

PLANNING STATEMENT

Certificate of Lawful Development for single storey rear extension at 6 Lockley Close Ratby. LE6 0HP.

1.0 Context Appraisal

- 1.1 **Assessment:-** This site is located in the settlement of Ratby. The area around the swelling is exclusively residential in nature and typified by having detached properties. The property appears to have been constructed in the 1990's and is constructed in red brick with concrete roof tiles..
- 1.2 **Relevant Planning Policies:-** It is considered that the proposed single storey rear extension complies with the requirements of The Town and Country Planning (General Permitted Development) 2015: specifically Schedule 2 Part 1 relating to dimensions of extensions to dwelling houses.
- 1.3 **Involvement:-** This is a private development but the applicant is willing to hold discussions with other interested parties.
- 1.4 **Evaluation** – It is considered that the proposed single storey rear extension complies with the requirements of The Town and Country Planning (General Permitted Development) 2015: specifically Schedule 2 Part 1 relating to dimensions of extensions to dwelling houses and has little impact on the adjacent property.
- 1.5 **Design** – The proposed rear extension is single storey and complies with the requirements of The Town and Country Planning (General Permitted Development) 2015: specifically Schedule 2 Part 1 relating to dimensions of extensions to dwelling houses.

2.0 Design Component

- 2.1 **Amount:-** The proposal is to create a single storey rear extension under permitted development procedure.
- 2.2 **Use:-** C3 Use as per the existing property.
- 2.3 **Layout** – determined by the existing footprint and availability of land for proposed extension.
- 2.4 **Scale** – In keeping with the host dwelling.
- 2.5 **Appearance** – In keeping with the host dwelling.
- 2.6 The property is not appear listed or lie within a Conservation Area.