
PLANNING STATEMENT

for

DEMOLITION OF AN EXISTING REAR EXTENSION,
CONSTRUCTION OF NEW REAR EXTENSION & SIDE
EXTENSION

at;

21 LINDEN ROAD, HINCKLEY

417/230923

1 INTRODUCTION

- 1.01 This document provides supporting information in respect of the planning application submitted to the Local Planning Authority, Hinckley & Bosworth Borough Council, for the demolition of an existing rear extension, construction of a single storey rear extension and two storey side extension, associated with the existing residential dwelling.
- 1.02 It is prepared on behalf of the applicant in relation to the proposed development and provides information relevant to the site, its immediate environment and its context in relation to its surroundings. It also assesses any material planning considerations and local planning policy.
- 1.03 The current owner wishes to extend their dwelling to provide additional living and bedroom spaces for their growing family.

2 EXISTING SITE APPRAISAL

- 2.01 The site is located on the southern side of Linden Road, Hinckley. The site and the area immediately surrounding are residential dwellings, varying in size and age and with a mixture of original and extended properties.
- 2.02 The application dwelling has previously been extended to the rear, with a small utility room extension. There are no other changes from the dwelling as originally constructed.
- 2.03 The site is generally flat and contains the semi-detached with a thin access space to the side. The access is too small to provide vehicle parking and owners vehicles park upon the existing hardstanding to the front of the dwelling.
- 2.04 To the south are existing garden and private amenity space, bounded by closeboard fencing and hedging.

3 DEVELOPMENT PROPOSAL

3.01 The proposal is in two parts;

The demolition of the existing utility and replacement with a single storey rear extension, and

The construction of a two-storey side extension

3.01 Rear Proposal

3.02 The whole of this element of the application fall within the remit of permitted development (Class A of the GPDO). The distance from the rear wall is no greater than 3m and the height is no greater than 4m.

3.03 Whilst it does not require a specific permission, it is included within the application for the benefit of understanding the whole of the works when combined with the side extension.

3.04 Side Extension

3.05 The space to the side of the dwelling is insufficient for the parking of vehicles, however it does provide an external route of access, from the rear to the front of the dwelling.

3.06 The proposed side extension is not an uncommon type of domestic application and is a frequently found design for domestic extensions.

3.07 The side (east) elevation faces the gable of the adjacent dwelling, 19 Linden Road, which contains windows to the staircase and kitchen. Both of which are non-habitable spaces.

3.08 The application site currently has two windows on the gable wall facing 19 Linden Road; at the ground floor is a window to the kitchen/dining room and, at the first floor, a landing window at the top of the stairs.

3.09 The application proposes the removal of both of the existing windows, increasing privacy to 19 Linden Road. There is the inclusion of a ground floor cloakroom, however this will have obscured glazing and the existing fence will obscure the majority of any view to that window.

3.10 In respect of the roof design; traditionally, a fully hipped roof would be the solution, however there is insufficient space for a meaningful extension to be wholly included within the boundaries of the application site.

3.11 An alternative would be to have a gabled elevation, with a verge, to contain the works within the application boundaries. However, the change in appearance from the existing hip, facing the adjacent hip, to a gable would be at odds with the balance of the streetscene.

- 3.12 Whilst the GPDO allows for an existing hip to be changed to a gable, it would again appear unbalanced with the adjacent dwellings.
- 3.13 Whilst the application site and its immediate neighbours appear to have been constructed around the same period, there are many different roof configurations within the immediate environment.
- 3.14 There are examples of hips and gables, dormer, render, brickwork and cladding within the dwellings adjacent and opposite. There is therefore no specific and consistent designs to mimic.
- 3.15 However, mindful that a hipped solution would necessitate the reduction in width of the proposal, and produce an unusable internal space, the final design solution introduces a 'Dutch hip'.
- 3.16 This reflects the presence of the original hipped roof, whilst adequately dealing with the requirement to ensure all works are within the application site boundaries.
- 3.17 The position of the front wall of the extension is 'set back' and the roof line is 'set down', following acceptable design principles when extending dwellings.
- 3.18 The front elevation will replicate the brickwork plinth detail, with render above and be in keeping with the detail found upon the host dwelling. The side and rear will replicate the render finish to match the existing.
- 3.19 The main roof to the dwelling is slate and it is proposed, primarily on cost grounds, to finish the newly extended roof with a reconstructed slate tile e.g. Redland Cambrian. This type of slate contains ~60% recycled Welsh slate.
- 3.20 As is the case with any new roof extension, there is always a difference between aged tiles and new, however, with both the set down and set back, there is a clear break between the differing finishes.

4 PLANNING POLICY

- 4.01 The site is located within an existing residential environment and the extension of residential dwellings are acceptable.
- 4.02 As explained above, the only changes to visual amenity are related to the gable wall of the adjacent dwelling. However, the application seeks the removal of two windows and the introduction of one (obscured glazed) window. There is therefore, no detrimental affect upon adjacent dwellings.