



Planning Statement

Proposed Rear Single-Storey Extension with Parapet Walls

Site Address: 17 York Road, Hinckley, LE10 0RH

Applicant: Alan Wainde

Date: 06.10.25

1. Introduction

This Planning Statement has been prepared in support of a proposal for a single-storey rear extension to the existing detached bungalow at 17 York Road. The proposed works are intended to enhance the quality and functionality of the living accommodation while respecting the character of the existing dwelling and surrounding area.

The proposal falls within the scope of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and is therefore submitted to demonstrate compliance with Permitted Development (PD) rights under Class A of Part 1, Schedule 2.

2. Site and Context

The property is a detached single-storey bungalow located within a predominantly residential area. The site benefits from a generous rear garden, with no listed building designation and it is not situated within a Conservation Area, Article 4 Direction Area, or other restrictive designation. The surrounding properties are of mixed age and style, several of which have benefitted from similar extensions under permitted development.

3. Proposal

The proposal seeks to erect a single-storey rear extension with parapet walls, providing additional internal floor space to accommodate an enlarged kitchen dining/living area.

Key elements of the proposal:

- Depth of extension: 4.0 metres measured from the original rear wall of the bungalow
- Overall height: 3.2 metres to top of parapet wall
- Eaves height: Not applicable due to parapet design; the height to the flat roof behind the parapet will not exceed 3m
- Roof type: Flat roof concealed behind parapet walls
- Materials: Walls to match existing dwelling; parapet and coping stones in complementary materials; flat roof in high-performance waterproof membrane

4. Permitted Development Compliance

The proposal has been designed to fully comply with Class A of the GPDO. Specifically:

- The extension does not project more than 4 metres beyond the original rear wall of the bungalow (detached property).
- The maximum height of the extension does not exceed 4 metres.
- The eaves height does not exceed 3 metres, and where parapet walls are used, the flat roof behind remains under this limit.
- The extension occupies less than 50% of the total curtilage of the original dwelling.
- There are no verandas, balconies, or raised platforms.
- Materials are of similar appearance to the existing dwelling, ensuring visual integration.
- The extension does not include any side-facing windows that would result in overlooking.

Accordingly, the proposal meets all the relevant criteria for development permitted by Class A of Part 1 of Schedule 2 of the GPDO.

5. Design and Impact

The proposed extension is modest in scale and height, designed to remain subordinate to the host dwelling. The use of parapet walls provides a clean, contemporary finish that complements the existing architecture without introducing visual bulk.

Due to its rear location, the extension will not be visible from the public realm, and it will have no adverse impact on the character or appearance of the street scene. Furthermore, the single-storey scale and considerate positioning ensure that the extension will not cause any material harm to the amenity of neighbouring properties in terms of loss of light, overbearing impact, or overlooking.

6. Conclusion

This statement demonstrates that the proposed single-storey rear extension with parapet walls fully complies with the requirements of permitted development rights under Class A of the GPDO. The extension is well designed, proportionate, and respects both the host property and its surroundings.

On this basis, it is considered that the proposal constitutes permitted development, and a Lawful Development Certificate should be granted.