
DESIGN & ACCESS STATEMENT

for

SINGLE STOREY REAR EXTENSION

at

485 Coventry Road, Hinckley

(468-050225)

1 INTRODUCTION

- 1.01 This document provides supporting information in respect of the planning application submitted to the Local Planning Authority, Hinckley & Bosworth Borough Council, for the rear extension to 485 Coventry Road, Hinckley.
- 1.02 It is prepared on behalf of the applicant in relation to the proposed development and provides information relevant to the site, its immediate environment and its context in relation to its surroundings.

2 EXISTING SITE APPRAISAL

- 2.01 The site is located on the north side of the B4666 (Coventry Road) at the end of a line of domestic dwellings, before transitioning to commercial uses found on Harrowbrook Industrial Estate.
- 2.02 The site sits on a large parcel of land, providing vehicle parking to the front and western side, with a large private rear garden to the north.
- 2.03 On the western boundary, the distance to the boundary fence is 3m, the adjacent dwelling sits back from that boundary. The separation distance between the two dwellings of around 3.75m.
- 2.04 Vehicular and pedestrian access to the dwelling is from Coventry Road
- 2.05 The site is generally level, with a nominal incline from south to the north.

3 HISTORICAL USE OF THE SITE

- 3.01 The site has been a residential dwelling since its construction around the 1950's.
- 3.02 Planning permission was granted in 2015 (15/01196/FUL) for the erection of a new dwelling to the western side of the application site. There have been no other applications.
- 3.03 A small single storey extension has been added at some point in the past, under Permitted Development rights. This extension is to be removed as part of the proposed works.

4 PROPOSED WORKS

- 4.01 The proposed single storey rear extension provides an enlarged kitchen dining space for the family occupying the dwelling.
- 4.02 Whilst the majority of the works are within the remit of Permitted Development, the limitations of the 'side elevation' at the rear of the dwelling mean that elements are outside of the scope of the GPDO and a full application is required.
- 4.03 The rear projection is within a 45deg line taken from the centre line of the rear window to the adjacent dwelling. Reducing the impact of the proposal upon that dwelling.
- 4.04 Whilst the 45deg rule is relevant, the presence of the large separation zone to the east of the dwelling means that it would be possible to erect a detached building under Class E that would provide a grater effect upon the adjacent dwelling.
- 4.05 That building, at 2m from the boundary, could be 3m in height, with a flat roof, whereas the application proposal is 3m from the boundary, thus causing less harm upon the amenity of the adjacent dwelling than is allowed under the GPDO.
- 4.06 Due to the presence of first floor windows, the proposed extension will have a low pitched (flat) roof.
- 4.07 To increase the light available to the living accommodation a rooflight will be provided on the roof.
- 4.08 The external walls will be rendered to match the same found upon the front and side elevations of the main dwelling.
- 4.09 Windows and doors will be pvcu to match those found on the main dwelling.

5 HIGHWAYS AND ACCESS

- 9.01 Access to the site will remain unchanged
- 9.02 Within the site are suitable and sufficient spaces for parking and manoeuvring of smaller cars and larger equipment.
- 9.03 Whilst there is no specific parking requirements for this development, the site is capable of providing safe turning areas, enabling all vehicles to enter and leave the site in a forward motion.