

Hinckley & Bosworth Borough Council

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

PRIOR APPROVAL NOT REQUIRED

Name and Address of Applicant

Mrs Daniela Rus
18 Park Road
Hinckley
Leicestershire
LE10 1HT

Name and Address of Agent (if any)

Mr Iain Garnell
Design Three Sixty
Rugby House
Hinckley Road
Sapcote
LE9 4FS

Part I - Particulars of Application

Date of Application	Application No.
12 November 2025	25/01095/HHGDO

Particulars and location of development :

Notification to determine if Prior Approval is required for a single storey rear extension measuring 4.00 metres in depth, 3.25 metres at ridge height and 2.46 metres at eaves

18 Park Road Hinckley Leicestershire LE10 1HT

You have notified Hinckley and Bosworth Borough Council of your intention to build an extension to the dwellinghouse as referred to in the particulars above. Hinckley and Bosworth Borough Council have notified each adjoining owner or occupier about the proposed development. As no objections have been received it has not been necessary to consider the impact on the amenity of adjoining premises. Therefore, this written notice confirms that

prior approval is not required

for the development as described in the particulars above and in accordance with the information submitted to the Local Planning Authority.

This is not a Lawful Development Certificate and does not grant planning permission for your proposal.

Information that the developer provided to the Local Planning Authority on 11 November 2025:

- Application Form
- Block, Site Location Plan, Drg No. 262-03
- Proposed Ground Plan and Elevations, 3D Views, Drg No. 262-02 Rev D
- Existing Ground Floor Plan, Elevations, Drg No.262-01

Informatives

1. 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 Section.

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

C. Brown.

Christopher Brown MRTPI
Head of Planning

Date : 16 January 2026

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 A of the Town and Country Planning (General Permitted Development) (England) Order 2015 can be found at <http://www.legislation.gov.uk/uksi/2015/596/schedule/2/made>

PANOTES – V2.0

