Please Ask For: Simon Wood
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Direct Fax: 01455 619897
Email: Simon.Wood@hinckley-bosworth.gov.uk
Your Ref:
Our Ref: 10/00873/FUL, 10/00110/UNBLD and 11/00025/BOC
Date: 20 May 2011

Mrs T Kingdon
The Beeches
26 Hollycroft
Hinckley
LE10 0HG

Dear Mrs Kingdon

Re: 28 Hollycroft, Hinckley

I refer to your letter dated 21 April 2011 and apologise for the delay in responding, however I needed to investigate your complaint thoroughly and discuss the matter with all involved in the case.

I note you lodged a complaint with us on 24 May 2010 regarding an unauthorised garage at your neighbour's property which was acknowledged on 27 May 2010. Following this progress on the matter was extremely slow, this was due to staff resource issues within the section and I apologise for this. Following your further correspondence in October 2010 a site visit was carried out on 20 October 2010 where it was ascertained that planning permission would be required for the garage, this application was received on 29 October 2010 and was assessed by Jo Orton. During the processing of the application the garage details were thoroughly checked to ensure the plans submitted were correct. The application was approved on 24 December 2010 and I can confirm that the plans submitted and approved accord with the constructed garage.

A further complaint was received from you on 16 February 2011 regarding the garage not being built in accordance with the approved plans and the insertion of a window on the gable of the property. I have again had the garage checked against the plans and can confirm that the garage and plans match and therefore no further action will be taken on this matter. With regards to the matter of overhanging, this is a civil matter and is not a material planning consideration, therefore you will need to address this directly with your neighbour.

With regards to the insertion of the window I can confirm that under the Town and Country Planning (General Permitted Development) Order 2008 the insertion of an upper floor window on a side elevation is only permitted if it is: (i) obscure glazed, and (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. As such the window requires planning permission unless it is altered to accord with the requirements of the Order. I can confirm that we have advised your neighbour of the need for planning permission and have requested that he advise us of his intentions to either submit a planning application or alter the window within 10 working days. Again I apologise for the delay in processing this matter, I can confirm that we will continue to progress the case and will keep you informed as progress is made.

Please do not hesitate to contact me to discuss the matter further should you have any queries.

If you are not happy with this response then you can request a review in writing or by e-mail to the Corporate Governance Officer. No additional information should be submitted. In the event of new information being submitted this would be treated as a new complaint. The review of the complaint would be dealt with by the Deputy Chief Executive (Community Direction) who would aim to respond in 10 days of the request being made or advise you when you may expect a complaint.

Yours sincerely

Simon Wood
Head of Planning