



**Hinckley & Bosworth
Borough Council**

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Leics
LE10 0FR

Application for a Non-Material Amendment Following a Grant of Planning Permission

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	36
Suffix	
Property Name	
Address Line 1	Main Street
Address Line 2	
Address Line 3	Leicestershire
Town/city	Stanton Under Bardon
Postcode	LE67 9TN

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

Easting (x)	Northing (y)
446864	310804

Description

Applicant Details

Name/Company

Title

Mr

First name

Michael

Surname

Thomas

Company Name

Address

Address line 1

122 Main Street

Address line 2

Stanton under Bardon

Address line 3

Town/City

Markfield

County

Country

United Kingdom

Postcode

LE67 9TP

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☒ Yes
☐ No
☐ Not applicable

Please add details of all persons notified

Name of person notified:

***** REDACTED *****

House name:

Number:

36

Suffix:

Address line 1:

Main St

Address Line 2:

Town/City:

Stanton Under Bardon

Postcode:

LE67 9TN

Date notice served:

18/08/2023

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Two storey side extension, single storey rear extension and front porch

Reference number

22/00638/HOU

Date of decision

26/08/2022

What was the original application type?

Householder planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- ☒ **Householder development:** Development to an existing dwelling-house or development within its curtilage
- ☐ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

The planned amendment to the existing approved drawing is to change the garage in the side extension to an office, fitting a window in place of the garage door. The property currently has vehicle access to the end of the garden where there are existing vehicle access gates and existing hard standing. This provision ensures the DM18 condition to be met in the existing property and the proposed change does not make any variation to that condition.

The window design is changed to a clear glass and style matching the adjoining property, and an additional small side window is fitted to suit the revised internal layout.

Please state why you wish to make this amendment

We are buying the property from Mrs Massarella, who had the original plans drawn up and submitted the approval. The layout would better suit our needs with a home office as I work from home for part of the week. The property has adequate parking provision with the rear access track and existing hard standing.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

185KM 04

New plan/drawing numbers

36-1MJT 02

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

ENQ546597306

Date (must be pre-application submission)

26/09/2023

Details of the pre-application advice received

Good Afternoon,

Apologies for the delay in responding to your email.

After reviewing the addition information, it is the case officer's informal opinion the proposed amendment could be requested through the submission of a non-material amendment application rather than requiring a s73 application in this instance.

This advice is my informal opinion, which whilst given in good faith is not binding on any future Council decision/action. If you want to receive formal advice on whether planning permission is required please apply for pre-application advice or submit an application for a Lawful Development Certificate. This advice is also in respect of the Town and Country Planning Acts only, you are advised to ensure that all other consents and restrictions are addressed.

Kind regards,

Tiffany MacDonald
Planning Support Officer

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

Declaration

I/We hereby apply for Non-Material Amendment 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

Michael Thomas

Date

30/09/2023