

PLANNING STATEMENT

**for change of use to first floor flat
and new door to ground floor retail unit**



at 3 Main Street, Desford, LE9 9JF

SEPTEMBER 2026

1.0 PLANNING OVERVIEW

1. Hinckley and Bosworth's planning web site lists the following previous planning applications:

	88/01060/4 Change of Use of existing store area into shop; change of use of existing garages into store; provision of parking spaces
	89/01159/4 New shop front and store building
	90/00483/4 Change of use to doctors surgery
	97/00236/COU Change of use to offices
	02/00777/COU Change of use to dental surgery
	02/01432/FUL Replacement windows and alterations to building
	12/00325/FUL Change of use from dental surgery to hairdressing and beauty salon (retrospective)

2.0 PROPOSED DEVELOPMENT

1. The building owner is currently trying to let the building and the feedback from prospective commercial tenants is that they have no interest in the first floor and that the building lacks presence on Main Street. There is a concern that the lack of a 'front door' on Main Street is a strong deterrent to potential customers.
2. This planning application looks to resolve these issues by creating a new entrance on Main Street and to convert the first floor into a one bedroom flat.