



Statement

For

Proposed Single storey rear extension to dwelling to form Boot Room at The Oaks, Main Street, Botcheston, Leicestershire, LE9 9FF

for

Mrs. K. Beaumont

August 2024

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1.0 Introduction

The Following has been prepared to support the planning submission for proposed works at The Oaks, Main Street, Botcheston, Leicestershire, LE9 9FF.

The Oaks is a 2 storey residential dwelling, constructed with a brick external skin and under a tiled roof.

Neighbouring residential dwellings are located to the North, North east, North west and South west this dwelling.

2.0 BNG Requirement

There are no ecological impacts from the proposed works, and therefore no BNG requirement triggered by the proposed works.

3.0 Proposed Works

The below is intended to be of assistance to the Planning Officer;

- A single storey rear extension is proposed served from the existing kitchen.
- The roofline of the proposed extension envisaged to slope from the existing eaves level of the main roof, with a monopitch roof slope.
- This roofslope will require a shallower pitch due to the low eaves of the existing building.
- The introduction of 2 rooflights are required within this roofslope to allow natural light to enter.
- To add to the aesthetics of the proposal the external facade of the building will be comprised of brickwork, cladding and stonework, it is intended to compliment the main dwelling.
- There are no overlooking issues created from the proposal.
- The proposed extension creates a well needed area which will be a benefit to the end user.
- The existing access points to the site is not affected by this proposal.
- The vehicular parking arrangement are not affected by this proposal. The dwelling benefits from adequate associated off road parking spaces.
- The boundary treatments are not affected by this proposal.
- There are no ecological impacts from the proposed works, and therefore no BNG requirement triggered by the proposed works
- The proposed scheme does not have a detrimental impact onto the neighbouring dwellings.

4.0 Conclusion

The proposed works are intended to improve the existing dwelling.

The proposed works are intended to be sympathetic to the existing dwelling, the surrounding dwellings, and not to cause harm to the locality.

We request that the Planning Department will consider the proposal as favourable, resulting in the granting of planning consent for the intended works. We would appreciate if there are no planning conditions to discharge.

We trust the above is of help.

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