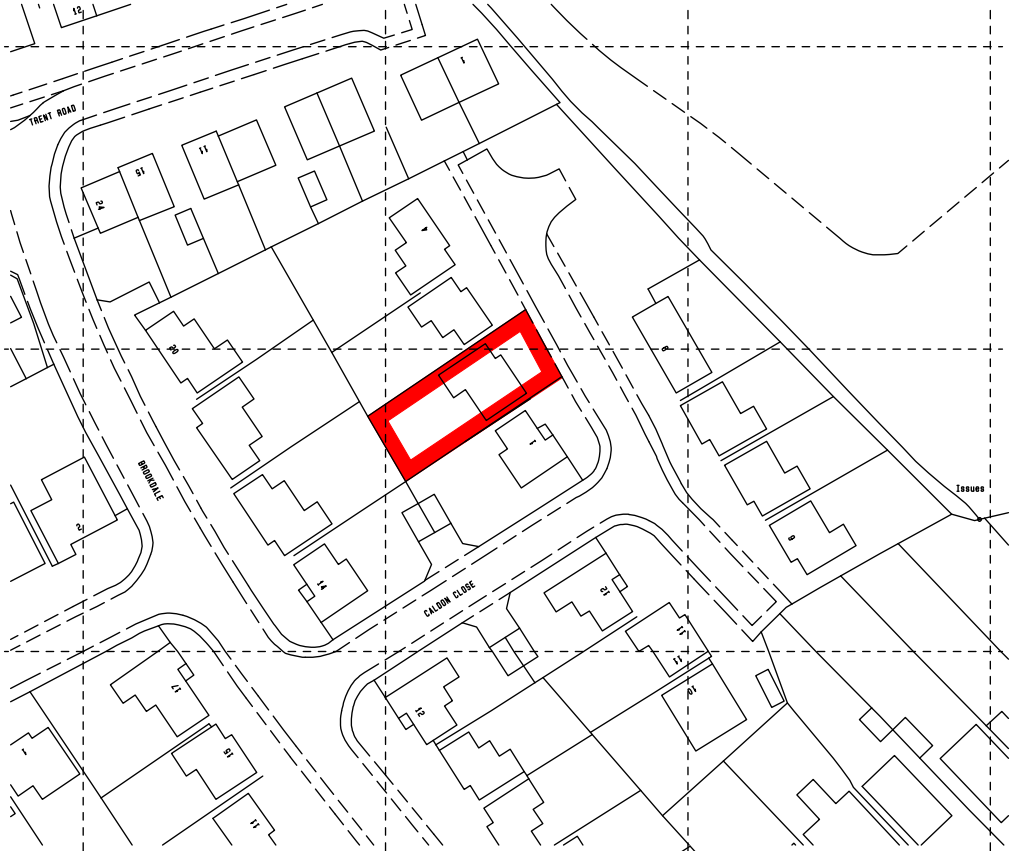
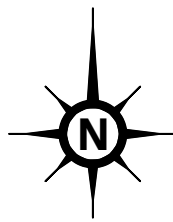
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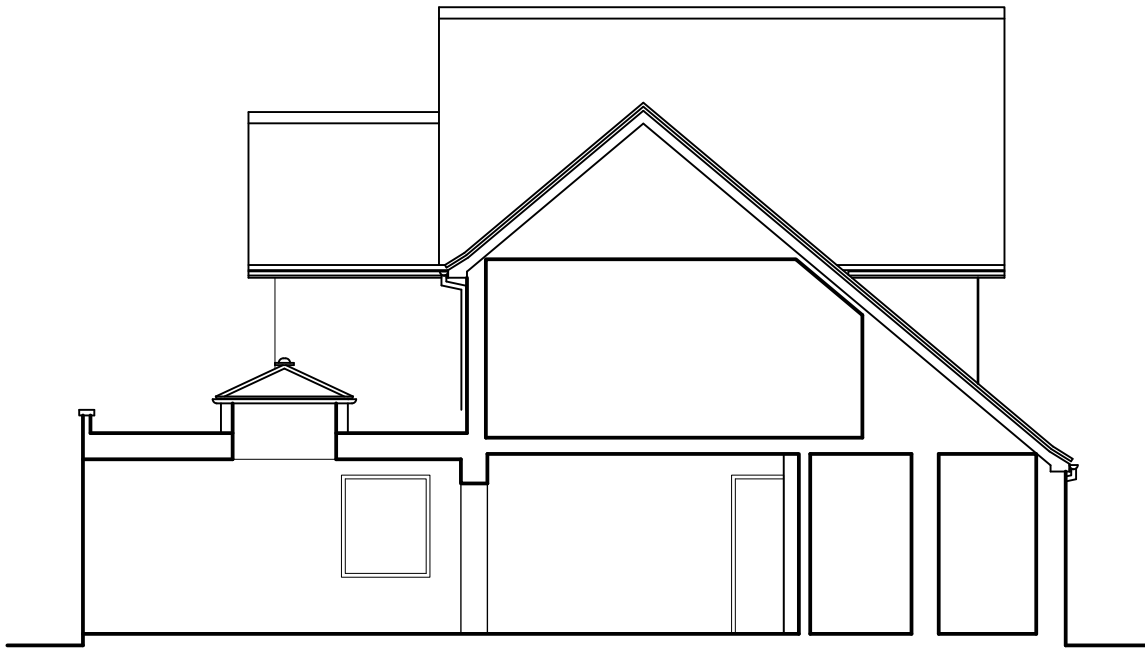
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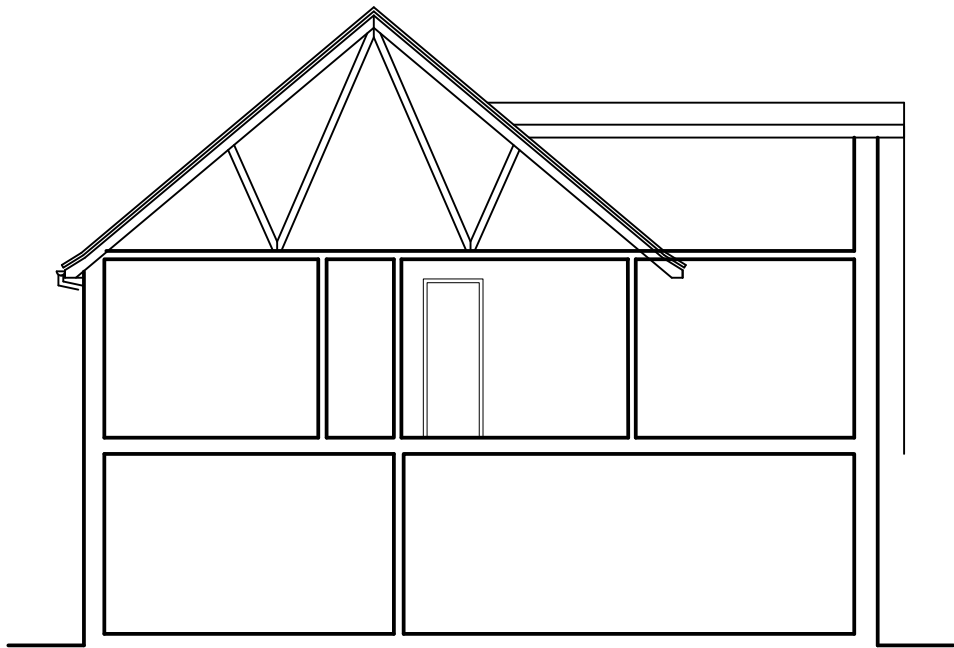
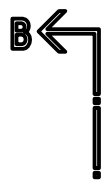
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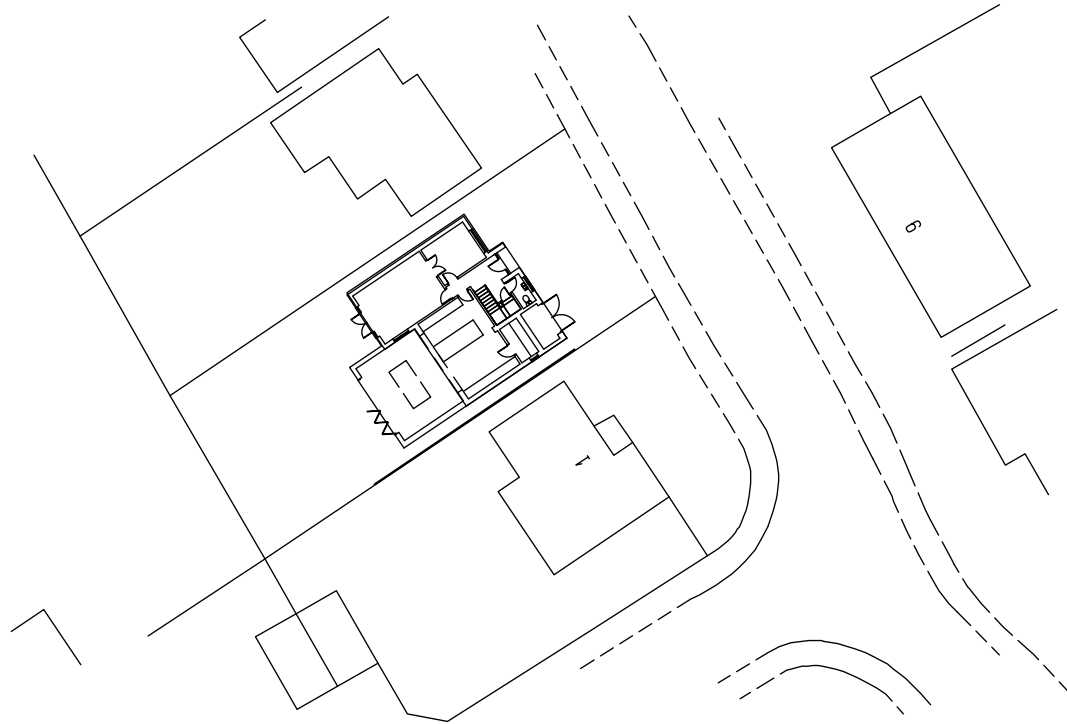
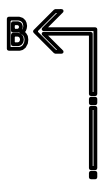
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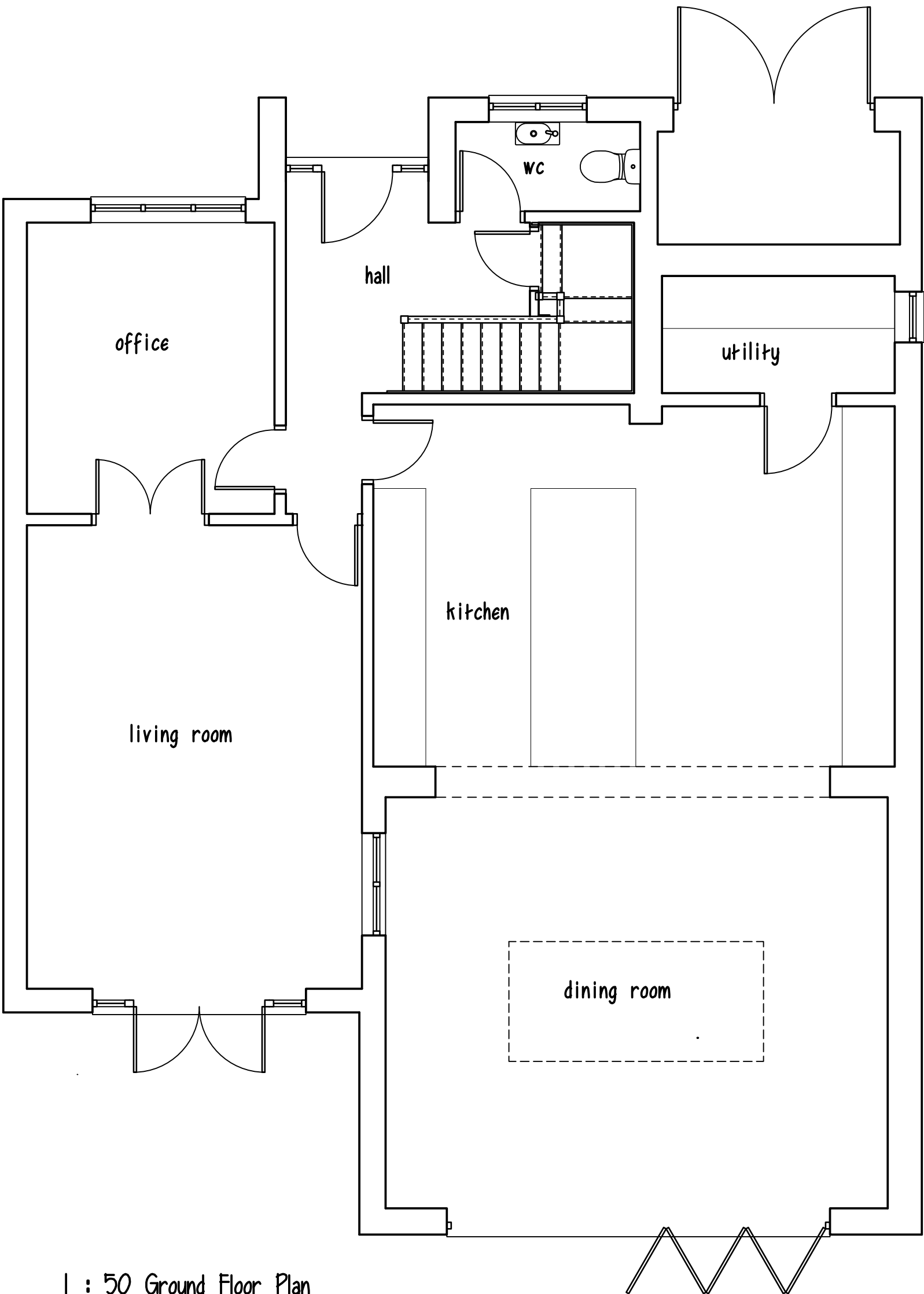
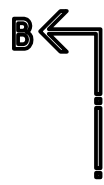
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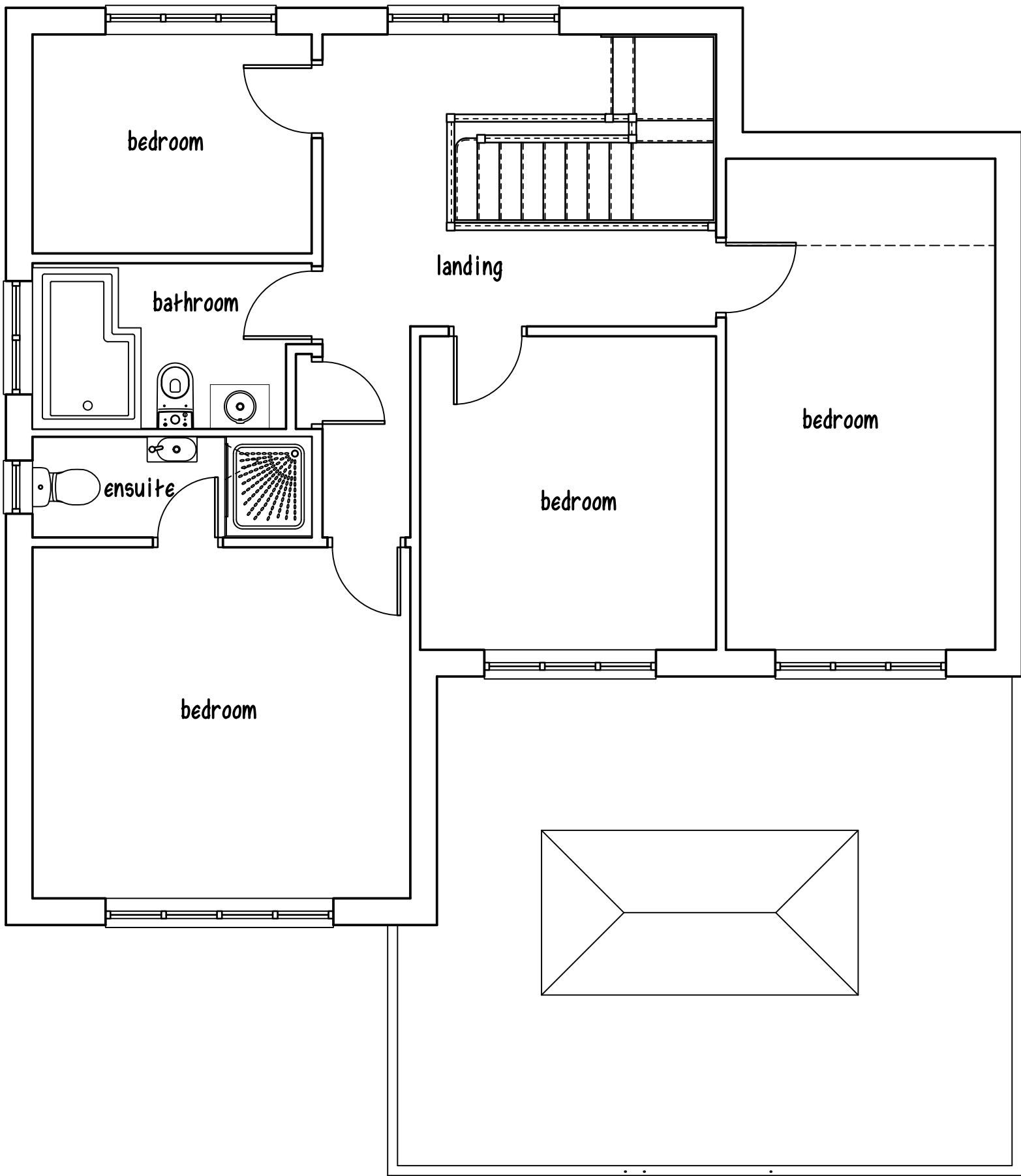
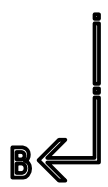
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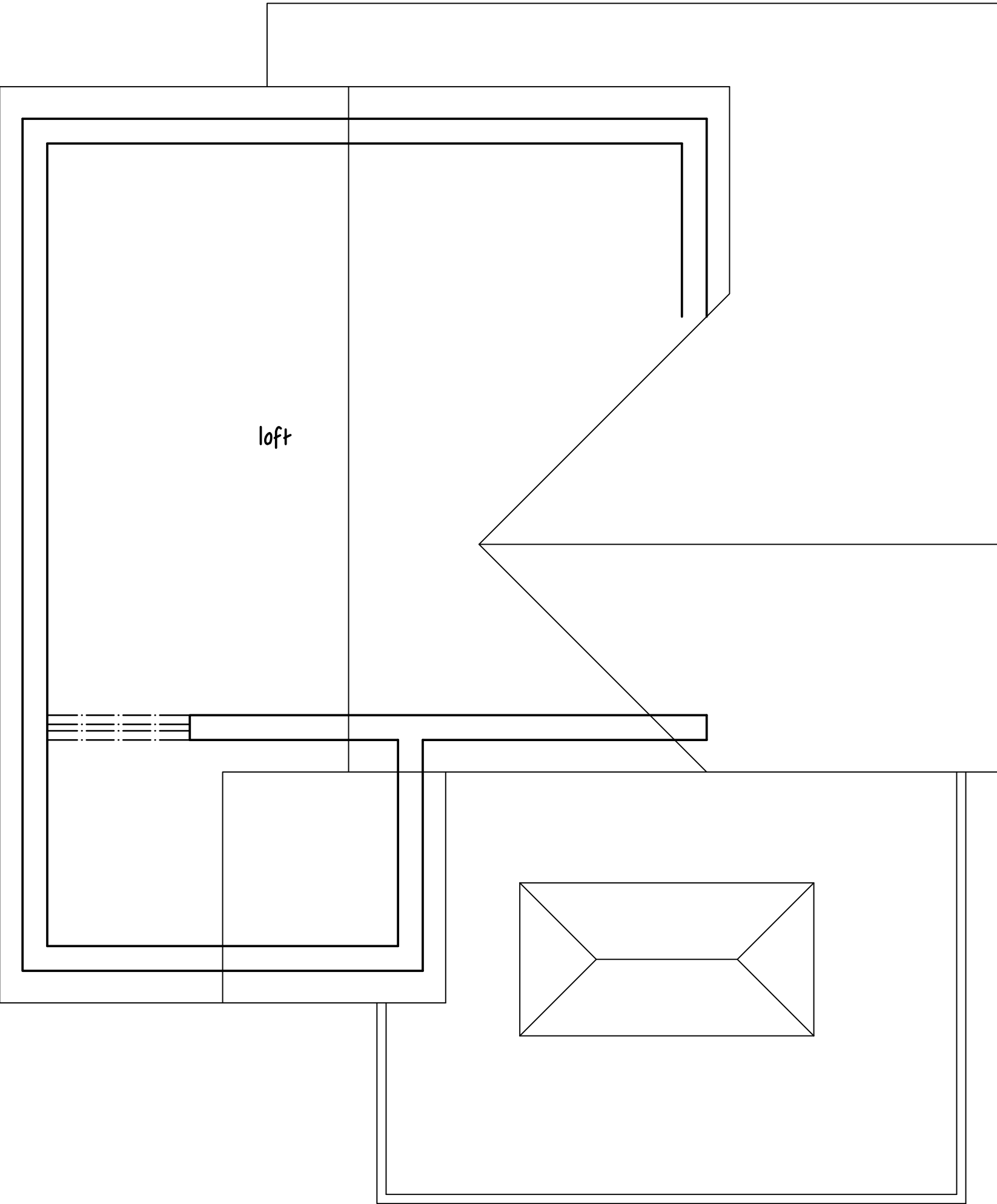
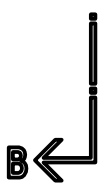
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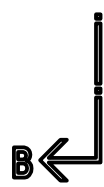
1 : 50 Ground Floor Plan



1 : 50 First Floor Plan



1 : 50 Loft Plan



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1 : 500 Scale Bar



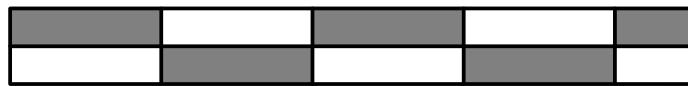
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1 : 100 Scale Bar



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1 : 50 Scale Bar

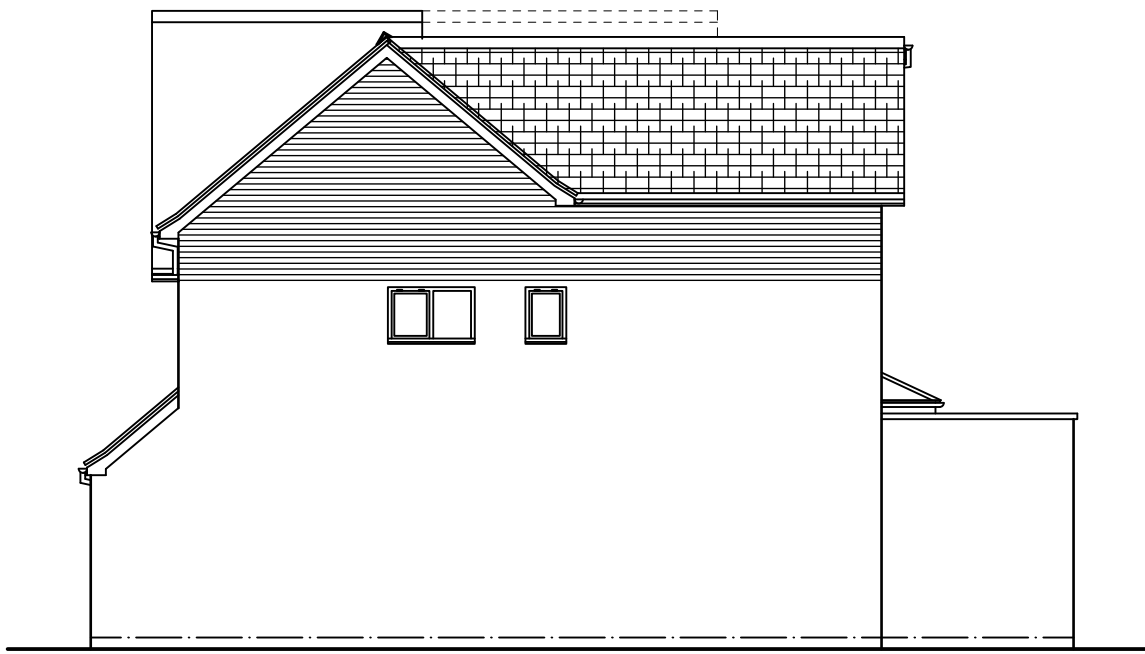
Disclaimer:
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Project PROPOSED ALTERATIONS 2 CALDON CLOSE HINCKLEY LEICESTERSHIRE LE10 0PQ		
Client CHRIS & SAMANTHA FRANCIS		
Drawing Title SURVEY DRAWING		
Drawing No 1357-01	Revision	Date 05-06-2024
Scale		
Drawn by : RMT	Checked by : _ _ _	
 A.R.Taylor Ltd Architectural Technologists 7 Greenway, Nuneaton arwicksire CV11 6NL tel: 024 7638 6997 enquiries@taylordesignltd		

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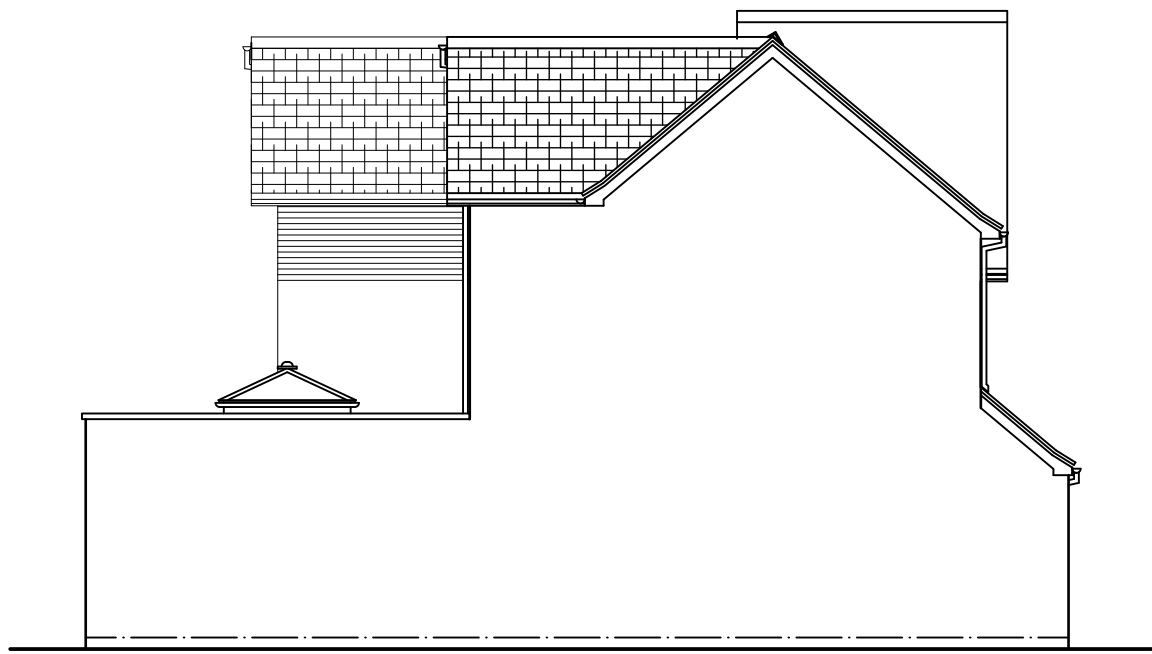
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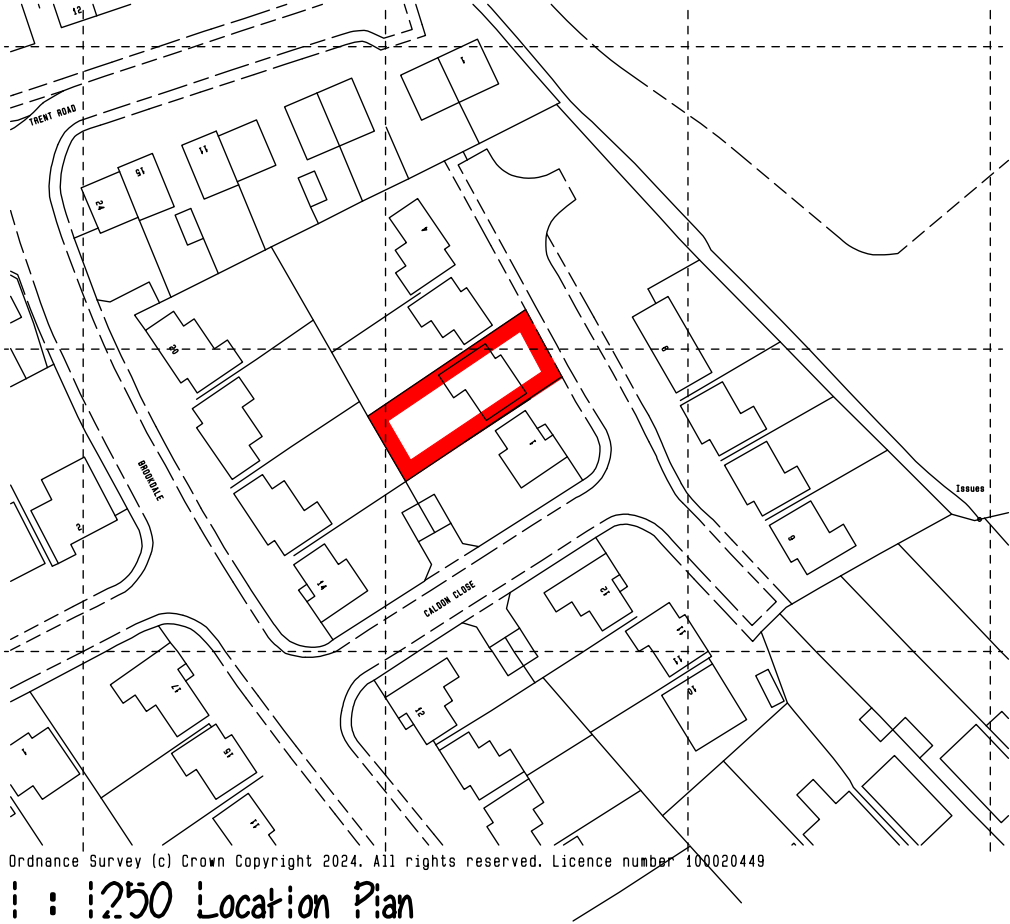
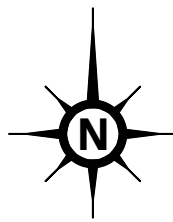
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1 : 100 Rear Elevation



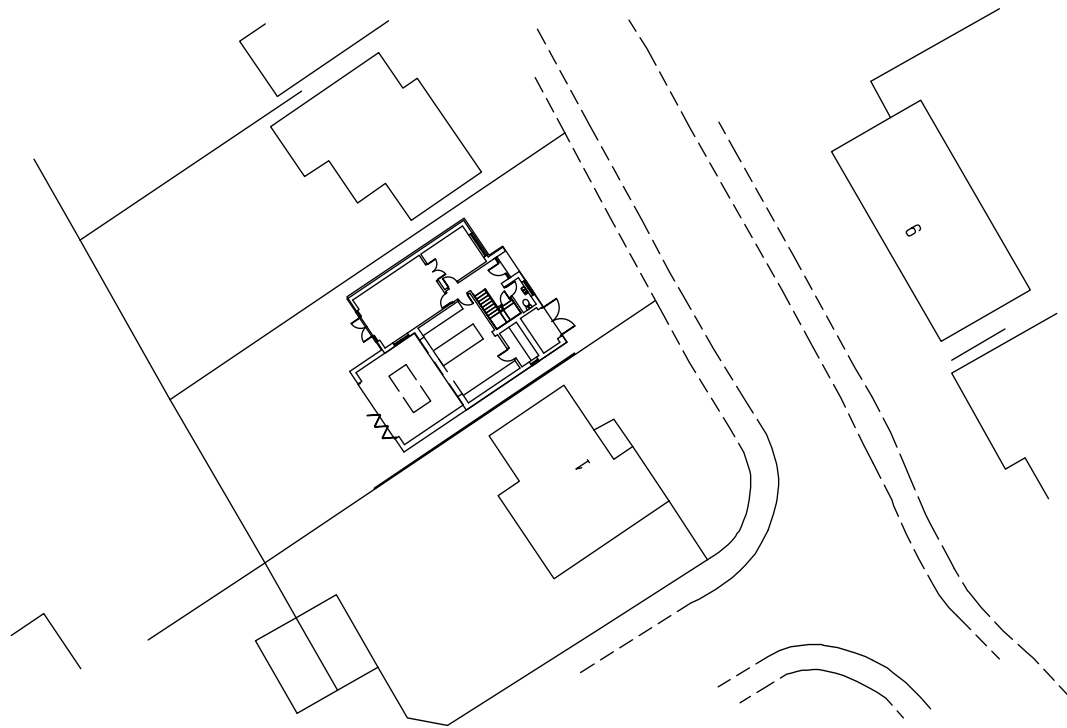
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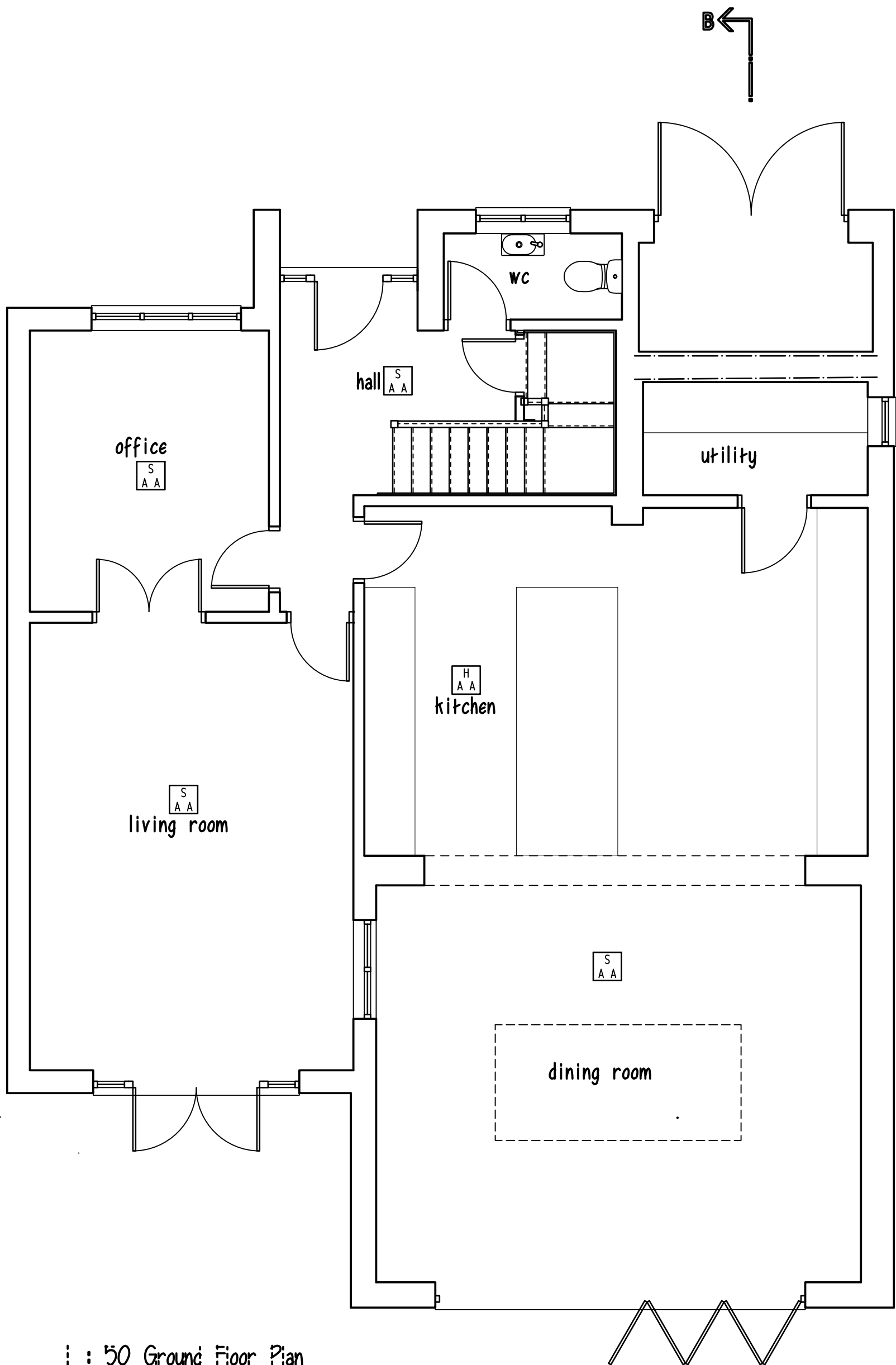
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1 : 1250 Location Plan

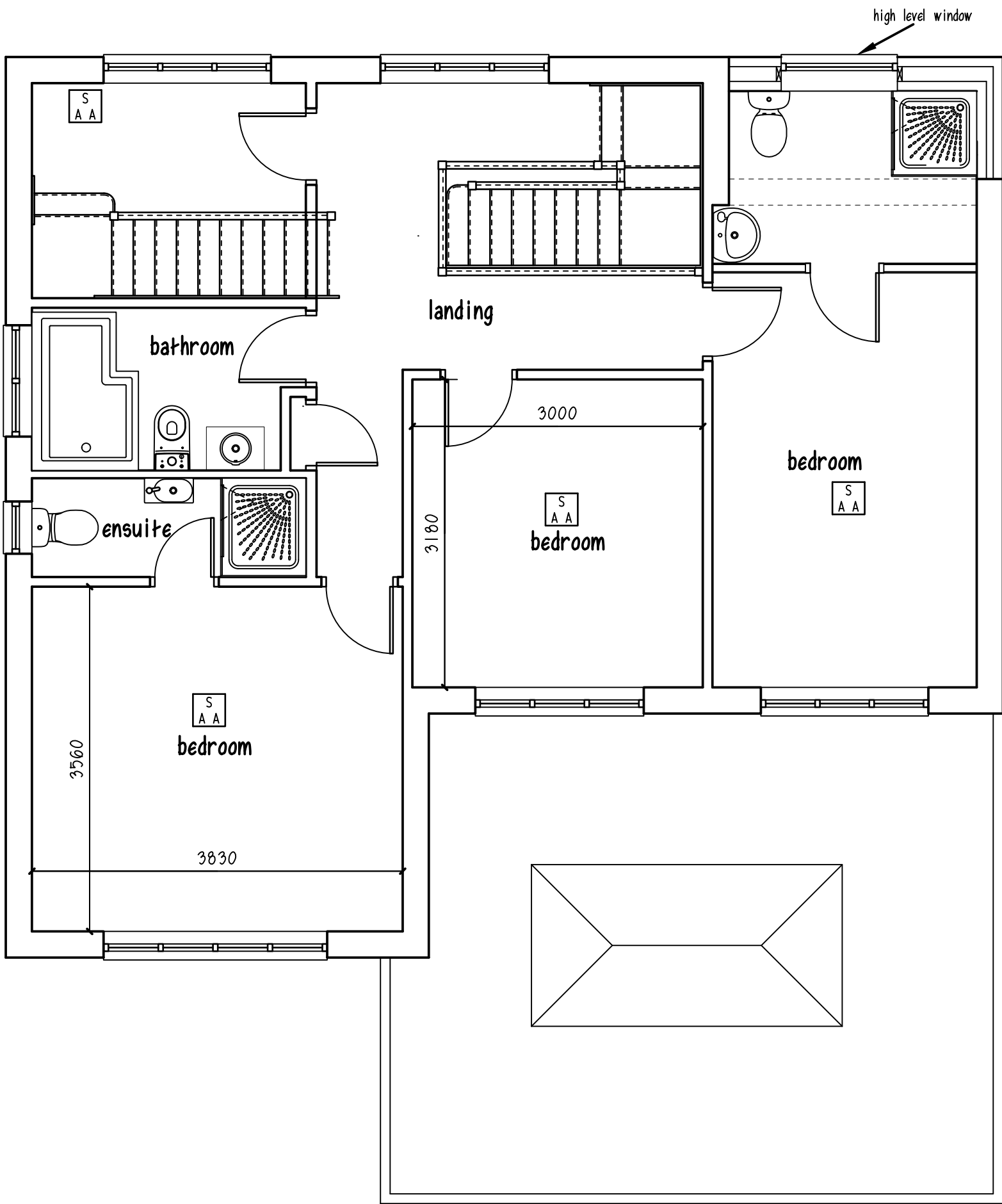
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-  Area Covered By Hear Detector



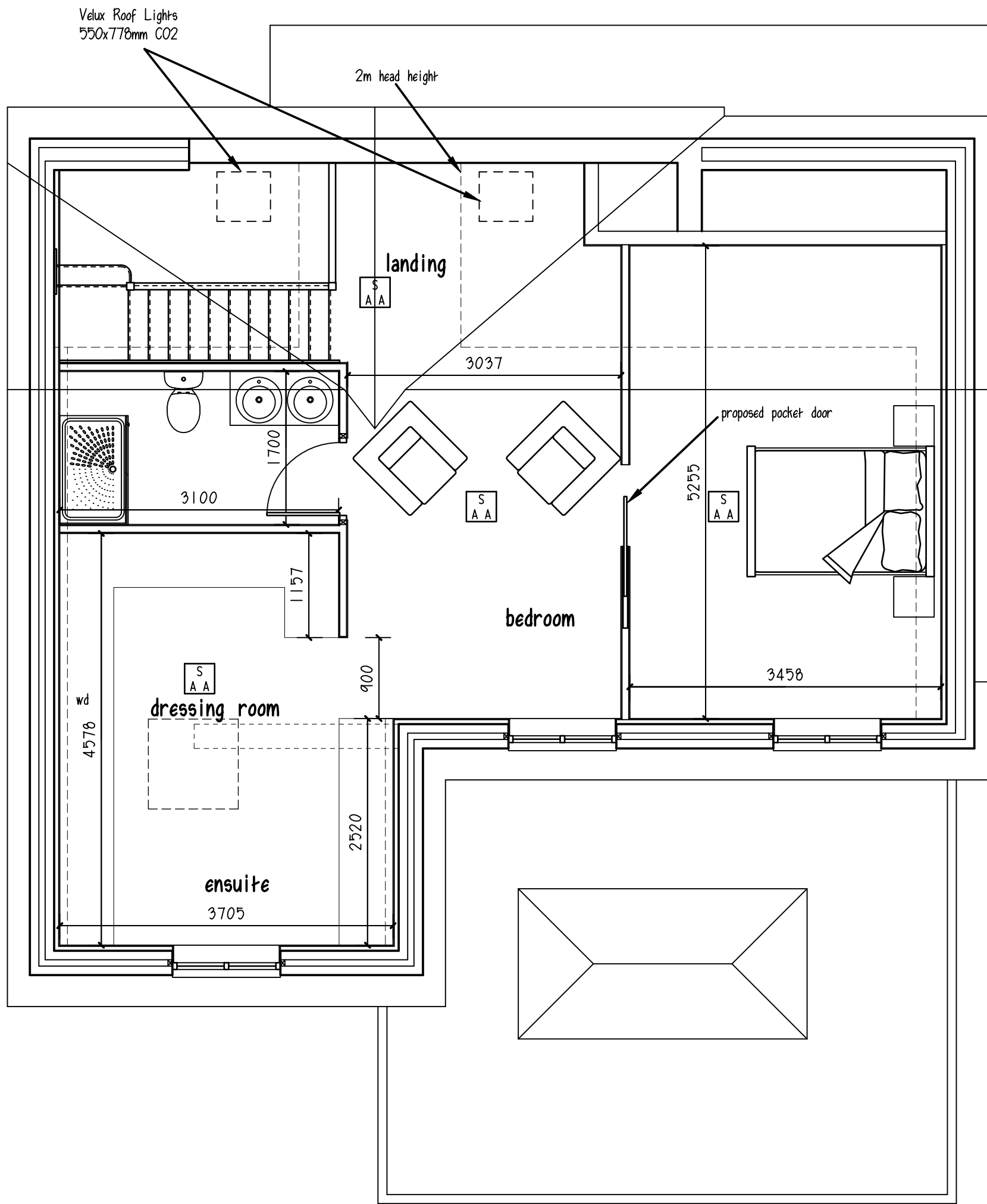
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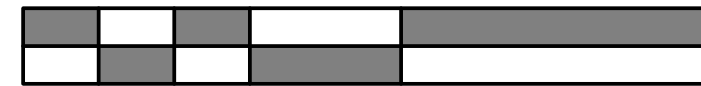
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1 : 50 First Floor Plan

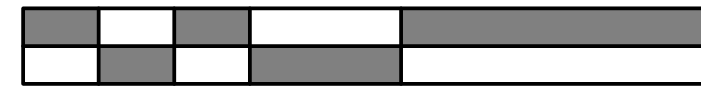


1 : 50 Loft Plan



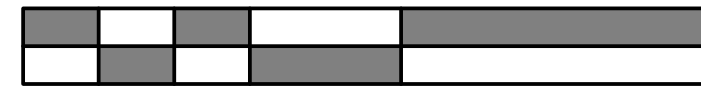
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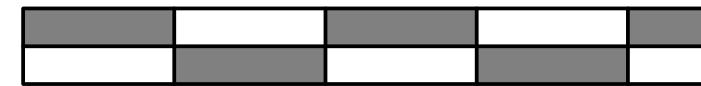
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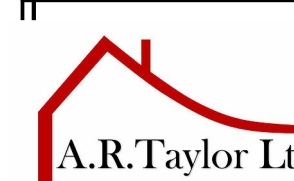
1 : 100 Scale Bar



1000 1000 1000 1000 1000

1 : 50 Scale Bar

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Project: PROPOSED ALTERATIONS 2 CALDON CLOSE HINCKLEY LEICESTERSHIRE LE10 0PQ		
Client: CHRIS & SAMANTHA FRANCIS		
Drawing Title: SKETCH SCHEME		
Drawing No: 1357-02	Revision: EB	Date: 16-09-2024
Scale:		
Drawn by: RMT		Checked by: _____
 A.R.Taylor Ltd Architectural Technologists 7 Greenway, Nuneaton arwicksire CV11 6NL tel: 024 7636 6997 enquiries@taylordesigntd		

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file hung walls

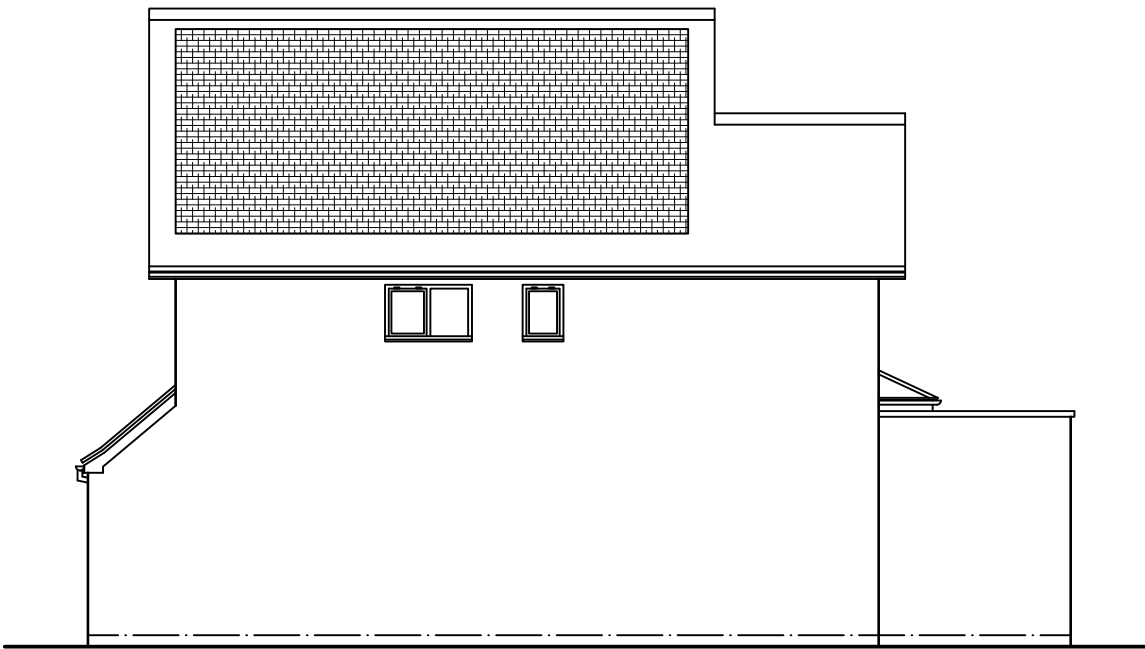
total dormer volume increase 50m

does not extend past the principal elevation that fronts the highway

not higher than ridge line of house



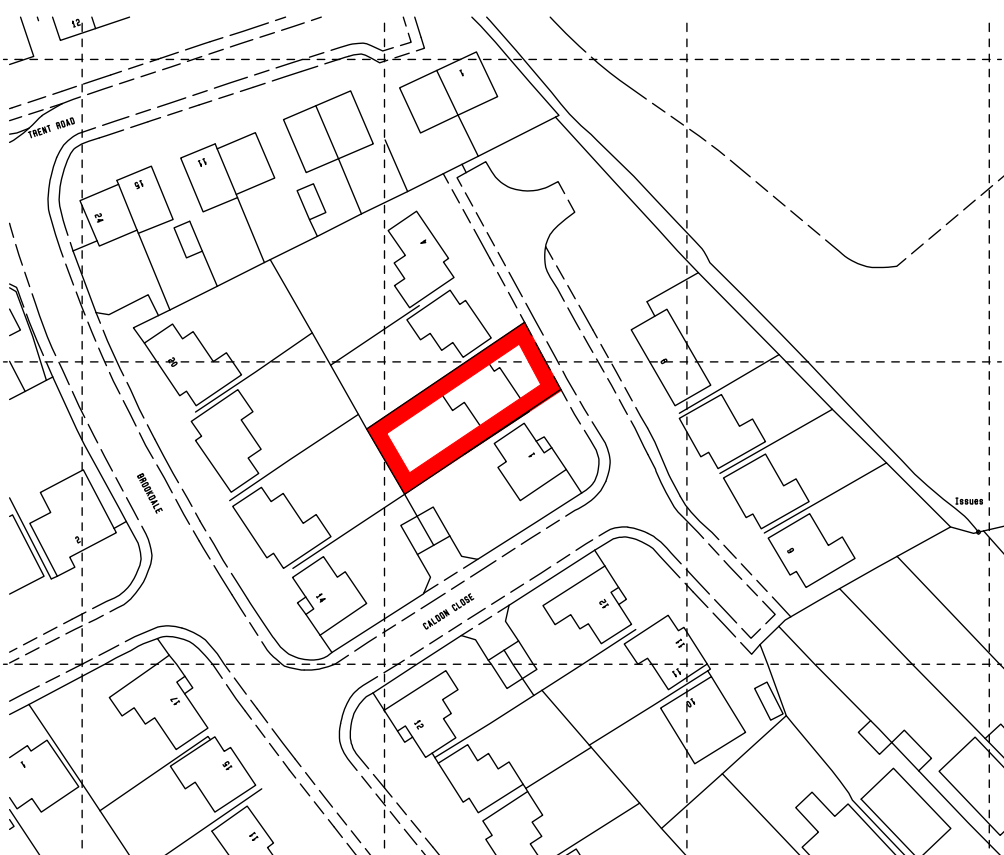
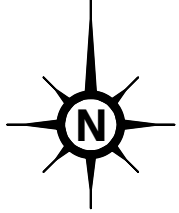
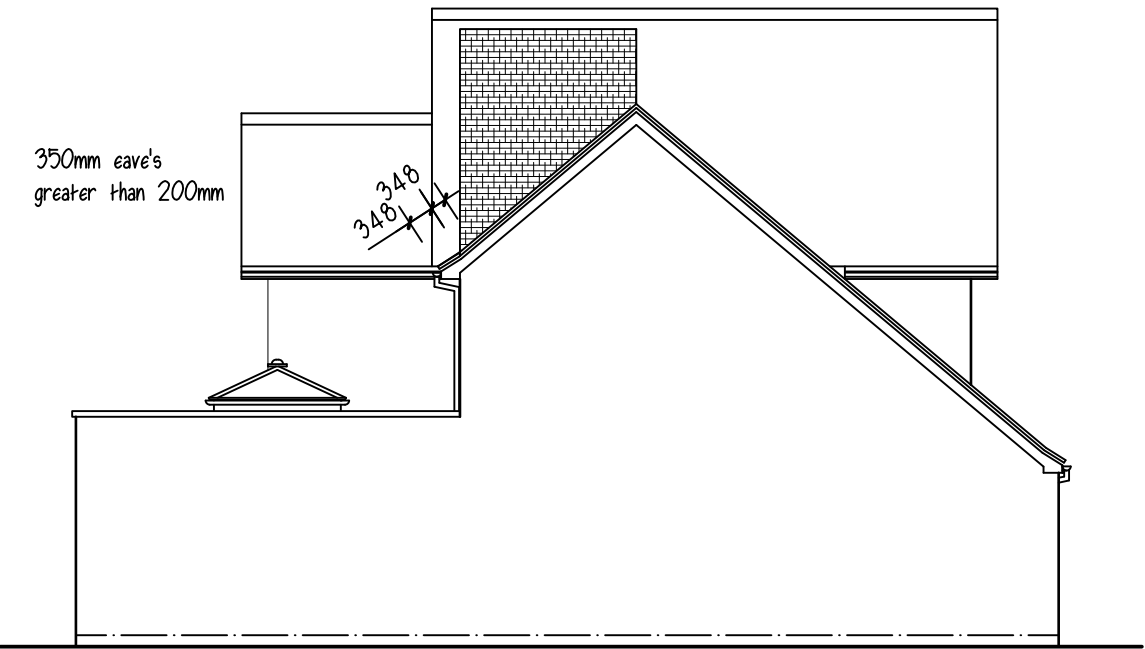
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1 : 100 Side Elevation



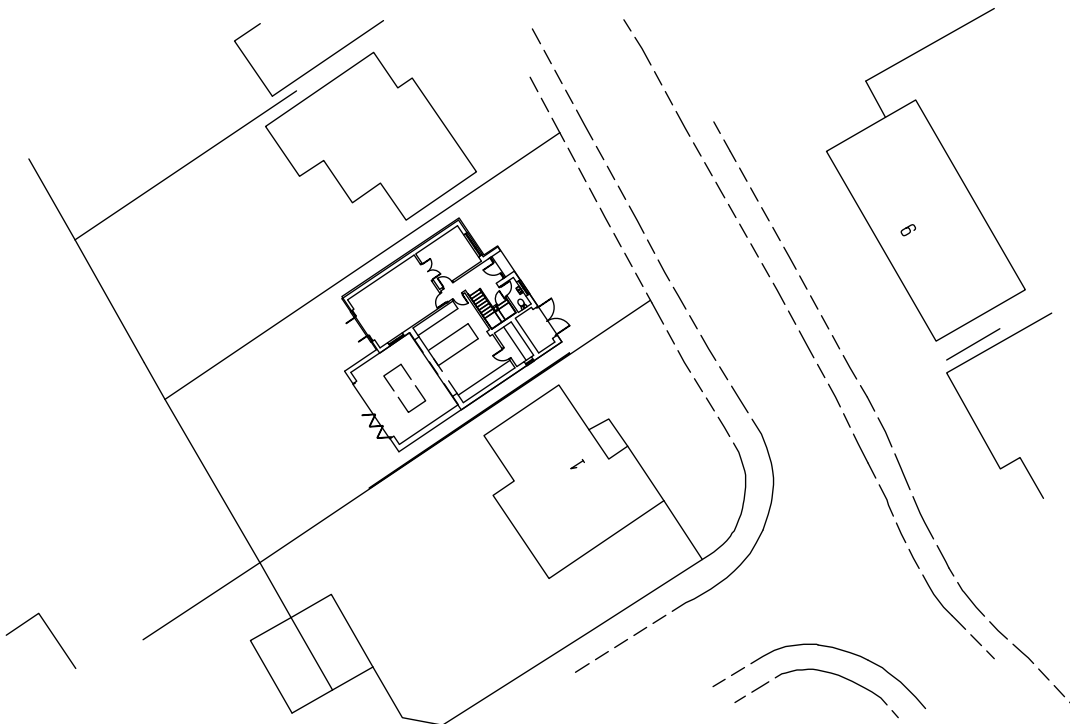
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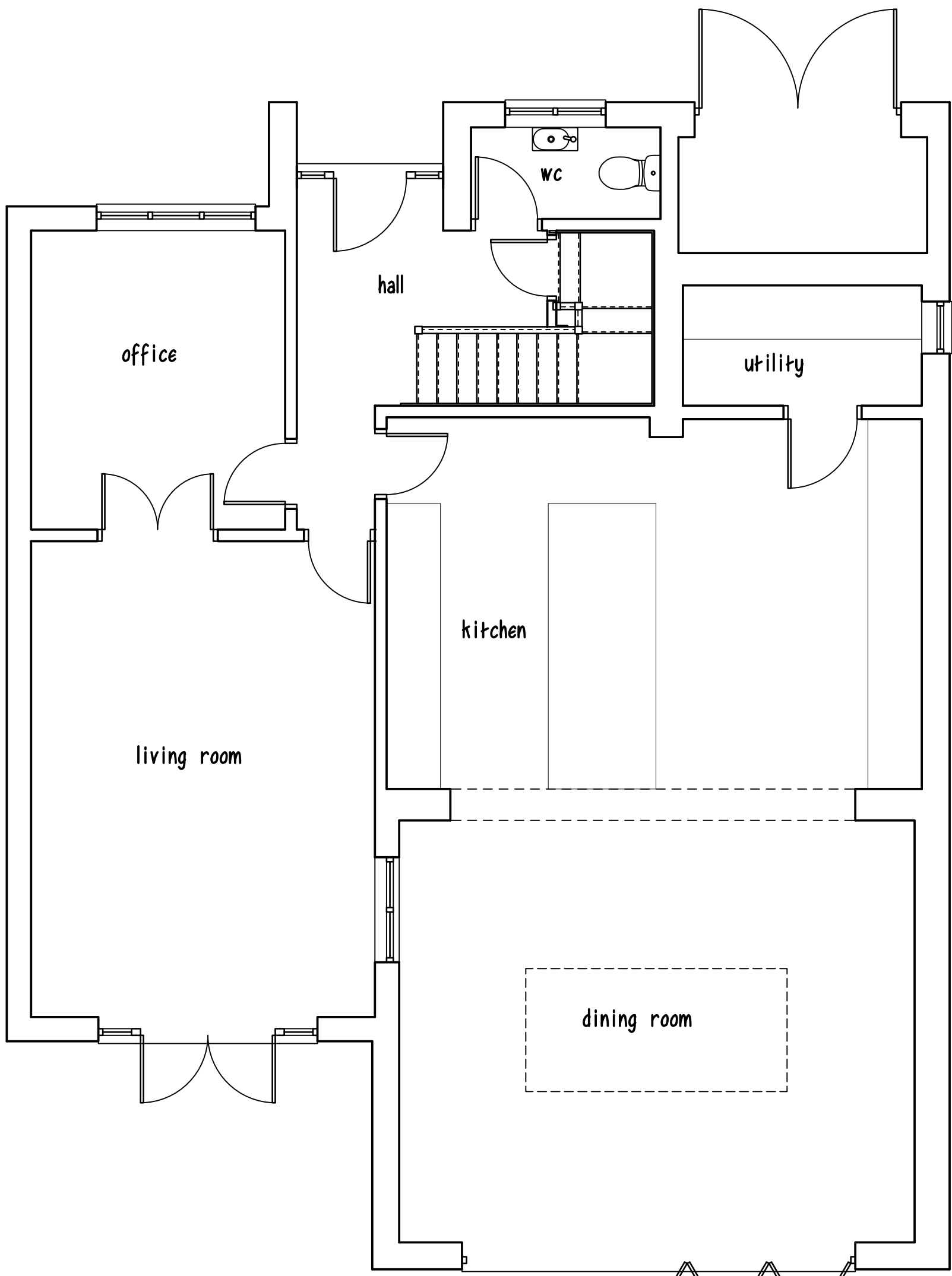
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1 : 1250 Location Plan

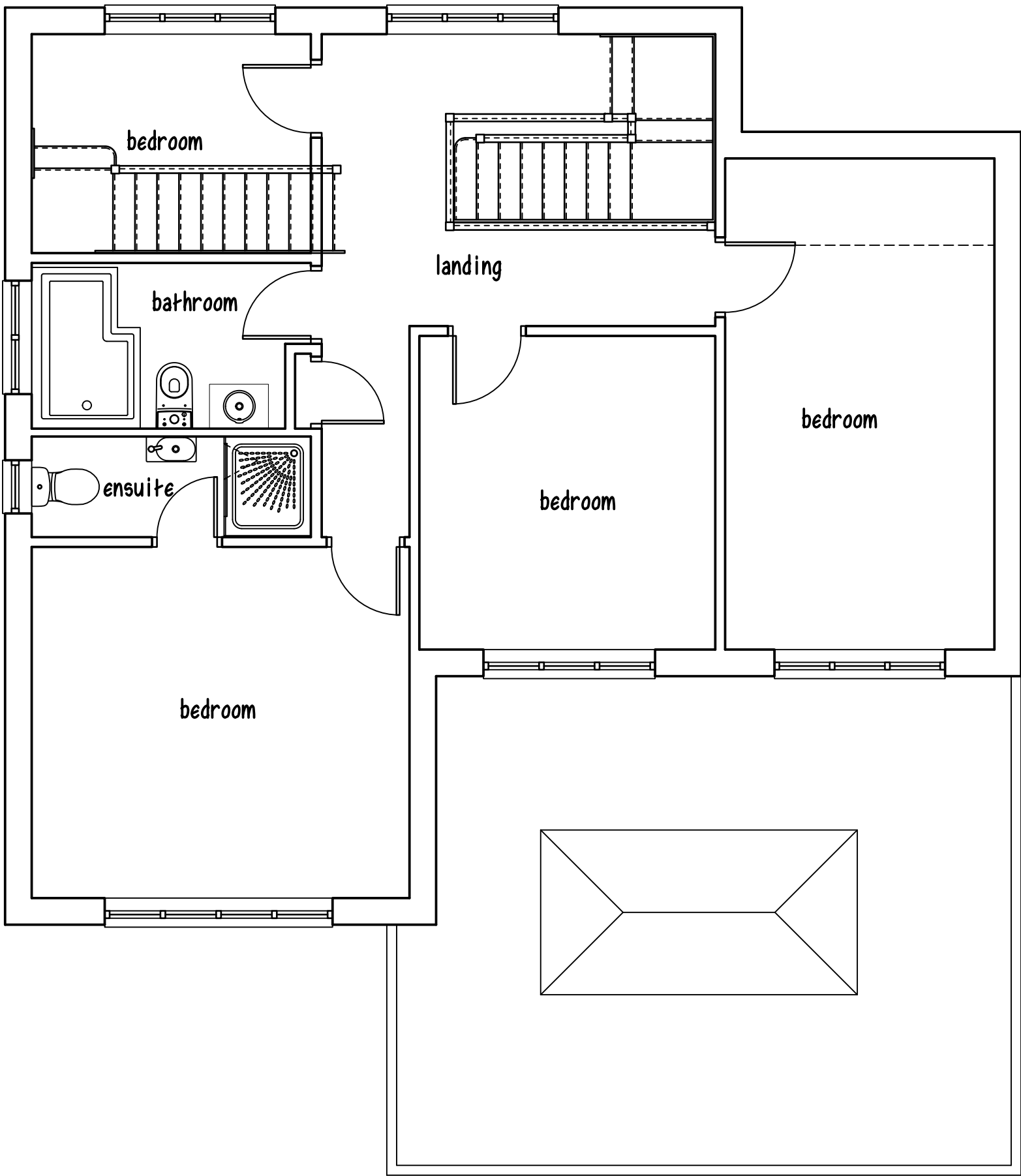
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-  Area Covered By Heat Detector



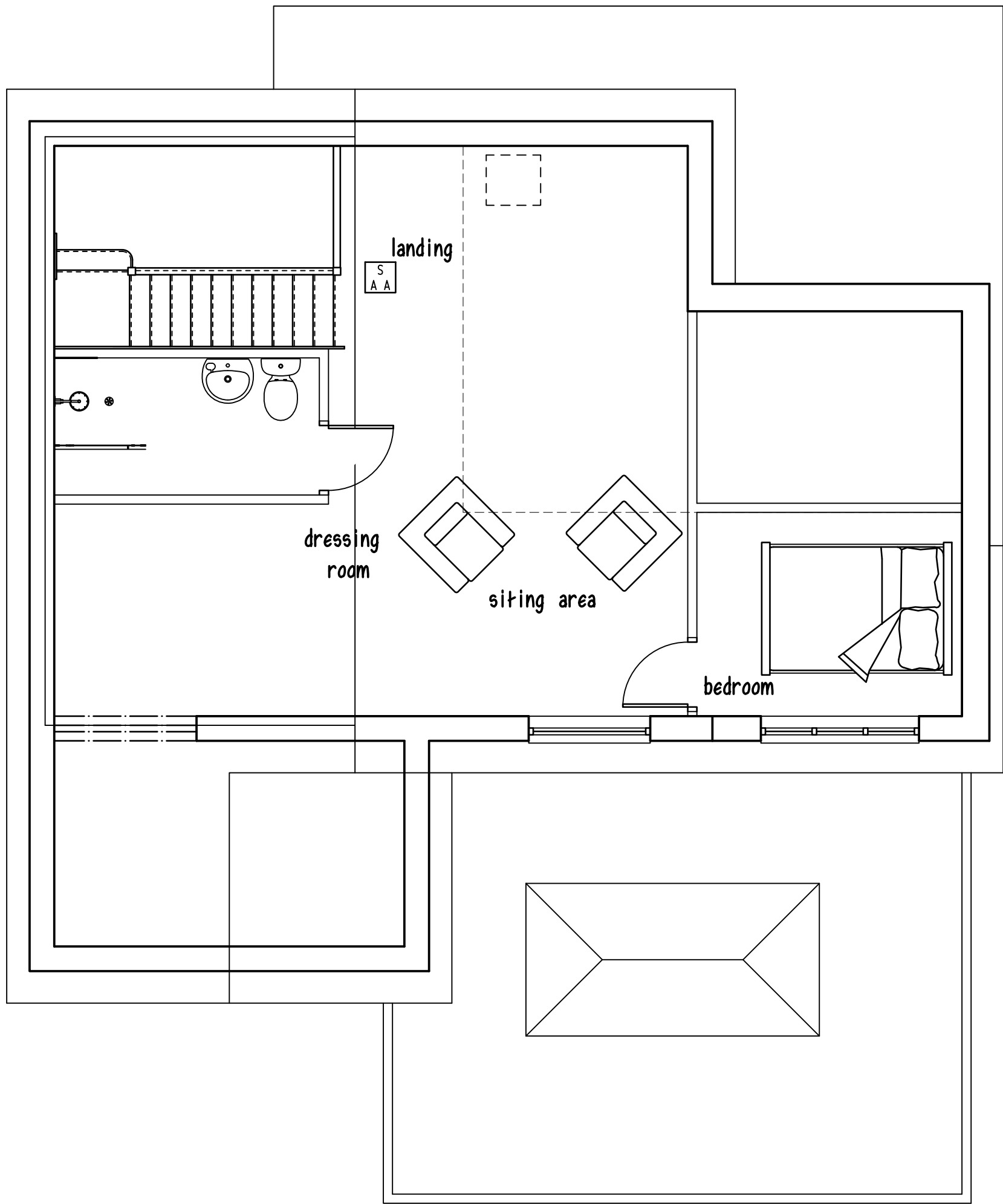
1 : 500 Block Plan



1 : 50 Ground Floor Plan



1 : 50 First Floor Plan



1 : 50 Loft Plan



5000 5000 5000 10000 20000

1 : 500 Scale Bar



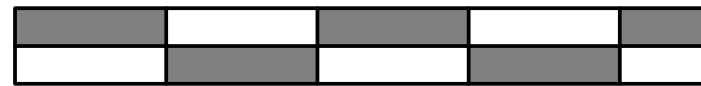
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1 : 100 Scale Bar



1000 1000 1000 1000 1000

1 : 50 Scale Bar

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Project PROPOSED ALTERATIONS 2 CALDON CLOSE HINCKLEY LEICESTERSHIRE LE10 0PQ		
Client CHRIS & SAMANTHA FRANCIS		
Drawing Title PERMITTED DEVELOPMENT		
Drawing No 1357-30	Revision A	Date 04-12-2024
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Drawn by : RMT		Checked by : ____
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