

First floor extension and change of use to 2no. Flats 64A Castle Street, Hinckley, LE10 1DD.

1. Introduction

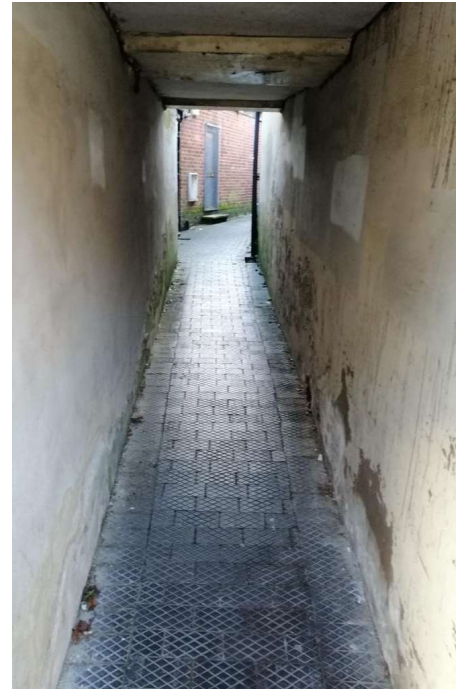
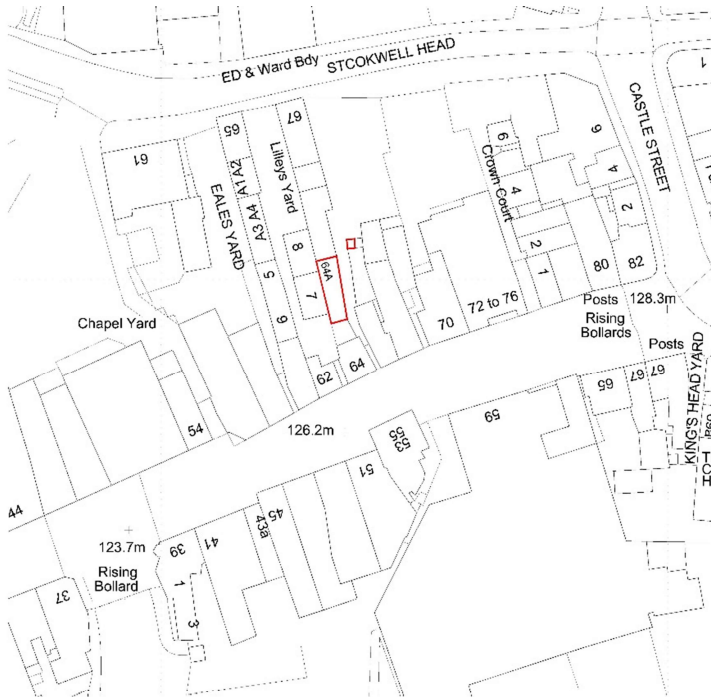
The purpose of this report is to explain the strategy to change the use from vacant storage building and extending on to the first floor to create 2no. flats. The applicant property is currently vacant and is located to the rear of 64A Castle Street, Hinckley.



2. Design

2.1. Site Assessment

The applicant property is a single-storey terrace brick-built storage building with a flat roof, located within a conservation area. The applicant property is situated to the rear of 64 Castle Street, Hinckley and the existing building can be accessed off Stockwell Head and from Castle Street via a passageway adjacent to 64 Castle Street. The surrounding properties are of similar construction with a mixture of flats and commercial uses and various similar size flats for rental market.



2.2. Proposition

The applicant has proposed to extend on top roof the existing storage building to create 2no. dwellings. Flats with a new pitched roof to match the adjoining building. The upper storey extension will be built in brickwork to match the existing brickwork. Existing shutters to the windows will be removed and new window and doors formed as shown on the proposed elevations. Overall, the building will be improved aesthetically. Roof height would be no higher than the brick built property located just off Stockwell Head.

Gutters, rain water pipes and eaves fascia will be to match existing features. Bin space for 2no. 240L (1no. general and 1no. recycle) and 1no. cycle hoop has been designated on the opposite side of the building as edged red on the site plan and photo above. This building is also owned by the applicant therefore no notices are required. The current external lighting attached the façade will also be retained.

