

DESIGN THREE SIXTY^o

PLANNING, STATEMENT FOR NEW 3 BEDROOM BUNGALOW

LOCATED AT:

Land adjacent to

29 Elizabeth Road,

Hinckley,

LE10 0QY

1. Introduction

This Planning Statement is submitted in support of a full planning application for the construction of a new detached dormer bungalow on land adjacent to 29 Elizabeth Road, Hinckley, LE10 0Q. The site was formerly part of the garden associated with 62 Middlefield Lane, Hinckley. The proposal seeks to make efficient use of a vacant parcel of land by providing a high-quality, sustainable residential dwelling in accordance with national and local planning policies.

2. Site Description and Context

The application site is a vacant plot of land located within an established residential area of Hinckley. It is positioned adjacent to 29 Elizabeth Road and was previously part of the garden to 62 Middlefield Lane. The surrounding area comprises a mix of detached and semi-detached dwellings, with a variety of architectural styles. The site benefits from good access to local amenities, public transport, and essential services.

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3. Proposal

The proposal is for the construction of a detached dormer bungalow designed to be in keeping with the surrounding residential character. The dwelling will provide a modern and energy-efficient home while respecting the scale, massing, and design of neighbouring properties. Key aspects of the proposal include:

A well-proportioned single-storey dwelling with dormer windows to provide additional living space in the roof.

A high-quality design using materials that complement the existing built environment.

Off-street parking provision in accordance with local highway requirements.

Private amenity space to the rear of the property.

Landscaping enhancements to improve the visual appeal of the site.

4. Planning Policy Context

The proposal aligns with national and local planning policies, including:

National Planning Policy Framework (NPPF): The development makes efficient use of land, contributes to housing supply, and promotes sustainable development.

Hinckley & Bosworth Borough Council Local Plan: The proposal supports policies relating to housing provision, sustainable development, and design quality.

Design and Sustainability Principles: The development respects the character of the area, provides adequate amenity space, and meets energy efficiency standards.

5. Design and Impact Considerations

The proposed dwelling has been designed to ensure minimal impact on neighbouring properties. Considerations include:

Maintaining appropriate separation distances to prevent overlooking and loss of privacy.

A roof design that minimises overshadowing.

A scale and massing that harmonises with the existing street scene.

6. Access and Parking

Vehicular access to the site will be from Elizabeth Road, with off-street parking provided in line with local highway standards. The design ensures safe and convenient access for future residents.

7. Conclusion

This proposal represents a sustainable and appropriate form of development that makes effective use of an underutilised site within an established residential area. The design respects the character of the surrounding area while contributing positively to the local housing supply. Given its compliance with national and local planning policies, we respectfully request that planning permission be granted.