

29 July 2026

Planning Department
Hinckley & Bosworth Borough Council
Rugby Road
Hinckley
Leicestershire
LE10 0FR

Design & Access Statement for application at 45 Alexander Avenue, Earl Shilton, Leicester LE9 7AH

Dear Sir / Madam

1. Introduction

This Design and Access Statement has been prepared in support of a householder planning application for works at 45 Alexander Avenue, Earl Shilton, Leicester LE9 7AH.

The proposal comprises:

- Demolition of the existing outbuildings;
- Construction of a single storey rear extension;
- Construction of a two storey side extension;
- Loft conversion incorporating roof alterations; and
- Associated internal alterations.

The proposed development has been carefully designed to provide additional bedroom accommodation and increased living space to meet the changing needs of the applicant's family while respecting the character of the existing dwelling, neighbouring properties and the wider residential street scene.

2. Site Description

The application site consists of an established detached residential dwelling located within the built-up area of Earl Shilton.

The property is of traditional construction comprising:

- Cavity brick and block walls;
- Brown clay tiled pitched roof;
- uPVC double glazed windows; and
- uPVC double glazed external doors.

The surrounding area is characterised by predominantly two-storey family dwellings of varying ages and architectural styles, with many properties having been extended or altered over time.

The proposal therefore sits comfortably within an established residential environment where alterations and extensions are common.

3. Planning Policy

The proposal has been prepared having regard to the provisions of the Development Plan together with the National Planning Policy Framework (NPPF).

In particular, consideration has been given to the relevant policies contained within the Hinckley and Bosworth Local Plan, including:

- Core Strategy Policy 21 – National Forest (where applicable);
- Core Strategy Policy 22 – Sustainable Design and Construction;
- Core Strategy Policy 23 – Sustainable Design;
- Site Allocations and Development Management Policies DPD Policy DM10 – Development and Design; and
- Policy DM18 – Safeguarding the Countryside and Settlement Separation, where relevant.

The proposal has also been designed in accordance with the design objectives of the National Planning Policy Framework, promoting high quality, sympathetic development that responds positively to local character whilst providing sustainable improvements to existing housing stock.

Overall, the proposal represents sustainable development that accords with both national and local planning policy.

4. Design Principles

The design approach has sought to achieve the following objectives:

- Provide additional accommodation for the applicant's growing family.
- Maintain the character and appearance of the existing dwelling.
- Respect the established street scene.
- Minimise impacts upon neighbouring residential amenity.
- Utilise matching materials to ensure a cohesive appearance.
- Deliver a high-quality extension that appears as a natural evolution of the existing property.

The extensions have been designed to remain clearly subordinate to the original dwelling whilst providing functional accommodation internally.

The overall scale, proportions and roof forms have been carefully considered to integrate successfully with the existing building.

5. Scale

The proposed rear extension has been designed as a single storey addition, ensuring that it remains proportionate to the host dwelling and limits visual impact upon neighbouring properties.

The proposed two storey side extension has been designed to complement the existing house and follows the established building proportions.

The loft conversion utilises the existing roof space efficiently with sympathetic roof alterations that preserve the overall appearance of the property.

Collectively, the works remain proportionate to the original dwelling and do not result in excessive bulk or massing.

6. Appearance

The proposal has been designed to preserve the established architectural character of the dwelling.

The external materials will match the existing property wherever practicable, including:

- Matching facing brickwork;
- Matching brown clay roof tiles;
- Matching uPVC double glazed windows;
- Matching uPVC double glazed doors;
- Matching rainwater goods; and
- Matching external detailing.

The use of matching materials will ensure the extensions appear as an integrated part of the original dwelling rather than later additions.

The overall appearance will therefore remain consistent with neighbouring residential properties and preserve the visual quality of Alexander Avenue.

7. Layout

The internal layout has been designed to improve the functionality of the dwelling by creating additional family living accommodation together with further bedroom space.

The proposed arrangement provides a logical internal circulation whilst making efficient use of the available floor area.

Externally, the development remains well contained within the site boundaries and retains satisfactory private amenity space for the occupants.

The demolition of the existing outbuildings also provides an opportunity to rationalise the rear garden layout and improve the overall quality of the external environment.

8. Residential Amenity

A key consideration throughout the design process has been the relationship with neighbouring residential properties.

The extensions have therefore been designed to minimise impacts upon adjoining occupiers.

Particular attention has been given to:

- Maintaining appropriate separation distances;
- Limiting opportunities for overlooking;

- Designing the development to avoid unacceptable overshadowing;
- Retaining an appropriate sense of openness; and
- Ensuring the proposal does not result in unacceptable overbearing impacts.

The design has specifically sought to ensure there is minimal additional reduction in neighbouring privacy, with window positions and the overall form of development carefully considered throughout the design process.

As a result, it is considered the proposal preserves neighbouring residential amenity in accordance with local planning policy.

9. Access

There are no proposed alterations to the existing vehicular or pedestrian access arrangements.

The property will continue to be accessed using the existing driveway and entrance.

The proposed development is entirely domestic in nature and will not generate additional traffic movements that would adversely affect the surrounding highway network.

Internal circulation within the dwelling has been improved, providing a practical and functional family home capable of meeting the occupants' long-term needs.

10. Sustainability

The proposal represents a sustainable investment in the existing housing stock by extending and improving an established family dwelling rather than requiring new residential development elsewhere.

The development will:

- Re-use an existing residential site;
- Make efficient use of existing infrastructure;
- Utilise modern construction methods where appropriate;
- Improve the functionality and longevity of the dwelling; and
- Continue to support sustainable patterns of residential development within Earl Shilton.

Where practical, construction materials will be sourced responsibly and waste arising from demolition works will be appropriately managed and recycled wherever possible.

11. Conclusion

The proposed demolition of the existing outbuildings together with the construction of a single storey rear extension, two storey side extension and loft conversion has been carefully designed to meet the changing needs of the applicant's family whilst respecting the character of both the existing dwelling and the surrounding residential area.

The proposal:

Provides additional family accommodation;

Utilises materials that match the existing dwelling;

Preserves the character of the street scene;

Minimises impacts upon neighbouring residential amenity;

Maintains existing access arrangements; and

Complies with the relevant objectives of the National Planning Policy Framework and the adopted planning policies of Hinckley and Bosworth Borough Council.

For these reasons, it is respectfully considered that planning permission should be granted.

Yours faithfully,



Barnaby Robinson

Appendix – Schedule of Drawings

The following drawings accompany this planning application:

0477-A-GA-001 - Planning Location Plan
0477-A-GA-002 - Planning Existing Block Plan
0477-A-GA-003 - Planning Proposed Site Plan
0477-A-GF-004 - Planning Existing Ground Floor Plan
0477-A-GF-008 - Planning Proposed Ground Floor Plan
0477-A-1F-005 - Planning Existing First Floor Plan
0477-A-1F-009 - Planning Proposed First Floor Plan
0477-A-2F-010 - Planning Proposed Loft Plan
0477-A-RF-006 - Planning Existing Roof Plan
0477-A-RF-011 - Planning Proposed Roof Plan
0477-L-GA-007 - Planning Existing Elevations
0477-L-GA-012 - Planning Proposed Elevations