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Date: 21st May 2025

Planning Department
Hinckley and Bosworth Borough Council
Hinckley Hub,
Rugby Road,
Hinckley
LE10 0FR

Dear Sir / Madam,

Re: Single-storey rear extension

Site: 199 Leicester Road

Applicant: MR RYAN JHON AUTY AND MRS SAMANTHA LEA SMITH

Re: 199 Leicester Road – Proposed Single Storey Rear Extension, Porch To The Front

Dear Sir/Madam,

Please accept this letter in support of the proposed development at 199 Leicester Road, comprising the demolition of an existing single-storey rear extension and the construction of a new single-storey rear extension and a porch to the front.

The site is located within Flood Zone 1 and is therefore considered to be at low risk of flooding. As such, a Flood Risk Assessment is not required for this proposal.

The proposal involves the demolition of an existing approximately 2.57 metre rear extension and its replacement with a new 6 metre single-storey extension.

In relation to ecology, a bat survey is not considered necessary for the proposed works. The existing single-storey extension is of limited height and construction and is not considered suitable habitat for bats or other protected species.

Furthermore:

- The existing extension is too low in height to provide suitable roosting opportunities
- No evidence of bats or protected species has been identified within the structure
- The existing house roof is fully sealed with no visible access points or openings
- A loft conversion is already present within the property, removing any roof void suitable for bat habitation

- No works are proposed for the existing main roof structure

Given the above, it is considered that the proposal presents negligible ecological potential and therefore a bat survey is not required to support the application.

The proposal is modest in scale and will improve the functionality of the dwelling without resulting in adverse impacts upon neighbouring amenity or the surrounding area.

We trust the above information is sufficient for validation and consideration of the application. Should any further information be required, please do not hesitate to contact us.

Yours faithfully,

Faizal Osman

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