
PLANNING STATEMENT

123 Coventry Road | Burbage | Hinckley

Proposed Single Storey Rear Extension

Introduction

This statement has been prepared in support of an application for a Certificate of Lawfulness for Proposed Development under Section 192 of the Town and Country Planning Act 1990 (as amended).

The application seeks confirmation that the proposed single-storey rear extension constitutes permitted development under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The Site

The application property comprises an existing detached dwellinghouse situated within a predominantly residential area of Burbage.

The dwelling currently benefits from an existing single-storey rear extension occupying approximately half of the rear elevation. The remainder of the rear elevation remains unextended.

The application relates solely to residential development within the established domestic curtilage of the property.

Planning History

A review of the planning history confirms that no conditions have been imposed removing permitted development rights under Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Accordingly, the dwelling retains its permitted development rights, subject to compliance with the limitations and conditions of the GPDO.

No conditions have been identified which remove permitted development rights relevant to the proposed extension.

Proposed Development

The proposal comprises the continuation of the existing single-storey rear extension across the remainder of the rear elevation, creating a full-width rear extension.

The proposed works would extend the footprint of the existing rear projection across the section of the dwelling that presently remains un-extended, resulting in a more cohesive and consistent rear elevation.

The extension would remain single-storey in scale and would be constructed using materials matching, or closely matching, those of the existing dwellinghouse.

No alterations are proposed to the use of the property, which would remain a single dwellinghouse.

Compliance with Schedule 2, Part 1, Class A

The proposal has been assessed against the requirements of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Requirement	Limitation	Proposed Development	Complies
A.1(a)	Development not forward of a principal elevation or side elevation fronting a highway	Extension located to the rear of the dwellinghouse	Yes
A.1(b)	Maximum site coverage of 50% of the curtilage (excluding the original dwellinghouse)	Less than 50% of the curtilage would be covered by buildings	Yes
A.1(c)	Maximum height of a single-storey rear extension 4m	2950mm	Yes
A.1(d)	Maximum eaves height of extension 3m within 2m of a boundary	2950mm (within 1m of boundary)	Yes
A.1(e)	Single-storey rear extension not to extend beyond the rear wall of the original dwellinghouse by more than 4m (detached dwellinghouse)	3950mm	Yes
A.1(f)	Materials to be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse	Materials to match existing dwellinghouse	Yes
A.1(g)	No verandas, balconies or raised platforms	None proposed	Yes
A.1(h)	No alteration to the roof of the dwellinghouse under this proposal	No alteration proposed	Yes
A.4	Where the extension is within 2m of a boundary, the height of the eaves shall not exceed 3m	2950mm (height)	Yes
Designated Land	Additional restrictions apply on designated land	Site is not located within designated land	Yes

The submitted drawings demonstrate that the proposed development satisfies the limitations and conditions of Schedule 2, Part 1, Class A of the GPDO and therefore constitutes permitted development.

Conclusion

The proposed development constitutes a single-storey rear extension to an existing dwellinghouse within its domestic curtilage.

Having regard to the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), it is considered that the proposal falls within the scope of permitted development and is therefore lawful.

Accordingly, it is respectfully requested that the Local Planning Authority issue a Certificate of Lawfulness for the proposed development.