Hinckley & Bosworth Borough Council
A Borough to be proud of

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01455 238141

Council Offices
Argents Mead
Hinckley
Leicestershire
LE10 1BZ

DEVELOPMENT SERVICES
- 9 AUG 2000
RECEIVED

Application for a Lawful Development Certificate for a Proposed use or development.

Town and Country Planning Act 1990: Section 191, as amended by section 10 of the Planning and Compensation act 1991.

Town and Country Planning (General Development Procedure) Order 1995

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.
It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	MR	First name:	NICHOLAS		
Last name:	BAILEY				
Company (optional):					
Unit:		House number:	80	House suffix:	A
House name:					
Address 1:	COVENTRY ROAD				
Address 2:	BURBAGE				
Address 3:	~~HINCKLEY~~				
Town:	HINCKLEY				
County:	LEICESTERSHIRE				
Country:	ENGLAND				
Postcode:	LE10 2HR				

2. Agent Name and Address

Title:		First name:			
Last name:					
Company (optional):					
Unit:		House number:		House suffix:	
House name:					
Address 1:					
Address 2:					
Address 3:					
Town:					
County:					
Country:					
Postcode:					

3. Site Address Details

Please provide the full postal address of the application site.

Unit: | House number: 80 | House suffix: A.

House name:

Address 1: COVENTRY ROAD.

Address 2: BURBAGE.

Address 3:

Town: HINCKLEY

County: LEICESTERSHIRE.

Postcode (optional): LE10 2HR.

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: | Northing:

Description:

4. 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).

Please tick if the full contact details are not known, and then complete as much as possible: ☑

Officer name: SARAH HUMPHRIES.

Reference: SH/08/10240/PD.

Date DD/MM/YYYY: (must be pre-application submission) FOLLOWING LETTER 05/06/2008.

Details of pre-application advice received?

SPOKE TO MEMBER OF STAFF IN ABSENCE OF SARAH HUMPHRIES. INDICATION THAT A LEGAL CONSENT CERTIFICATE MAY BE REQUIRED FOR WORK.

5. Lawful Development Certificate - Interest In Land

Please state the applicant's interest in the land?

Owner: ☑ Yes ☐ No Lessee: ☐ Yes ☑ No Occupier: ☑ Yes ☐ No

If Yes to Lessee or Occupier please give details of the owner and state whether they have been informed in writing of this application:

Name	Address	Have they been informed in writing of the application Yes	No
N J BAILEY & L A BAILEY.	80A COVENTRY ROAD, BURBAGE, HINCKLEY LEICS.	☑	☐

if No to all the above, pleases give name and addresses of anyone you know who has an interest in the land:

Name	Address	Nature of interest in the land	Have they been informed of the application? Yes	No	if they have not been informed of the application please explain why not
			☐	☐	
			☐	☐	
			☐	☐	
			☐	☐	

6. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☑ No

If Yes, please provide details:

7. 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

THE BUILDING WHOSE USE IT IS INTENDED TO CHANGE IS PART OF THE EXISTING PROPERTY BUILT BY J LAWRENCE IN 1987/8. ITS CURRENT USE IS A DOUBLE GARAGE WITH ADJOINING ROOM WHICH IS ACCESSED SEPARATELY. THERE IS ALSO ACCESS TO AN UPPER ROOM CURRENTLY USED AS A PLAYROOM / OFFICE. (CONT'D)

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application:	
1.	
2.	
3.	
4.	
5.	

If you consider the existing, or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

Information About The Proposed Use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

Is the proposed operation or use:

☐ Temporary ☑ Permanent

If temporary please give details:

Please state why you consider that a Lawful Development Certificate should be granted for this proposal:

SEE CONTINUATION.

8. Description Of Proposal

Does the proposal consist of, or include:

a) The carrying out of building or other operations? ☑ Yes ☐ No SEE CONTINUATION.

If Yes to a, 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):

b) Change of use of the land or building(s)? ☑ Yes ☐ No

If Yes to b, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out:

If Yes to b, please describe fully the existing or the last known use, with the date this use ceased:

Has the proposal been started? ☐ Yes ☑ No

7. GROUNDS FOR APPLICATION. (CONT'D)

THERE IS A TOILET / CLOAKROOM UNDER THE STAIRS. THE BUILDING IS CONNECTED TO GAS, ELECTRICITY & WATER AS WELL AS TO MAINS SEWAGE THROUGH THE MAIN HOUSE. THERE IS NO INTENTION IN THE APPLICATION TO ALTER THIS OR SEPARATE THE BUILDING FROM THE MAIN HOUSE TO CREATE A SEPARATE DWELLING.

OUR SON HAS RETURNED HOME AND THE APPLICATION IS TO MAKE ALTERATIONS TO THE EXISTING UPPER ROOM, TOILET AND SEPARATE ROOM TO CREATE SEPARATE ACCOMMODATION FOR HIM. THE EXISTING TOILET & BACK ROOM WOULD BE INTENDED FOR USE AS A SMALL KITCHEN. THERE IS NO INTETION TO MAKE ALTERATIONS TO THE UPSTAIRS ROOM OTHER THAN TO SECTION OFF A SMALL AREA AS A BATH/SHOWER ROOM.

THE INTERNAL ALTERATIONS WOULD NOT IN ANY WAY ALTER THE EXTERNAL APPEARANCE OR SIZE OF THE EXISTING BUILDING.

THE CHANGE OF USE WOULD ALLOW FOR INDEPENDENT LIVING OF OUR SON WHO HAS PREVIOUSLY USED THE ROOM AS A PLAYROOM. IT WOULD NOT ALTER THE RELATIONSHIP TO OTHER PROPERTIES.

- SERVICES TO THE BUILDING WILL BE THROUGH THE MAIN RESIDENCE WITH ALL ACCOUNTS LINKED TO 80A COVENTRY ROAD. THESE COVER
  - GAS
  - ELECTRICITY
  - WATER & SEWAGE.

SERVICES ARE ROUTED THROUGH THE MAIN HOUSE WITH SINGLE METERS FOR GAS & ELECTRICITY. WATER & SEWAGE ARE CURRENTLY NOT METERED BUT A SINGLE CUSTOMER ACCOUNT APPLIES.

ACCESS TO THE BUILDING IS VIA A SHARED, GATED DRIVEWAY WITH SHARED PARKING. GARDEN AREAS ARE SHARED AND REMAIN THE PROPERTY OF 80A COVENTRY ROAD IN TOTAL

8. DESCRIPTION OF PROPOSAL - (CONT'D)

THE PROPOSAL REQUIRES INTERNAL ALTERATION TO FACILITIES ONLY. THE SEPARATING WALL BETWEEN THE TOILET & REAR ROOM ON THE LOWER FLOOR WOULD BE REMOVED. ON THE UPPER FLOOR A STUD WALL WOULD BE CREATED TO FORM A BATHROOM ABOVE THE TOILET AREA.
EXISTING WATER SUPPLIES INTERNALLY WOULD BE CHANGED TO ACCOMMODATE THE BATHROOM.

EXTERNALLY THERE WOULD BE NO CHANGE TO THE BUILDING. EXISTING GAS, ELECTRICITY, WATER AND SEWAGE CONNECTIONS WOULD BE UNALTERED.

THE ACCOMMODATION CREATED WOULD HAVE, AS NOW, NO INTERNAL ACCESS TO THE GARAGE AREA.

THE ALTERATIONS WOULD NOT CREATE A MAJOR CHANGE OF USE. THE CURRENT USE AS A PLAY ROOM WITH TOILET FACILITIES WOULD ALTER TO ACCOMMODATE A BATHROOM ON THE UPPER FLOOR (THIS AS OPPOSED TO A TOILET ON THE GROUND FLOOR). THE ROOM CREATED ON THE LOWER FLOOR HAS ALREADY GAS, WATER, ELECTRICAL & WASTE CONNECTIONS.

THE SHARED NATURE OF SERVICES, ACCESS, GARDENS AND ASSOCIATED CUSTOMER ACCOUNTS REMAINS WITH 80A COVENTRY ROAD AS IN SECTION 7. WHILST A BASIC KITCHEN FACILITY IS INTENDED MAIN LAUNDRY & OTHER SERVICES WILL BE AT THE MAIN PROPERTY

9. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.
The burden or proof in a Lawful Development Certificate is firmly with the applicant and therefore sufficient and precise information should be provided.

3 copies of a completed and dated application form: ☑

3 copies of such evidence verifying the information included in the application as you can provide: ☑

3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: ☑

The correct fee: ☑

10. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant

Or signed - Agent

Date (DD/MM/YYYY): 06/08/2008 (date cannot be pre-application submission)

WARNING:
The amended section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the Council to revoke, at any time, a certificate they may have been issued as a result of such false or misleading information.

11. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:
44	1455 610751.	

Country code:	Mobile number (optional):
44	777 3935484.

Country code:	Fax number (optional):

Email address (optional): nbailey@haksowen.ac.uk.

12. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

13. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☑ Yes ☐ No NOT EASILY

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)* ☐ Agent ☑ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address: