

Hinckley & Bosworth Borough Council

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

PRIOR APPROVAL GRANTED

Name and Address of Applicant

Mr Paul Taylor
3 Chestnut Walk
Groby
Leicester
Leicestershire
LE6 0EU

Name and Address of Agent (if any)

Particulars of Application

Date of Notification

20 June 2024

Reference No.

24/00620/HHGDO

Particulars and location of development :

Single storey rear extension measuring 4.41 metres in depth, 3.47 metres at ridge height (including the proposed roof light) and 2.50 metres at eaves height.

3 Chestnut Walk Groby Leicester Leicestershire LE6 0EU

This is not a Lawful Development Certificate and does not grant planning permission for your proposal. This written notice confirms that the proposed development would comply with Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 at the address shown above, as described by the description shown above, and in accordance with the information that the developer provided to the local planning authority.

Information that the applicant provided to the local planning authority:

- Notification of a Proposed Larger Home Extension application form
- Existing and Proposed Plans and Elevations, Drg No. 3CHW-MT-XX-XX-DR-A-02003 Rev P01
- Existing and Proposed Sections, Drg No. 3CHW-MT-XX-XX-DR-A-02300 Rev P01
as received by the Local Planning Authority on the 20th June 2024.
- Revised measurements as received by the Local Planning Authority on the 24th July 2024.

Reason for approval:

The extension would not cause harm to the amenity of adjoining premises/residents.

Informatives

- a.) This permission does not grant approval under the Building Act 1984 and the Building Regulations 2010 (as amended) for which a separate application may be required. You are advised to contact the Building Control team via e-mail at building.control@blaby.gov.uk or call 0116 272 7533.

C. Brown.

Christopher Brown MRTPI
Head of Planning

Date : 19 August 2024

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. The full limitations and conditions of Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 can be found at <http://www.legislation.gov.uk/ukxi/2015/596/schedule/2/made>