



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

**Planning Statement / Evidence to Verify Application
for:**

**Proposed Single Story Rear Extension at: 1 Forest
View Road, Barwell, LE9 8AD**

Written and prepared by Planning By Design on Behalf of Junaid Khan

The Application

Planning By Design (the agent) has been instructed to act on behalf of Junaid Khan (the applicant) to submit an application for a Prior Approval: Larger Home Extension to Hinckley Bosworth Borough Council for a single-storey rear extension at 1 Forest View Road, Barwell, LE9 8AD. This supporting statement has been prepared to demonstrate how the proposal is in accordance with all necessary parameters and conditions to constitute as Permitted Development as per the General Permitted Development Order (as amended) 2015.

Site Location

The site, 1 Forest View Road, Barwell, LE9 8AD, is a semi-detached, brick-built dwelling, forming the end of a garage link terrace. It is located within a well-established residential area of Barwell, a key settlement in the Hinckley and Bosworth Borough. The dwelling features a large enclosed curtilage spanning the front, side and rear; the large rear garden area is where the proposed extension will be situated. Off-street parking is located within the front curtilage and attached garage. The site lies within the defined settlement boundary and benefits from proximity to local services, public transport links, and community infrastructure.

The site is not associated with any known planning constraints or particularly sensitive landscape designations.



Fig. 1 - Site Location and Block Plan

Planning History

No relevant planning history found for the application site.

The Proposed Development

The proposed development is a larger single-storey rear extension (under prior approval) at 1 Forest View Road, Barwell, LE9 8AD for the provision of additional habitable space (kitchen/diner) for the current inhabitants of the property. The proposed extension will be:

- 4000mm in depth from the property's original rear wall;
- 3000mm in height at the eaves and 3214 at the ridge;
- 6800mm approx. in width.

The proposal will have a lean-to roof with no.3 uPVC roof lights, rear bi-fold doors window. It will incorporate materials to match the existing property, including building materials and windows. The proposal is fully compliant with the scale requirements of Class A of the General Permitted Development Order (GDPO).



Fig.2 - Proposed Block Plan

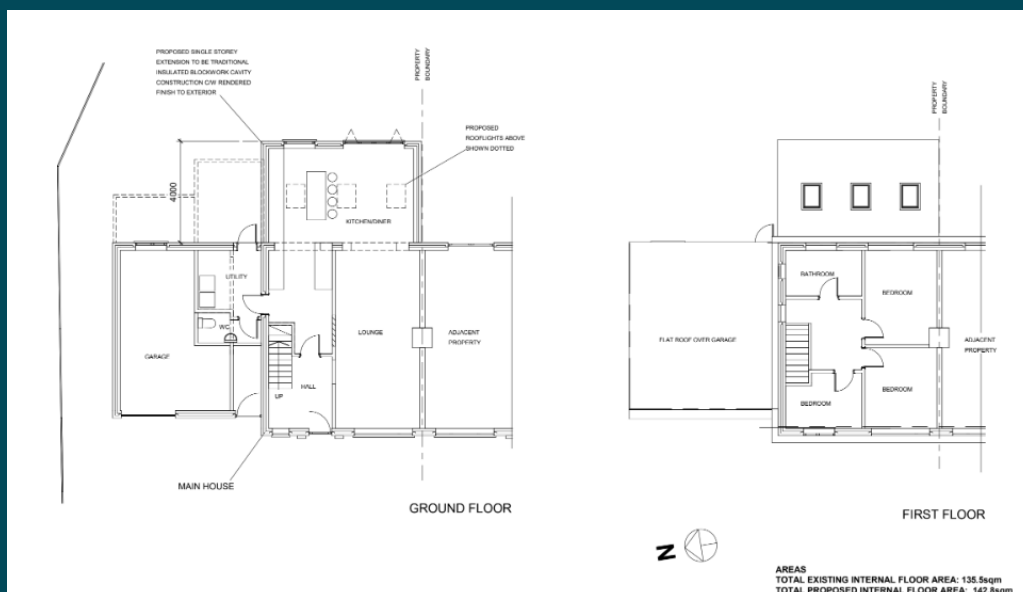


Fig. 3 - Proposed Floorplans and Elevations (not to scale, see planning drawings and designs)

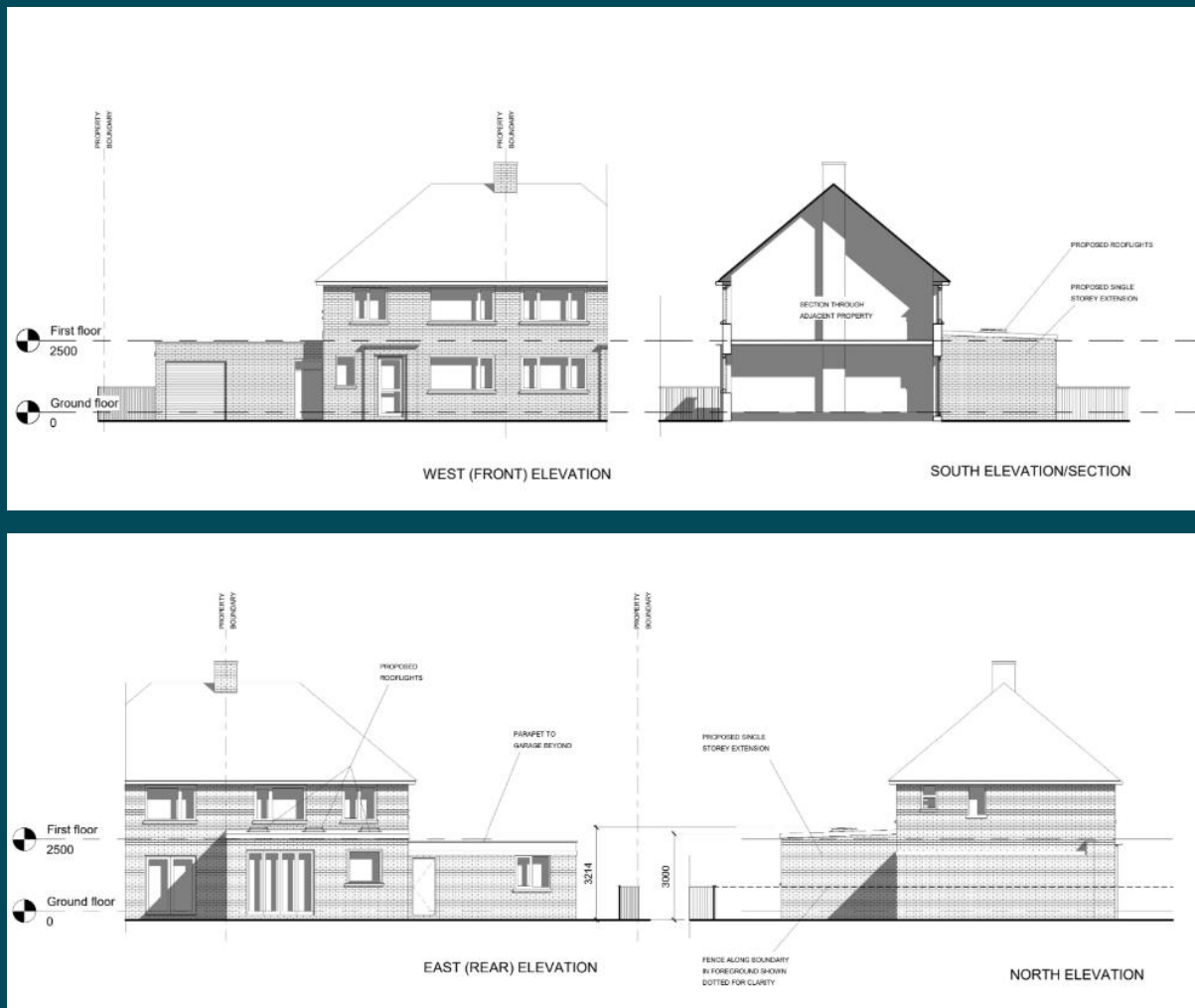


Fig.4 & Fig.5 - Proposed Elevations

Evidence to Verify Application

The following sections seek to demonstrate how the proposal is fully compliant with all necessary parameters and conditions to constitute as Permitted Development (PD) under the GDPO.

Schedule 2, Part 1, Class A of the General Permitted Development Order 2015 (as amended) is recognised as the primary consideration for the decision of the proposed scheme. It is highly believed that the proposed works meet all necessary parameters and conditions of these classes. This is highlighted below:

Permitted Development - Schedule 2, Part 1, Class A

- A. The enlargement, improvement or other alteration of a dwellinghouse.

The proposal meets all parameters and conditions of Schedule 2, Part 1, Class A as:

- Permission to use the dwellinghouse as a dwellinghouse **has not** been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);

- As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) **will not** exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
- The height of the part of the dwellinghouse enlarged, improved or altered **will not** exceed the height of the highest part of the roof of the existing dwellinghouse;
- The height of the eaves of the part of the dwellinghouse enlarged, improved or altered **will not** exceed the height of the eaves of the existing dwellinghouse;
- The enlarged part of the dwellinghouse **will not** extend beyond a wall which—
 - I. forms the principal elevation of the original dwellinghouse; or
 - II. fronts a highway and forms a side elevation of the original dwellinghouse;
- The proposal **does not** involve any additional storey or any associated height increases.
- The proposed extension **does not** consist of or include the construction or provision of a verandah, balcony or raised platform;
- The site location **is not** located on Article 2(3) land.

Furthermore, the application requests prior approval for a larger home extension under Schedule 2, Part 1, Class A.4, this allows for extension proposal which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g), this states:

A1 (g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—

- I. extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or*
- II. exceed 4 metres in height;*

The proposal complies with these parameters as:

- The extension will not extend beyond the rear wall by more than 6m;
- The roof height will not exceed 4m

Additionally, the proposal will meet all necessary conditions of Class A in that:

- Materials used in any exterior work (other than materials used in the construction of a conservatory) will be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
- No upper-floor windows are proposed;
- The proposal does not exceed a single storey;
- The roof lights will be under the overall 4m limit as well as the 3m height limit for the eaves

Planning Considerations

The proposed development constitutes a modest single-storey rear extension that is proportionate in scale and sympathetic to the character of surrounding properties. External materials have been carefully selected to match the existing dwelling and reflect those used in neighbouring properties, thereby reinforcing the established architectural rhythm and supporting the preservation of local character.

As the extension is located at the rear of the property, it will not be visible from the public street scene. The rear curtilage benefits from tall boundary treatments which provide effective screening, further minimising any visual impact. Given its siting and limited height, the proposal will not result in any material harm to the residential amenity of adjacent occupiers through loss of light, overshadowing, or overbearing effects. Accordingly, the extension should be considered acceptable in terms of scale, design, and amenity impact.

Conclusion

Overall, it is considered that the proposal is compliant with the GPDO. We kindly request that the appointed Case Officer look upon this application favorably and approve the Certificate of Lawfulness for this proposal without delay in line with the National Planning Policy Framework. Should any further information be required to assist in the council's decision in the issuing of a Certificate of Lawfulness for this proposal, please do not hesitate to contact us directly.