

Hinckley & Bosworth Borough Council

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

PRIOR APPROVAL IS NOT REQUIRED

Name and Address of Applicant

Mr Rhian Smith
83 Station Road
Earl Shilton
Leicester
Leicestershire
LE9 7GE

Name and Address of Agent (if any)

Mr A Bleasdale
ABC SURVEYING
11 Carson Road
Gainsborough
DN21 2RE

Particulars of Application

Date of Notification	Reference No.
4 July 2023	23/00572/HHGDO

Particulars and location of development :

Rear extension measuring 4 metres in depth; 3.5 metres at ridge height and 3.1 metres to the eaves height

83 Station Road Earl Shilton Leicester Leicestershire LE9 7GE

This is not a Lawful Development Certificate and does not grant planning permission for your proposal. This written notice confirms that the proposed development would comply with Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 at the address shown above, as described by the description shown above, and in accordance with the information that the developer provided to the local planning authority:

Information that the developer provided to the local planning authority:

- Notification of a Proposed Larger Home Extension application form, as received by the Local Planning Authority on the 9th June 2023.
- Site Location and Block Plan, Drg No. RS-23-A2
- Existing Floor Plan, Drg No. RS-23-EP1
- Proposed Floor Plan, Drg No. RS-23-PP1
- Existing and Proposed Elevations, Drg No. RS-23-EPE1, as received by the Local Planning Authority on the 5th July 2023.

Informatives

1. This permission does not grant approval under the Building Act 1984 and the Building Regulations 2010 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.



Christopher Brown MRTPI
Planning Manager (Development Management)

Date : 11 August 2023

NOTES

1. It will be most helpful if the application number shown overleaf is quoted in all correspondence.
2. If you consider that this decision has been made invalidly through the Council failing to follow a procedure correctly, not having the legal power to make the decision in the way it did or through its decision being so unreasonable as no reasonable local authority would make the same decision based on the same facts, then you may enter a claim for judicial review to quash the decision. In order to proceed with a claim for judicial review an initial application for permission will need to be made to the Administrative Court, this application is required to be made “promptly and in any event within three months of the decision”. The initial permission application will decide if you have an arguable case, whether you are sufficiently materially affected by the decision to bring the claim. If you are granted permission to bring the claim it will proceed to a full hearing at the Administrative Court. Although there is no requirement for you to do so it is highly recommended that you seek independent legal advice before bringing forward a claim for Judicial Review.
3. The full limitations and conditions of Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 can be found at <http://www.legislation.gov.uk/uksi/2015/596/schedule/2/made>

PANOTES – V1.0