



**Hinckley & Bosworth
Borough Council**

planning@hinckley-bosworth.gov.uk
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Hinckley Hub
Rugby Road
Hinckley
Leics
LE10 0FR

Application for a Lawful Development Certificate for a Proposed Use or Development

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	5
Suffix	
Property Name	
Address Line 1	Pinfold Close
Address Line 2	
Address Line 3	Leicestershire
Town/city	Hinckley
Postcode	LE10 0FP

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

Easting (x)	Northing (y)
440659	293082

Description

Applicant Details

Name/Company

Title

Mr

First name

Charles

Surname

McAleer

Company Name

Address

Address line 1

5

Address line 2

Pinfold close

Address line 3

waterside park

Town/City

HINCKLEY

County

Country

United Kingdom

Postcode

LE10 0FP

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

☒ Yes

☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Proposal to change garage, from x2 single manual doors, to x1 electric door. This would involve " Coventry Garage Doors" (024 7506 0333.)
Carrying out all works, including, removal of existing doors, knock down centre brick pillar, install lintel (all calculations for extra load bearing to be done by Coventry Garage Doors.) Refitting new electric door and making all brickwork good, reusing existing bricks where possible.

Does the proposal consist of, or include, a change of use of the land or building(s)?

☐ Yes

☒ No

Has the proposal been started?

☐ Yes

☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

There is already a very similar electric door fitted to number 1, Pinfold close & a slightly smaller one fitted to number 8, Pinfold close. Also, number 7, is just going through the quote process, for same. Also, the proposed new garage door cannot be seen by, public land, footpath, road or bridleway.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

I will try and attach quote from Coventry Garage doors, if there's an option later in the application ?

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

I believe (hopefully) it may fall under " Permitted Development " regulations, but was advised by, Rudi Simpson
Technical Planning Assistant
Tel: 01455 255 603
Email: Rudi.Simpson@hinckley-bosworth.gov.uk

That the only sure way to find out was to fill out a " Lawful Development Certificate ".
(Same answer as above, really .) There is already a very similar electric door fitted to number 1, Pinfold close & a slightly smaller one fitted to number 8, Pinfold close. Also, number 7, is just going through the quote process, for same. Also, the proposed new garage door cannot be seen by, public land, footpath, road or bridleway.

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

First Name

Surname

Reference

24/07/2025

Details of the pre-application advice received

Reply from Rudi.....

Good afternoon,

I apologise for the delay, I'm afraid I do not have details of your original query so whilst I can provide general advice on garage conversions please get back to us if this doesn't fully answer your query.

Planning permission is not usually required for a garage conversion providing the work is internal and does not involve enlarging the building. However, sometimes permitted development rights have been removed from a property and/or there are conditions attached in order to prevent the loss of parking so planning permission will be required in this instance.

Similarly, where work is proposed to a listed building, listed building consent will be required and if your intention is to convert a garage into a separate house (regardless of who will occupy it), then planning permission will be required no matter what work is involved.

The only way to receive formal confirmation that your proposal does not require planning permission please submit an application for a Lawful Development Certificate.

This advice is my informal opinion, which whilst given in good faith is not binding on any future Council decision/action. 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.

Rudi Simpson

Technical Planning Assistant

Tel: 01455 255 603

Email: Rudi.Simpson@hinckley-bosworth.gov.uk

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

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
- ☐ Lessee
- ☐ Occupier
- ☐ Other

Declaration

I/We hereby apply for Lawful development: Proposed use 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

Charles McAleer

Date

18/08/2025