PLANNING STATEMENT

PROPOSED GROUND FLOOR REAR EXTENSION
14 Fielding Lane, Ratby, Leicester

PD ARCHITECTURE

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This Design Statement has been prepared in respect of the proposed ground floor rear extension at 14 Fielding Lane, Ratby and is to be read in conjunction with PD Architectures drawings 10.251.01 ‘Existing Details’ and 10.251.02 ‘Production Drawing’

The design statement presented here is to supplement the planning application in respect of the aforementioned site in line with central government planning guidance (Refer to PPG 1 annex A) and demonstrates the processes that we at PD Architecture have followed in arriving at a scheme which, in our opinion, fits into its surroundings and helps improve the built environment.

Article 4C of the Town and Country Planning (General Development Procedure) Order 1995, DCLG Circular 01/2006 and the BABE Guide entitled ‘Design and Access Statements: How to write, read and use them’ have all been referenced in preparation of this document.

Use
The existing property is a recently constructed modern build

Amount
The application is for a modest rear extension which we believe to fall within the homeowners ‘permitted development’ rights

Layout
The existing breakfast room area is to be opened up, and a new Garden Room formed

Scale
A modest extension that appears to fall within the homeowners ‘permitted development’ rights

Landscaping
The extension is contained largely within the existing hard paved terrace, any disturbance to the soft landscaping (turf) will be made good on completion

Appearance
The extension has been design to match the existing materials and provide a dramatic new aspect to the rear whilst allowing natural light to permeate to the rear of the Breakfast Room

Access
Vehicular and pedestrian access to the property remains unaltered.