

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

Chris Newby
198 Markfield Road
Groby
Leicester
LE6 0FS

Name and Address of Agent (if any)

Mrs Ana Barbosa
BH-Z Architectural Consultancy Ltd
78 Clarendon Park Road
Leicester
LE2 3AD

Particulars of Application

Date of Notification	Reference No.
29 May 2025	25/00531/HHGDO

Particulars and location of development :

Notification to determine if prior approval is required for a single storey rear extension measuring 3.56 in depth, 3.55 at ridge height and 2.86 height at eaves.

198 Markfield Road Groby Leicester Leicestershire LE6 0FS

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 developer provided to the local planning authority:

- Notification of a Proposed Larger Home Extension application form
- Existing Site Location and Block Plan Dwg no. BHZ25014-PD-001 Rev A
- Proposed Site Location and Block Plan Dwg no. BHZ25014-PD-002 Rev A
- Existing Layouts Dwg no. BHZ25014-PD-003 Rev A
- Proposed Ground Floor Layout Dwg no. BHZ25014-PD-004 Rev A
- Existing & Proposed Elevations Dwg no. BHZ25014-PD-005 Rev A
- Proposed Roof Plan and Section A Dwg no. BHZ25014-PD-006 Rev A

Informatives

1. Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.
2. 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.



Christopher Brown MRTPI
Head of Planning

Date : 11 July 2025

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