PLANNING STATEMENT FOR REAR EXTENSION & ALTERATIONS TO 91, TUDOR ROAD, HINCKLEY

INTRODUCTION

This planning statement is submitted in support of the application for a lawful development certificate made to Hinckley & Bosworth Borough Council for the construction of a new rear extension and alterations to an existing dwelling at 91, Tudor Road, Hinckley.

The application is made on behalf of Ms. Ghislaine Vickers.

DESCRIPTION OF THE SITE

The application site is located on Tudor Road within a residential development of local authority dwellings, which were constructed between 1930 and 1949 and subsequently transferred to Orbit Housing Association.

The plot is occupied by a semi-detached house and its associated curtilage, which includes a large rear garden and a shared vehicle access to the front of the property.

The dwelling was originally constructed in red/orange facing bricks with a tiled pitched roof.

The boundaries to the side and rear are enclosed by a timber fence 1800mm high and the garden is mainly laid to lawn.

HISTORY OF THE SITE

Planning permission was granted under application 15/00733/FUL, dated 6 August 2015, for the installation of external wall insulation to the external elevations to the dwelling.

Planning permission was granted under application 26/00186/FUL, dated 29 May 2026, for the erection of a single storey rear extension, enlarging first floor window opening and creation of 2 no. parking spaces at front of dwelling alongside a dropped kerb.

Prior approval not required was granted under application 26/00672/HHGDO, dated 9 September 2026, for a single storey rear extension measuring 6.00 metres in depth, 2.92 metres at ridge height and 2.57 metres at eaves

DESCRIPTION OF THE PROPOSAL

The application proposes the construction a new single storey extension with a flat roof and glazed lantern with a maximum depth of 6 metres from the main rear wall and width of 5.615mm wide, removing an existing single external door in the eastern gable and inserting a new window frame size 1200mm high x 1248mm wide to serve the new dining room.

A raised rear patio area size 6835mm x 3600mm and approximately 200mm high is to be provided level with the internal finished floor level for the free and easy movement of a wheelchair with a new access ramp at a gradient of 1:20.

The total area of the plot is 314m2. and the existing house has a ground floor gross external area of 41.49m2.

The new extension has a gross external area of 34.25m2, and is 3.02 metres at ridge height and 2.57 metres at eaves.