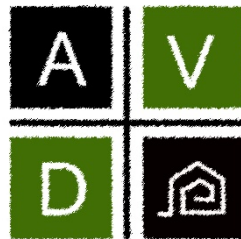


PLANNING STATEMENT

ERECTION OF A 1ST FLOOR SIDE AND REAR EXTENSION

11
HINCKLEY ROAD
ASTON FLAMVILLE

REF. AVD-799-HRA-PS (-)



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1.0 INTRODUCTION & PURPOSE

The Planning Statement is to support the submission for a Householder application within a Conservation area for a 1st floor side and rear extension at No. 11 Hinckley Road, Aston Famville.

2.0 SITE LOCATION & EVALUATION

Aston Flamville is a village and civil parish in the Blaby district in Leicestershire, England. It is situated near Hinckley and Burbage, but on the other (eastern) side of the M69.

The application site itself lies East of Burbage and the site is accessed from Hinckley Road which links to nearby Village of Sharnford, and surrounding road networks.

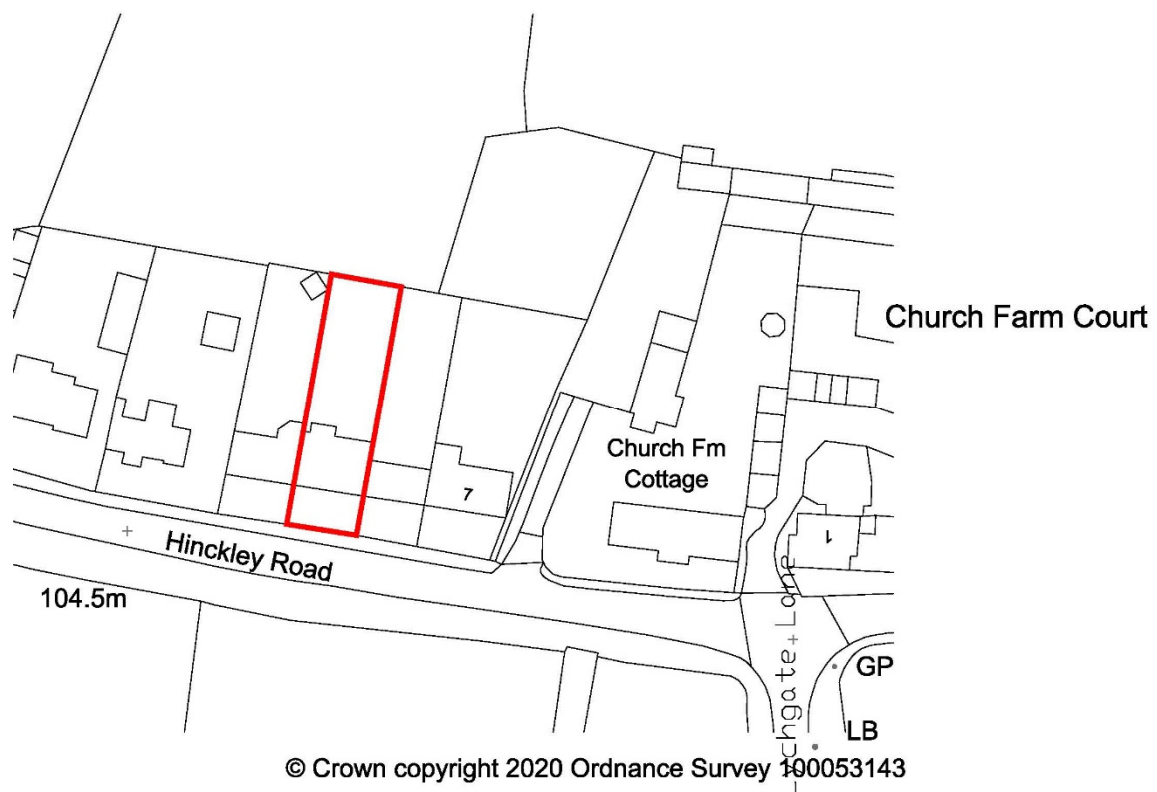


Fig 1. Site Plan

No. 11 is linked to No. 13 and to No. 9 and No. 9 is linked to No. 7 to form a terrace grouping of 4 houses, which are 2 storey in height along Hinckley Road.



Fig 2. Street scene – No. 13, 11, 9 and 7 Hinckley Road

No. 13 and No. 7 Hinckley Road has already extended over the side of the garage maintaining a subservient form, which is much similar to the proposed plans at No. 11 being submitted as part of the application (see below pictures in Fig. 3 and 4).



Fig 3. Street scene - No. 13 and 11 Hinckley Road



Fig 4. Street scene - No. 7 Hinckley Road

Along Hinckley Road there are various styles of Buildings that are in Terrace form, Semi-detached and Detached with various heights, styles and features with a mixed pallet of materials ranging from traditional brick, rendering, slate / tiled and Thatched roofs.



Fig 5. Front Elevation - No. 11 Hinckley Road

3.0 SOCIAL CONTEXT

Wherever possible and economic to do so, local materials, goods and services will be utilised in undertaking the development.

4.0 THE DESIGN

Use:

The existing use of the land is Residential and shall remain as Residential use.

Amount:

- The proposed extension will extend over the existing garage and extend to the rear of the property over a previous ground floor extension.

Layout:

- The Proposals would create an additional bedroom on the 1st floor and the original smaller bedroom would be increased in size to form part of the new 1st floor extension.

Elevation treatment, Massing and Form:

- The proposed would be in matching brickwork and tiles to maintain consistency in the existing built form.
- As part of the proposals would be to remove an existing Chimney that is in poor condition and leaking, which is not required with the chimney not in use.

Parking:

- There is sufficient space to the front of the drive to accommodate 3 spaces as shown on the Block plan submitted with the application.

5.0 HERITAGE STATEMENT

The site sits within the Conservation Area of Aston Flamville.

The closest listed Buildings and structures that are Heritage asset to the proposed site is the K6 Telephone Kiosk, Church Court Farm and Boundary wall and the Church of St. Peter all Grade II listed.



Fig 6. K6 Telephone Kiosk



Fig 7. Church Court Farm



Fig 8. Church of St. Peter

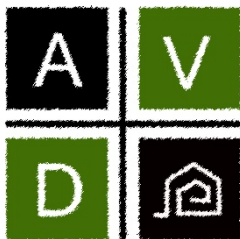
Due to the location and nature of the proposals outlined, this would have no impact on the Conservation area, Heritage Assets or Listed Buildings.

6.0 CONCLUSION

We conclude that the proposals are compatible with Local Planning Policies.

The proposed design in reflection to previous precedents already established in the street has been carefully considered and materials will be equally sourced to reflect the site's context.

We therefore request that planning permission should be formally granted.



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