

Planning Statement

Site: 71 Paddock Way, Hinckley, LE10 0BZ

1.0 Summary

The application proposed and meeting the requirements under Permitted Development policy in request for a Lawful Development Certificate.

The proposal is for two separate extensions on the dwellings at 71 Paddock Way, Hinckley. One to the rear of the property, single storey 4.5m wide by 2.5m deep. The second on the west elevation, single storey 1.7m deep by 4.2m long.

2.0 Proposal

Rear Extension:

This will be a single storey extension 4.5m wide by 2.5m deep. The extension will be formed with an external brickwork skin to match the brickwork to the front porch on the property, this will be tied into the existing render skin on the property. The extension will have a flat roof to enable the roof to be tied into the property under the existing first floor windows, the roof will have a UPVC roof lantern in the middle of the roof (2.5m wide by 1m). The roof will be surrounded by a brickwork parapet which will be topped with a once weathered stone capping. The stone capping will match the stone used on the stone under the window cills on the front elevation of the house. The bi-folding doors and windows will match the style of the existing UPVC windows and doors.

An opening will then be enlarged through the existing property to form this new extension into a living, dinner kitchen on the property.

West Elevation Extension:

This extension is proposed to replace the current side porch on the property. The proposal will be matching the style of the proposed rear extension in this application, single storey extension 1.7m deep and 4.2m long along the west elevation of the property. External brickwork skin to match the brickwork on the existing front porch, flat roof with two non-openable flat roof windows (0.8m by 1m). The roof will be surrounded by a brickwork parapet which will be topped with a once weathered stone capping. The stone capping will match the stone used on the stone under the window cills on the front elevation of the house. Both doors will then match the existing UPVC doors on the property.

3.0 Characteristics

Both proposed extensions will use matching materials already featuring on the property, the brick used will match the brickwork on the front porch, the stone capping on the parapet will match the material on the stone cills under the windows to the front elevation of the house.

The West elevation extension will be visible, however this will be in keeping, as there is already an existing brick wall for the full length of the drive, and the proposed extension will be matching that wall on the same elevation of the property.

The existing property is rendered, with a brick half height wall to the porch the extensions proposed I believe will be in keeping with the look and character of the appearance of the Paddock Way estate which has a mixture of brickwork, render and mixed brickwork and render facades on the development.

Neither of these extensions will impact the neighbouring properties.

4.0 Compliance

Evidence to Verify the application for a Lawful Development has been included within a sperate document forming part of this application.

5.0 Conclusion

Both the proposed extensions matching the character and appearance of the existing development on the Paddock Way Estate and both meet the requirements of the permitted development rights.

We believe the proposal meets the character of the appearance of the estate, however, should there be any comments on the appearance on the west elevation extension we would be happy to review any comments as we also want to ensure this is in keeping with the current street scene.