



Serving the people of Bagworth, Merry Lees and Thornton

Mr C. Brown
Head of Planning
Hinckley & Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
Leicestershire
LE10 0FR

6th August 2026

Dear Chris,

Planning Application: 26/00302/HOU (Re-consultation)

Removal of existing garage, new one and a half storey garage with games room over.

Members of Bagworth and Thornton Parish Council resolved to object to the above-mentioned application that has been submitted.

Please take the following material planning considerations into account when assessing this application and reaching a decision:

- **Loss of light / overshadowing:** The impact on both adjoining properties would be significant, resulting in a substantial loss of daylight. The re-submission still does not provide any evidence that the 45-degree rule has been met; and we consider this could still be being breached by a considerable margin.
- **Overdevelopment (scale, height and massing):** Even though the newly submitted drawings show a new height of 5,649m as opposed to 6.6m, the proposed height is still comparable to a typical two-storey dwelling (commonly 5.5m–6.7m). The previously stated gross internal area (GIA) was 45.3m², which again is within the typical ground-floor GIA range for a two-storey family house (generally 40–55m²), the new plans fail to show a new internal area and in fact fail to show the corresponding measurements as previously. We must reiterate that taken together, the proposal could reasonably be perceived as equivalent to a new dwelling in scale. According to the new plans there is no longer a staircase allowing access to the upper level from the utility space, if no access required then why does the building have to be 5,649m?

Bagworth & Thornton Parish Council
Bagworth Community Centre, Station Road, Bagworth, LE67 1BH
Tel 01530 230638 / 07580574093
Email clerk@bagworthandthornton-pc.gov.uk



LOTTERY FUNDED