

Bill Cullen MBA (ISM), BA(Hons) MRTPI
Chief Executive

Please Ask For: Sophie Iliffe, Planning Officer
Direct Dial/Ext: 01455 255 777
Mobile: 07795 914 769
Email: sophie.iliffe@hinckley-bosworth.gov.uk
Our Ref: 25/00611/NMA
Date: 1 September 2025



Hinckley & Bosworth Borough Council

Mr Ian Neale
C/o Mr Tim Adams
Tim Adams Architects Limited
Westwood Studios
59 Bitteswell Road
Lutterworth
LE17 4EP

Dear Sir/ Madam

Application No: 25/00611/NMA
Address: Grove House, Grove Road, Burbage, Hinckley

I refer to your recent non-material amendment application submitted under Schedule 96(A) of the Town and Country Planning Act 1990 (as amended) on land at Grove House, Grove Road, Burbage, Hinckley, Leicestershire.

Following consideration of the information submitted I am able to confirm that the following works listed below are considered to be non-material amendments to planning permission 24/00601/FUL;

- Replace the garage door with windows;
- Reduce the scale and change the design of the apex windows;
- Alter the design of the sidelights next to the garage door;
- Remove the Velux window to guest bedroom dressing room and replace with three solar panels;
- Remove the solar panel next to master bedroom en-suite Velux;
- Remove the window to the airing cupboard;
- Remove the Velux window to dressing room and insert two Velux windows to gym in new position;
- Remove the door with two full length sidelights and replace with two full length windows to store/lobby;
- Remove the brown detailing to garage;
- Remove the solar panels to the north-east side elevation and replacement with single solar panel and Velux window;
- Addition of solar panel to the south-west side elevation
- Alter the first floor south-west windows to be openable and the second floor window to be openable and non-obscure glazed;
- Remove the garage and insert an additional off-street parking space to the site frontage.

The proposal is considered acceptable subject to conditions as imposed on application 24/00601/FUL except conditions 2, 3 and 7 as amended by this non-material amendment application and as set out below:

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Plot 1 Floor Plans Drg No. 198-TAA-XX-ZZ-DR-A-1100-P09
- Plot 1 Elevations Drg. No. 198-TAA-XX-ZZ-DR-A-1101-P08
all as received by the Local Planning Authority on the 14th October 2024.

- Plot 2 Floor Plans Drg No. 198-TAA-XX-ZZ-DR-A-1200 P07
- Plot 2 Elevations Drg No. 198-TAA-XX-ZZ-DR-A-1201-P07
- Plot 2 Garage Plans, Elevations Drg No. 198-TAA-XX-ZZ-DR-A-1202-P05
- Plot 3 Ground, First Floor Plans Drg No. 198-TAA-XX-ZZ-DR-A-1300-P07
- Plot 3 Roof Plan Drg No. 198-TAA-XX-ZZ-DR-A-1301-P06
- Plot 3 Elevations Drg No. 198-TAA-XX-ZZ-DR-A-1302-P06
- Plot 4 Floor Plans Drg No. 198-TAA-XX-ZZ-DR-A-1400-P07
- Plot 4 Elevations Drg No. 198-TAA-XX-ZZ-DR-A-1401-P06
all as received by the Local Planning Authority on the 10th October 2024.

- Plot 1, 2, 3 and 4 in accordance with Proposed Site Plan Drg No. 198-TAA-XX-ZZ-DR-A-1000-P08 as received by the Local Planning Authority on the 10th October 2024.

- Plot 5 Proposed Ground Floor Plan, Drg No. 198-TAA-XX-ZZ-DR-A-1500 Rev P07
- Plot 5 Proposed Roof Plan, Drg No. 198-TAA-XX-ZZ-DR-A-1503 Rev P09
- Plot 5 Proposed Second Floor Plan, Drg No. 198-TAA-XX-ZZ-DR-A-1502 Rev P010
- Plot 5 Proposed First Floor Plan, Drg No. 198-TAA-XX-ZZ-DR-A-1501 Rev P011
- Plot 5 Proposed Front, Rear Elevations, Drg No. 198-TAA-XX-ZZ-DR-A-1510 Rev P09
- Plot 5 Proposed Side Elevations, Drg No. 198-TAA-XX-ZZ-DR-A-1511 Rev P08
- Plot 5 Location and Block Plan, Drg No. 198-TAA-XX-ZZ-DR-A-0001-P05
all as received by the Local Planning Authority on the 29TH July 2025.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).

3. Plots 1, 2, 3 and 4 development hereby permitted shall not be occupied until such time as the access arrangements, parking and turning as shown on 'Proposed Site Plan', drawing number 198-TAA-XX-ZZ-DR-A-1000-P08 have been implemented in full. Plot 5 shall not be occupied until such time as the access arrangements, parking and turning as shown for Plot 5 on 'Location and Block Plan', Drg No. 198-TAA-XX-ZZ-DR-A-0001-P05 have been implemented in full. Once provided, they shall be maintained and made available for use in perpetuity.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner and to ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site

in a forward direction in the interests of general highway safety and in accordance with the National Planning Policy Framework (December 2024).

7. The window situated within the 1st floor landing window in the front elevation of Plot 2 and the 1st floor ensuite window in the rear elevation of Plot 1 shall be fitted with obscure glazing to a minimum of level 3 of the Pilkington scale and non-openable prior to first occupation. Once so provided the windows and any replacement windows shall be permanently maintained as such at all times thereafter.

The window serving the ensuite and window serving the bedroom within the first floor of the south-west facing side elevation of plot 5 shall be fitted with obscure glazing to a minimum of level 3 of the Pilkington scale, the windows shall be fitted with window restrictors allowing for a maximum restricted opening of 15 degrees. Once so provided the windows and window restrictors and any replacement windows or window restrictors shall be permanently retained and maintained as such at all times thereafter.

Reason: To safeguard the privacy and amenity of neighbouring dwellings from potential overlooking in accordance with Policy DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).

The details of this application/amendment should be read in conjunction with the original decision notice 24/00601/FUL.

Yours faithfully



Christopher Brown MRTPI
Head of Planning