

30 April 2026

Planning Department
Hinckley & Bosworth Borough Council
Rugby Road
Hinckley
Leicestershire
LE10 0FR

**Design & Access Statement for Householder Planning application at 1
Ashford Road, Hinckley LE10 0JL**

Dear Sir / Madam

1. Introduction

This Design and Access Statement has been prepared in support of a householder planning application for proposed works at 1 Ashford Road, Hinckley, Leicestershire, LE10 0JL.

The application seeks full planning permission for the erection of a single-storey rear extension together with the raising and thermal improvement of the existing flat roof over the attached garage. The proposed development will provide additional high-quality living accommodation and improved amenity space to meet the evolving needs of the applicant's family.

This statement describes the site and surroundings, outlines the design principles that have informed the proposal, and demonstrates how the development accords with national and local planning policy, including the adopted planning policies of Hinckley and Bosworth Borough Council.

2. Site and Surroundings

The application site comprises an established detached dwelling located within a mature residential area of Hinckley. The surrounding area is characterised predominantly by two-storey family housing of varied but complementary architectural styles, forms and detailing.

The property occupies a well-defined residential plot and benefits from an attached garage. The dwelling is constructed of cavity brick and block walls beneath a pitched roof finished in brown concrete ridged roof tiles. Fenestration consists of white uPVC double-glazed windows, with matching uPVC external doors.

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The site is not subject to any known heritage designations and is not located within a conservation area. The proposal relates solely to domestic extensions and alterations within the established residential curtilage.

3. Planning Context

The proposal has been designed with regard to the relevant provisions of the National Planning Policy Framework (NPPF) and the development plan for the area.

In particular, the development has been assessed against the following policies of the Hinckley and Bosworth Local Plan:

- Policy DM10 – Development and Design
- Policy DM11 – Protecting and Enhancing the Historic Environment (where relevant)
- Policy DM17 – High Quality Design and Place Making

The proposal accords with these policies by:

- Respecting the character and appearance of the existing dwelling and surrounding area;
- Providing a high standard of design that integrates seamlessly with the host property;
- Safeguarding the amenities of neighbouring occupiers;
- Utilising materials that complement the existing building; and
- Enhancing the functionality and sustainability of the dwelling.

4. Amount

The proposed development comprises:

- A single-storey rear extension projecting from the rear elevation of the existing dwelling; and
- The raising of the existing attached garage flat roof to facilitate improved insulation and thermal performance.

The scale of development is proportionate to the host dwelling and remains subordinate to the original building. The extension represents a logical and modest addition that will enhance the usability of the property without resulting in overdevelopment of the site.

5. Layout

The proposal has been carefully planned to optimise the internal arrangement of the dwelling and improve the quality of accommodation for the occupants.

The rear extension will provide additional ground floor living space, creating a more practical and flexible internal layout suitable for modern family life. The development will maintain adequate private garden space and preserve the established relationship between built form and open space within the plot.

The garage will remain in its existing position and use, with the roof modifications limited to increasing its height sufficiently to allow the installation of improved insulation.

6. Scale

The proposed rear extension is single storey in form and is appropriately scaled to the host dwelling. Its height, footprint and massing have been designed to remain subordinate to the existing house.

Similarly, the increase in height to the existing garage roof is modest and solely intended to accommodate upgraded insulation and improved roof construction. The revised roof profile will remain visually compatible with the dwelling and will not appear unduly prominent within the street scene.

Overall, the scale of the development is sympathetic and appropriate to both the property and its residential setting.

7. Appearance

The design approach seeks to ensure that the proposed works integrate seamlessly with the existing dwelling.

Materials will be selected to match or closely complement the existing building, including:

- Brickwork to match the existing dwelling;
- Roof finishes to match the existing brown concrete ridged roof tiles where applicable;
- High-performance uPVC double-glazed windows and doors to match the existing style, colour and detailing; and
- External rainwater goods to match the existing property.

The raised garage roof will be finished in materials that complement the host dwelling, ensuring a cohesive and unified appearance.

The proposal will preserve the architectural integrity of the property while providing a contemporary and functional enhancement.

8. Access

8.1 Existing Access

Existing vehicular and pedestrian access arrangements to the property will remain unchanged. Access is currently taken from Ashford Road via the established driveway and principal entrance.

8.2 Inclusive Access

The proposed extension is at ground floor level and will be readily accessible from the existing dwelling. The layout has been designed to provide convenient and practical circulation for all users.

As a householder development, the proposal will continue to provide safe, convenient and inclusive access for residents and visitors.

9. Residential Amenity

The proposal has been carefully designed to protect the amenities of neighbouring occupiers.

Given its single-storey form, siting and scale, the extension will not result in unacceptable overshadowing, loss of light, overbearing impact or loss of privacy to adjoining properties.

The modest increase in height to the garage roof will not materially affect neighbouring residential amenity. The development will therefore maintain the established level of privacy and outlook enjoyed by surrounding residents.

10. Sustainability

The proposal incorporates sustainable design principles through:

- Re-use and enhancement of the existing building fabric;
- Improved thermal performance through the upgraded garage roof insulation;
- Installation of modern, energy-efficient glazing and construction materials; and
- Use of durable materials requiring minimal maintenance.

These measures will improve the overall energy efficiency and environmental performance of the dwelling.

11. Schedule of Drawings

- 0457-A-GA-001 – Planning Location Plan
- 0457-A-GA-002 – Planning Block Plan
- 0457-A-GA-003 – Planning Site Plan
- 0457-A-GF-004 – Planning Existing Ground Floor Plan
- 0457-A-1F-005 – Planning Existing First Floor Plan
- 0457-A-RF-006 – Planning Existing Roof Plan
- 0457-L-GA-007 – Planning Existing Elevations
- 0457-A-GF-008 – Planning Proposed Ground Floor Plan
- 0457-A-RF-009 – Planning Proposed Roof Plan
- 0457-L-GA-010 – Planning Proposed Elevations

12. Conclusion

The proposed single-storey rear extension and garage roof alterations represent a well-considered and proportionate enhancement to the existing dwelling.

The design is sympathetic to the character and appearance of the host property and the surrounding residential area. It will provide valuable additional living accommodation for the applicant's family while maintaining the amenities of neighbouring occupiers.

The proposal accords with the relevant policies of the Development Plan and the National Planning Policy Framework. It is therefore respectfully submitted that planning permission should be granted.

Yours faithfully,



Barnaby Robinson