



**Hinckley & Bosworth
Borough Council**

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01455 238141

Hinckley Hub
Rugby Road
Hinckley
Leics
LE10 0FR

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	65
Suffix	
Property Name	
Address Line 1	Ashby Road
Address Line 2	
Address Line 3	Leicestershire
Town/city	Hinckley
Postcode	LE10 1SG

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
442994	294971
Description	

Applicant Details

Name/Company

Title

Mrs

First name

Lisa

Surname

Duffy

Company Name

Barks, Beards and Brows

Address

Address line 1

65 Ashby Road

Address line 2

Address line 3

Town/City

Hinckley

County

Leicestershire

Country

Postcode

LE10 1SG

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

☐ Yes

☒ No

Does the proposal consist of, or include, a change of use of the land or building(s)?

☒ Yes

☐ No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

I will be using an outbuilding to run a dog grooming business.

I will be a solo groomer with customers dropping their dogs off for a 1-1 service. The customer will leave their dogs with me and collect after the appointment.

Customers are able to park on my drive.

There will be up to 6 customers a day.

Working hours will be Monday - Saturday 9-6

I have a grooming salon which will include the required dryers and bath and other small equipment.

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

Previous use was garden, last known date is not applicable as the building is not yet in place. The building does not require planning permission due to size.

Has the proposal been started?

☐ Yes

☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

Existing use of land is our back garden as per the deeds. Myself and my husband are the owners of this property.

Salon is a temporary and moveable structure and it does not have footings.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Planning permission for salon is not required due to size. It is less than 2.5m tall, it does not have permanent footings and it does not take up over 50% of the garden.

Select the use class that relates to the existing or last use.

Other

Other (please specify)

Garden

Information about the proposed use(s)

Select the use class that relates to the proposed use.

Other

Other (please specify)

Garden grooming salon

Is the proposed operation or use

☒ Permanent

☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

A certificate should be granted as the grooming salon will be good for the local economy and for the local dog owners.

There are other examples of this business type within the district.

This use will not affect the local community in any negative way as it will be contained to my property with no increase in traffic as we are on the main road into the town.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes

☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☐ The agent

☒ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes

☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
- ☐ Lessee
- ☐ Occupier
- ☐ Other

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Lisa Duffy

Date

10/07/2024