

Planning Statement

In support of an application for a Lawful Development Certificate

Project: Proposed Single Storey Rear Extension

Site Address: 46 Twycross Road, Burbage, Hinckley LE10 2SG

1 Introduction

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

- Dwg No 26.10.01 – Existing Floor Plan
- Dwg No 26.10.02 – Proposed Floor Plan
- Dwg No 26.10.03 - Elevations
- 1:1250 Site Location – 1:500 Block Plan

2 Background

46 Twycross Road, Burbage, Hinckley LE10 2SG is a semi-detached bungalow 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 back 3m from the existing rear wall of the dwelling.
2. The total height of the extension will be under 4m (2.75m)
3. The area covered by the proposed extension will not exceed 50% of the total area within the curtilage (excluding the ground floor area of the existing dwelling).
4. The external materials to be used on the proposed extension (facing brickwork walls) will match the existing dwelling.
5. The dwelling is not a 'Listed Building' - nor is it located within a Conservation Area or any other designated area.

4 Summary

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

May 2026