



**Hinckley & Bosworth
Borough Council**

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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	
Suffix	
Property Name	The Elms Farm
Address Line 1	Ratcliffe House Lane
Address Line 2	
Address Line 3	Leicestershire
Town/city	Ratcliffe Culey
Postcode	CV9 3LZ

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

Easting (x)	Northing (y)
433478	299516

Description

Applicant Details

Name/Company

Title

Mr

First name

Andrew

Surname

Hutchinson

Company Name

Address

Address line 1

The Elms Farm

Address line 2

Ratcliffe House Lane

Address line 3

Town/City

Ratcliffe Culey

County

Leicestershire

Country

United Kingdom

Postcode

CV9 3LZ

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

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

Description of Your Proposal

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

Single storey rear extension and other alterations

Reference number

24/00218/HOU

Date of decision

16/04/2024

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

- Stone features such as the headers, sills and columns are to be removed.
- The aluminium fascia(s) are to be removed in place for a parapet with an exposed brick detail and coping stone design.
- The sizes and format of the bifold doors are to be altered.
- The bi fold door in the patio area is to be replaced with a single door and window.
- The full height window featuring in the kitchen area is to be altered to span 1050mm in height, sitting 1050mm off the finish floor level as well as increase in width to fill the span of the kitchen units.
- The double door featured in the kitchen area is to be removed.
- The rooflights over the utility area are to be amended.
- The roof lanterns over the kitchen/dining area have are to be replaced with smaller sized rooflights.
- The width of the utility is to be increased by 1m.
- The width of the patio area is to be reduced from 4226mm to Approx. 3150mm.
- A log burner and flue is proposed within the living area.
- The roof over utility is to be changed in design and increased in pitch whilst now featuring sunken windows.
- The colour of the windows, bifold doors, doors, rooflights, gutters, soffits and RWPs is to be altered to appear Jet Black (RAL 9005). The coping stone is to appear buff.
- Part of the external patio is to be raised to be flush with the bifold door.
- Wall is to be erected to connect house with existing outdoor arch and doorway.

Please state why you wish to make this amendment

Design has been updated due to request from client.

Are you intending to substitute amended plans or drawings?

☒ Yes

☐ No

If yes, please complete the following details

Old plan/drawing numbers

Drawing no. 23 22 - 07 Rev A
Drawing no.23 22 - 09

New plan/drawing numbers

Drawing no. 23 22 - 13 Rev A
Drawing no.23 22 - 09 Rev A

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

Date (must be pre-application submission)

21/01/2025

Details of the pre-application advice received

To be more time and cost efficient its advised to go for a non material amendment as oppose to variation of condition. Its believed that the changes made would fall within the boundaries of a non-material amendment.

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

maddox swift

Date

25/02/2025