

2403:

DESIGN AND ACCESS AND PLANNING STATEMENT

Rev #

Single storey rear extension and internal alterations at 33, King Richard Road, Hinckley.

INTRODUCTION

The proposal is to erect a single storey rear extension at 33, King Richard Road. The extension extends from the existing property by approximately 7.4m. The existing garage is to be removed.

The extension will have a flat roof and will be no higher than 3.15m from ground level to the top of the parapet.

A Pre-fabricated timber Garden House is also proposed at the bottom of the rear garden. The plans for which are contained in the 'Garden House' pdf, which has the plans and elevations of the proposed structure.

DESIGN COMPONENTS

Site

The site has a very slight fall from the road and can be described as largely level.

The site's rear boundary the rear gardens of the properties on Burleigh Road and Alexander Gardens.

Site Area

The site area is 603.2m².

Footprint

The existing footprint of 33, King Richard Road including the garage is 89.5m²

The proposed footprint of the residence, including the garden house is 155m²

The proposed percentage of the site that is built on is 25.7%

Height

The overall height of the existing property is 5.83m

The overall height of the proposed property is 5.83m with the extension being 3.15m and the height of the garden house is just over 3.6m (3.603m)

Overlooking

The property does not overlook or is overlooked by the neighbours.

Drawings-

01_2403_00 (Location Plan)

02_2403_00 (Existing Block Plan)

03_2403_00 (Proposed Block Plan)

01_2403 (Existing Plan and elevations)

02_2403 (Proposed Plans and Elevations)

LANDSCAPING

The existing site is lawned with domestic planting and shrubs on the perimeters. The existing boundary treatment is close boarded fencing to the rear and side.

No alteration's are proposed to the boundary other than ,making good of the existing fencing.

GARDEN HOUSE
The proposed Garden House is a prefabricated flat pack timber system. Internally is open plan, it will have an electricity supply so a fridge can be kept there, it is proposed to have a high ceiling so that the applicants can exercise in the garden room.
PRE APPLICATION ADVICE
The Applicant applied for pre-application advice on 6 th December 2023 ref 23/10232/PREHMO, A response was received in January 2024.
ACCESS COMPONENTS
Internally - The proposed property will have a level entrance and the rooms internally will have the entrance doors compliant access widths for visitors with mobility issues. Car Parking - The site has existing vehicular access for off road car parking, maintenance and deliveries.
Degree of access
The existing access to the site has been retained. There is sufficient room on the driveway for visitors to park and access the property.
Emergency access
The property can be accessed by emergency vehicles from King Richards Road.
PEA / BNG
The site is an established domestic property, with seasonal planting areas which are being retained. The proposal will not adversely affect the local environment.
CLOSING STATEMENT
Please accept this Design and Access statement in support the single storey rear extension and Garden Room at 33 King Richards Road, Hinckley. The extension will provide much needed space and an additional; bedroom for their family. We respectfully request that the local planning authority support this application.