

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

Planning Permission

Name and Address of Applicant

Mr & Mrs M Platnauer
84a Coventry Road
Burbage
Leicestershire
LE10 2HR

Name and Address of Agent (if any)

Mr George Burton
GB a&e Ltd
The Old Forge
Main Street
Thurlaston
Rugby
Warwickshire
CV23 9JS

Part I - Particulars of Application

Date of Application

14 March 2025

Application No.

25/00260/CONDIT

Particulars and location of development :

Application to vary condition 2 of planning permission 22/00236/FUL. Amendments to Plot 3. Internal alterations and associated changes to fenestration and car parking redesign

Sketchley Hill House Rugby Road Burbage Hinckley Leicestershire

Part II - Particulars of decision

In dealing with the application, through ongoing negotiation the local planning authority have worked with the applicant in a positive and proactive manner by offering a pre-application advice service and by seeking solutions to problems arising in relation to dealing with the planning application and this has resulted in the approval of the application. The Local Planning Authority has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

In pursuance of its powers under the Town and Country Planning Act 1990, the Hinckley and Bosworth Borough Council grants permission for the carrying out of the development referred to in Part I hereof in accordance with the application form and plans submitted, subject to the following conditions :-

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

Proposed Dwelling Plot 3 - Drg No. 4881/30 Rev A (received 14.03.25)

Site location and Block Plan - Drg No. 4881/01 (received 14.03.25)

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

2. No development above foundation level shall commence on site until representative samples of the types and colours of materials to be used on the external elevations of the dwellings hereby permitted have been deposited with and approved in writing by the local planning authority, and the scheme shall be implemented in accordance with those approved materials.

IMPORTANT - PLEASE READ THE NOTES AT THE END OF THIS DOCUMENT

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and as previously approved by application 24/00794/DISCON.

3. The dwelling hereby approved shall be implemented in accordance with the surface water drainage scheme approved under application 24/00281/DISCON which shall be completed in full prior to occupation of the dwelling.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site to accord with Policy DM7 of the adopted Site Allocations and Development Management Policies DPD.

4. Construction work of the development, hereby permitted, shall not take place other than between the hours of 08:00 hrs and 19:00 hrs on weekdays and 09:00 hrs and 14:00 hrs on Saturdays and at any time on Sundays and Bank Holidays unless other agreed in writing.

Reason: To minimise disruption to the neighbouring residents in accordance with Policy DM7 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

5. During the site preparation and construction phase no burning of materials shall take place.

Reason: To minimise disruption to the neighbouring residents in accordance with Policy DM7 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

6. Notwithstanding the submitted plans, the proposed access shall have a width of a minimum of five metres, for a distance of at least five metres behind the highway boundary which shall be surfaced in a bound material with a 7.3 metre dropped crossing. The access once provided shall be so maintained at all times.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2024).

7. The dwelling hereby permitted shall not be occupied until such time as vehicular visibility splays 43 metres by 2.4 metres have been provided at the site access. These shall thereafter be permanently maintained with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway.

Reason: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (2024).

8. The dwelling hereby permitted shall not be occupied until such time as 2.0 metre by 2.0 metre pedestrian visibility splays have been provided on the highway boundary on both sides of the access with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway and, once provided, shall be so maintained in perpetuity.

Reason: In the interests of pedestrian safety and in accordance with the National Planning Policy Framework (2024).

9. The dwelling hereby permitted shall not be occupied until such time as any existing gates to the vehicular access have been permanently removed. Notwithstanding the provisions of Part 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no vehicular access gates, barriers, bollards, chains or other such obstructions shall be erected within a distance of five metres of the highway boundary, nor shall any be erected within a distance of six metres of the highway boundary unless hung to open away from the highway.

Reason: To enable a vehicle to stand clear of the highway in order to protect the free and safe passage of traffic including pedestrians in the public highway in accordance with the National Planning Policy Framework (2024).

10. The dwelling hereby permitted shall not be occupied until a scheme for the clear identification and demarcation of the parking spaces in materials that contrast from the emergency vehicle turning area and from the access road have been submitted to and approved in writing by the Local Planning Authority. The three parking spaces shall measure at least 2.4 metres by 5.5 metres with an additional 0.5 metres in width provided where the space is bordered by a fixed structure such as walls or fencing and shall be made available for use in accordance with the approved scheme prior to occupation of the dwelling. Thereafter the three parking spaces shall be so maintained and made available for their intended purpose in perpetuity.

Reason: 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 in the interests of highway safety and in accordance with the National Planning Policy Framework (2024).

11. The dwelling hereby approved shall be implemented and thereafter occupied in full compliance with the details for waste and recycling storage of containers and collection across the site which have been approved under application 23/00794/DISCON.

Reason: To ensure the bin storage on site is not detrimental to the street scene and overall design of the scheme in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

12. Prior to the occupation of the dwelling hereby approved details of trees, including their location, species, size and future maintenance, to replace the trees selected for removal under Ecolocation Arboricultural Report, Tree Constraints Plan & Tree Protection Detail dated 30/09/22, on file 22/00236/FUL, and to replace the protected tree that has been killed during the wider construction phase and to replace any trees in the neighbouring gardens of 304 and 306 Rugby Road and the gardens of Lupin Close that back on to the access drive that have been damaged or killed as a result of the services trench that has been dug on the south side of the access drive, shall be submitted to and approved in writing by the Local Planning Authority. The replacement for any tree lost due to the construction phase shall be semi-mature in size and shall be maintained in accordance with the suppliers advice. The replacement trees on the site or access drive shall be planted in accordance with the approved details no later than in the next available planting season (October to March) following occupation of the third dwelling on the wider site. The replacement trees outside of the site shall be planted within the next available planting season (October 2024 to March 2025) or, where the damage to the tree is not noticed until 2024, within the following planting (October 2024 to March 2026). The trees shall be maintained for a period of five years from the date of planting. During this period any trees which die or are damaged, removed, or seriously diseased shall be replaced by trees of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority.

Reason: To ensure that replacement trees are planted on site in the interests of protecting the amenity of the area in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

13. Notwithstanding the provisions of Article 3, Schedule 2 Part 1, Classes A, B, C and E of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or any Order revoking and re-enacting that Order, no extensions to any dwelling or buildings incidental to the enjoyment of any dwelling (except for those approved by this permission) shall be undertaken or constructed unless planning permission has first been granted by the Local Planning Authority.

Reason: The removal of permitted development rights is warranted in this instance due to the size of the dwellings and to safeguard the amenities of neighbouring properties in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

14. All trees on the site shown to be retained shall be surrounded by protective fencing in accordance with the Ecolocation Arboricultural Report, Tree Constraints Plan & Tree Protection Detail dated 30/09/22 on planning application file 22/00236/FUL at all times during construction.

Reason: To ensure that trees on or adjacent to the site are to be retained and adequately protected in the interests of the visual amenities of the area and biodiversity in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and paragraph 174 of the National Planning Policy Framework (2024).

15. Further to Condition 6 the access road shall be constructed in accordance with the Ecolocation Arboricultural Report, Tree Constraints Plan & Tree Protection Detail dated 30/09/22 on planning application file 22/00236/FUL.

Reason: To ensure that trees adjacent to the access road are to be retained and adequately protected in the interests of the visual amenities of the area and biodiversity in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and paragraph 174 of the National Planning Policy Framework (2024).

16. The following windows shall be fitted with obscure glazing to a minimum of level 3 of the Pilkington scale to a minimum height of 1.7m above the floor level beneath the window in the relevant room or, in the case of the skylight, shall be a minimum of 1.7m above the floor level beneath the window in the relevant room:

- o Bedroom window in the west elevation at mezzanine/second floor level
- o Toilet window in the north elevation at ground floor level
- o Dressing room window in the north elevation at first floor level
- o Toilet, bathroom and en-suite windows in the east elevation at first floor level
- o Gallery skylight in the south elevation at mezzanine/second floor level
- o Toilet window in the south elevation at ground floor level

Once so provided the window(s) shall be permanently maintained as such at all times thereafter.

Reason: In the interests of the amenity of neighbours and future occupiers of the dwelling in accordance with Policy DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).

17. No works or development within 2 metres of the root protection zone of protected Tree 35 shown on the approved site layout plan 4881/01 shall take place until an Arboricultural Method Statement has been submitted to and approved in writing by the LPA that demonstrates the construction methods that will be required to ensure that the effects on the TPO protected tree are minimised. The development shall then be implemented in accordance with the approved scheme.

Reason: To ensure that works within a root protection area are carried out in accordance with BS5837:2012.

NOTES TO APPLICANT:-

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at building.control@blaby.gov.uk or call 0116 272 7533.
2. Application forms to discharge conditions and further information can be found on the planning portal website www.planningportal.gov.uk

C. Brown.

Christopher Brown MRTPI
Head of Planning

Date : 24 June 2025

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. If you are aggrieved by the decision of the Local Planning Authority to grant permission subject to conditions, you may appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act 1990 within six months (see para 2a below) of the date of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, tel. 0303 444 5000 or online at <https://www.gov.uk/planning-inspectorate>). You must use a Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the appeal form you require. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that the permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements as set out in Section 78 of the Town and Country Planning Act 1990, to the provisions of the development order, and to the directions given under the order. He does not in practice refuse to entertain appeals solely because the decision by the Local Planning Authority was based on a direction given by him. Appeals- new time rules. Appeals relating to applications made to the Local Planning Authority on, or after, 5th September 2003 must be made within six months of the date of this notice.
4. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application then, you must do so in accordance with the guidance found using the following link <https://www.gov.uk/appeal-enforcement-notice>.
5. If permission to develop land is granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
6. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
7. This permission covers only consent under the Town and Country Planning Acts and does not give permission to demolish a Listed Building, for which separate consent is required. Amongst other things the consent of the Council of the district in which the land is situated may be required under the Building Regulations and if the proposals affect land within the limits of the highway (that is between the highway fences or hedges) the separate consent of the Highway Authority may also be required. Steps to obtain the necessary further consents should be taken before proceeding with the development.

SHOPS, OFFICES, FACTORIES, EDUCATIONAL BUILDINGS & BUILDINGS TO WHICH THE PUBLIC ARE TO BE ADMITTED : ACCESS AND PROVISION FOR THE DISABLED PERSONS

1. The Local Planning Authority is required to bring to your attention the requirements of the Disabled Persons 1981, Building Regulations 1991 "Access and facilities for Disabled People" document M and the Chronically Sick & Disabled Act 1970 (as amended 1976) (Sections 4.7.8 and 8A) requiring the provision of access facilities, car parking and toilets for the disabled and the provision of signing indicating what provision has been made for disabled persons within the building. Your attention is also drawn to the Code of Practice B.S 5619 "Design of Housing for the convenience of Disabled People", 1978 and Code of Practice, B.S. 5810 : 1979, "Access for the Disabled to buildings" available from the British Standards Institution, 2 Park Street, London W1A 2BS. (Tel 071-629-9000) and (in so far as educational buildings are concerned), to Design Note 18 "Access for the Physically Disabled to Educational Buildings."
2. The buildings to which these requirements apply are :-
 - a) Buildings to which the public are to be admitted to which Section 4 of the Chronically Sick & Disabled Act 1970 (as amended 1976) applies.
 - b) Offices, Shops & Railway Premises as defined in the Offices, Shops & Railway Premises Act 1963 or premises deemed to fall within the Act.
 - c) Factories as defined by Section 175 of the Factories Act 1961.
Educational Buildings as defined by Section 29B of the Disabled Persons Act 1981.



Hinckley & Bosworth
Borough Council

Start Notice

Important Information – Please keep this with your decision notice

Please read the above decision notice carefully and ensure that you understand and comply with the requirements of any planning conditions imposed.

If you require any further information about why a particular planning condition has been imposed or in respect of what information is needed to discharge your condition please contact the case officer who will be happy to advise of the requirements and information required.

We carry out a programme of site monitoring to check compliance with conditions in order to proactively manage the development and to ensure development is carried out in accordance with the planning permission granted.

Please ensure that any application for the discharge of pre-commencement conditions are carried out in a timely manner as this may take up to 8 weeks depending on the requirements of the condition. Please also be aware there is a charge to discharge conditions per request which means you can discharge conditions individually or group details together as a single request to discharge multiple planning conditions. The fee for discharging these pre-commencement conditions, can be found on the [planning portal](#).

We would be grateful if you could email the development address and application reference number with your contact details and the intended start date by email to planning@hinckley-bosworth.gov.uk or complete the form on the reverse.

Hinckley & Bosworth Borough Council
Hinckley Hub, Rugby Road, Hinckley, Leicestershire, LE10 0FR
TEL: 01455 238141 EMAIL: planning@hinckley-bosworth.gov.uk



**Hinckley & Bosworth
Borough Council**

Development Details

Planning application ref:	25/00260/CONDIT
Proposal:	Application to vary condition 2 of planning permission 22/00236/FUL. Amendments to Plot 3. Internal alterations and associated changes to fenestration and car parking redesign
Site Location:	Sketchley Hill House Rugby Road Burbage Hinckley Leicestershire

Date when work is intended to start:	
Have all pre-commencement conditions been discharged?	
Signed:	Print Name:

Your contact details (or attach letterhead/business card):

Name:	
Address:	
Telephone:	
Mobile:	
Email:	

Hinckley & Bosworth Borough Council
Hinckley Hub, Rugby Road, Hinckley, Leicestershire, LE10 0FR
TEL: 01455 238141 EMAIL: planning@hinckley-bosworth.gov.uk