

Planning Statement

In support of an application for a Lawful Development Certificate

Project: Proposed Single Storey Rear Extension

Site Address: 97 Featherston Drive, Burbage LE10 2PW

Applicant: Darren Grewcock

1 Introduction

This statement is in support of an application for a Lawful Development Certificate and should be considered in conjunction with:-

- Dwg No 26.12.01A – Floor Plan
- Dwg No 26.12.02A – Elevations
- 1:1250 s=Site Location – 1:500 Block Plan

2 Background

97 Featherston Drive, Burbage LE10 2PW is a semi-detached property located in a well established residential area within the settlement boundary of Burbage. The applicant wishes to construct a single storey rear extension.

3 Proposal

1. The proposed extension will project 3m back from the rear wall of the dwelling.
2. The total height of the extension will be under 4m (3.45m)
3. The area covered by the proposed extension will not exceed 50% of the total area within the curtilage (excluding the ground area of the existing dwelling).
4. The external materials to be used on the proposed extension (roof tiles and facing brickwork walls) will match the materials of the existing dwelling.
5. The property is not a 'Listed Building' - nor is it located within a Conservation Area or any other designated area.

4 Summary

Based on the above it is believed that the proposed extension can be classed as '**Permitted Development**' – (GPDO Schedule 2, Part 1 – 'Development within the curtilage of a dwelling house').

March 2026