



144 New Walk
Leicester
LE1 7JA

Dated: 02nd October 2025

Our Reference: A2132.1

Your Reference:

Dear Case Officer,

RE: Cover Letter – Householder - The Spinneys, Lindridge Lane, Desford, Leicestershire LE9 9GN'

Description	Upward extension; three dormers; front porch extension; alterations.
Application Type	Householder
Location	The Spinneys, Lindridge Lane, Desford, Leicestershire LE9 9GN

Astill Planning Consultants Ltd. are submitting a planning application on behalf of our client for a proposed roof extension to an existing outbuilding which is incidental and ancillary to the existing dwelling onsite known as 'The Spinneys, Lindridge Lane, Desford, Leicestershire, LE9 9GN' (UPRN: 100030521329). This letter is intended to accompany the application and provide further context, design justification, and planning rationale for the proposed works.

The building sits within the residential curtilage of the property and is visually and functionally related to the main house. Its design and materials are consistent with the existing built form, and it is set back from the public highway, with minimal visibility from the street scene. The proposal seeks full planning permission for a first-floor extension to the existing outbuilding. Specifically, the scheme will:

- Increase the ridge height of the building from 5637mm to 5965mm.
- Introduce three dormer windows on the principal elevation.
- Incorporate a new front porch extension measuring 2200 x 3300mm with a pitched roof.

The proposed extension will continue to serve an ancillary and incidental purpose to the enjoyment of the main dwellinghouse and business and will not result in the creation of a separate residential unit. Given the building's existing position within the site, its ancillary function, and the sympathetic nature of the proposed design changes, the development will not harm the character or appearance of the surrounding area.

The design has been carefully considered to ensure that the proposed extension remains in keeping with the scale, form, and character of the existing outbuilding and wider site context. The modest ridge height increase of approximately 328 mm ensures the building remains subservient to the main dwelling and does not appear overly dominant or out of proportion.

The applicant has submitted the following drawings for approval:

- A2132.1 P001 Location Plan & Existing Site Plan
- A2132.1 P002A Existing Plans & Elevations
- A2132.1 P003 Proposed Site Plan
- A2132.1 P004A Proposed Plans & Elevations 25.09.25

It is respectfully requested that the Local Planning Authority grants planning permission for the proposed householder development. Please do not hesitate to contact the named agent for any further information or clarification on the proposal.