

STATEMENT OF CASE FOR
PLANNING REFUSAL APPLICATION Ref 26/00013/HOU
21 BUTE CLOSE, HINCKLEY
On behalf of Mr & Mrs Bourne

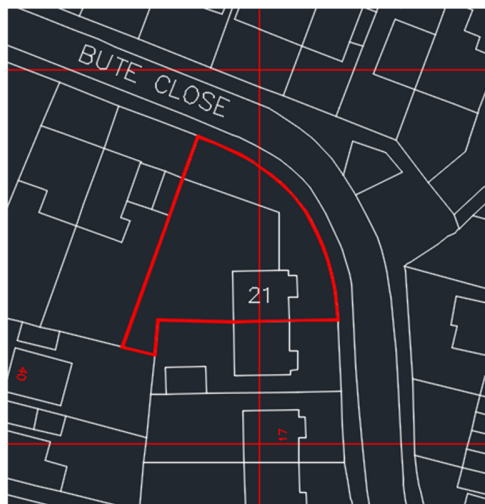


INTRODUCTION

- This Statement of Case is submitted on behalf of Mr & Mrs Bourne in support of their appeal against the decision of Hinckley & Bosworth Borough Council to refuse a Planning Application for a Domestic two storey side extension
- The appeal relates to the revised drawings submitted following notification from the Planning Department that the Initial scheme was too big and not in keeping with the street scene. The revised drawings were submitted 22nd March 2026 which addressed all the Planning initial concerns, and was a much reduced proposal.

SITE AND SURROUNDING AREA

- The existing site is a corner plot, the adjacent land to the side of No 21 was initially going to have a dwelling built on it, but the developer never developed it. The house was purchased by Mr & Mrs Bourne with the knowledge that there was an adjoining building plot. The proposed revised extension sits comfortably within the site boundary, and leaves ample for parking and amenity space



Existing Site Plan

PLANNING REFUSAL NOTICE & DESIGN

The development has been refused on the grounds that :-

“The scale of the extension is still not subordinate to the main dwelling. In addition, with the revised plans, the proposed first floor window facing No. 19 Bute Close would result in an unacceptable loss of privacy.

The proposed gable elevation facing Bute Close also appears overly bulky and would have a harmful impact on the street scene”

Lets look at each point the refusal is based on :-

- The scale is still not Subordinate to the main dwelling ? The front façade is set back 1200mm from the existing facade of the dwelling, therefore it has to be subordinate to the main dwelling, and as drawn on the proposed elevations. That’s just basic maths and Construction, so this is wrong.
- The proposed first floor window facing No. 19 Bute Close would result in an unacceptable loss of privacy ? Following the response from Planning with regards the First floor window, We suggested that it could indeed be moved to the rear elevation, however the opportunity to do this was denied, as they would not accept any further changes. This could have been done under a condition and enforced.
- The proposed gable elevation facing Bute Close also appears overly bulky and would have a harmful impact on the street scene ? This is just an opinion. If there was another dwelling adjacent No 21, in a straight line, the gable would not be visible, and this would be an acceptable extension, the fact that we are a corner plot this is unavoidable. Worth noting the original scheme avoided this issue.

It is our opinion that to refuse an Application on the 3 very weak points outlined above is unacceptable.

Below you can see how much the original scheme was reduced following the Planning department original feedback, clearly subservient and in keeping.

As previously noted, the original scheme avoided the gable end view.

