

Appeal 6004626

Submitted on 4 February 2026.

Before you start

Local planning authority	Hinckley and Bosworth
Appeal type	Full planning
Decision date	17 December 2025

Prepare appeal

Was the application made in your name?	No, I'm acting on behalf of the applicant
What is the applicant's name?	Daniel Swift Swift Homes and Developments
Contact details	Simon Cheshire Simon Cheshire Planning Ltd
What is your phone number?	01455840766
What is the address of the appeal site?	Land To The South Of 59 Kennel Lane Witherley Leicestershire CV9 3LJ
What is the area of the appeal site?	976 m ²
Is the appeal site in a green belt?	No
Do you own all of the land involved in the appeal?	Yes
Is the appeal site part of an agricultural holding?	No
Access for inspection	No
Are there any health and safety issues on the appeal site?	No
What is the application reference number?	25/00019/FUL
What date did you submit your application?	9 January 2025

Was your application for a major or minor development?	Minor development
Was your application about any of the following?	Dwellings
Enter the description of development that you submitted in your application	Demolition of existing barn and construction of two dwellings with associated parking Land To The South Of 59 Kennel Lane, Witherley, Atherstone, Leicestershire.
Did the local planning authority change the description of development?	No
How would you prefer us to decide your appeal?	Written representations
Are there other appeals linked to your development?	No

Upload documents

Application form	1App.pdf (/document/1d1f5dff-0211-4da2-aa91-606f0bf21252)
Decision letter	25.00019.FUL Delegated Report.pdf (/document/278b0445-70d8-4b91-800a-a21f420e4dc6) DN 25.00019.FUL.pdf (/document/2c117dd4-0ed9-4a07-b37a-d930ca3095e2)
Do you plan to submit a planning obligation to support your appeal?	No
Did you submit a separate ownership certificate and agricultural land declaration with your application?	No
Appeal statement	Appendix 6 22.00937.FUL.pdf (/document/a1dfd03d-3faf-4cb2-b676-50d2fad88232) Appendix 3 22.01232.CONDIT.pdf (/document/a3d6d3c1-f4aa-462c-9fb5-780dda72b0cf) Appendix 1 The Common.pdf (/document/cc2c0344-719e-40ff-aa97-97e904c16673) Grounds of Appeal February 2026.pdf (/document/a5299b75-9e71-41d4-8435-9ce2190cc913) Appendix 5 22.01190.OUT.pdf (/document/bb231da3-2740-4827-ac81-a5146f4f52fc) Appendix 4 23.00965.FUL.pdf (/document/1ff08ea6-af22-48dd-a596-c5226b0c519b)

Do you want to apply for an award of appeal costs?

No

Did you submit a design and access statement with your application?

Yes

Design and access statement

[DAS.pdf \(/document/dfa9c308-0470-41ff-91db-ddb166668fdc\)](#)

Plans, drawings and supporting documents

[Biodiversity Statement.pdf \(/document/1a70db02-1364-4e19-868e-0fb34a01e48a\)](#)
[Proposed Plans 9842.02.pdf \(/document/b2facc8b-5e1d-4f24-b5a9-1d3963b2cc83\)](#)
[BNG Metric.pdf \(/document/79e4a4b3-245c-484a-8a91-2f5a7bbc1009\)](#)
[PBA 08.10.25.pdf \(/document/3ce0f3c5-d9e1-4449-b910-70a2c137dd61\)](#)
[Site Location and existing site plan 9842.01.pdf \(/document/6a45c28e-2dd6-4d97-b4e2-daf4e012e4f1\)](#)
[External Works and Bat Mitigation 9842.03.pdf \(/document/0c353bc2-6ae8-4289-a9e0-f3390829af73\)](#)

Do you have any new plans or drawings that support your appeal?

No

Do you have any other new documents that support your appeal?

Yes

Other new supporting documents

[List of appeal documents.pdf \(/document/71473e3f-9f7d-497b-877a-21f4df8f1e3b\)](#)