



**Hinckley & Bosworth
Borough Council**

planning@hinckley-bosworth.gov.uk
01455 238141

Hinckley Hub
Rugby Road
Hinckley
Leics
LE10 0FR

Householder Application for Planning Permission for works or extension to a dwelling

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	1
Suffix	
Property Name	The Croft
Address Line 1	Groby Road
Address Line 2	
Address Line 3	Leicestershire
Town/city	Ratby
Postcode	LE6 0LJ

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

Easting (x)	Northing (y)
451333	306199

Description

Applicant Details

Name/Company

Title

Mr

First name

Steven

Surname

Smart

Company Name

Address

Address line 1

The Croft

Address line 2

1 Groby Road

Address line 3

Ratby

Town/City

Leicester

County

Country

United Kingdom

Postcode

LE60LJ

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 Proposed Works

Please describe the proposed works

Wooden detached garage to be built on the front aspect of the house, in the corner at the end of the driveway.
Planting to sides of garage to soften look from road side.

Has the work already been started without consent?

- ☐ Yes
☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

house is brick

Proposed materials and finishes:

Garage walls to be feather edged 140mm boards, these will weather over time and blend into tree lines on front gardens. Planting around the edges of garage to soften the look from road side.

Type:

Roof

Existing materials and finishes:

Swithland slate roof tiles on house

Proposed materials and finishes:

Pitched roof covered in black felt replica tile look to match the house

Type:

Other

Other (please specify):

Garage base

Existing materials and finishes:

Proposed materials and finishes:

Concrete base for garage with 2 course of blue bricks which the wooden garage will be built off

Type:

Other

Other (please specify):

Ground work

Existing materials and finishes:

Tarmacked driveway

Proposed materials and finishes:

Base Requirements Concrete Pad You will need to provide a concrete pad and a single course of bricks. The bricks need to have holes in order to key on to the mortar, and are only one course high. We provide a DPC to sit on the top of the bricks. Sub-Base 150mm hardcore is usually sufficient with reinforcing bar, followed by DPM before the concrete. Allow 100mm to 150mm of concrete (C40 mixture) for the concrete pad - and red or blue semi-engineering bricks. Bricks are required under all walls (including partitions).

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Plans and drawing by suppliers/builders of the the prefabricated wooden garage (Warwick Buildings)

The garage will be located at the end of the existing driveway, access to garage will be via the driveway to the house from Harwood Close already in use.

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- ☐ Yes
☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- ☐ Yes
☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- ☐ Yes
☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- ☐ Yes
☒ No

Parking

Will the proposed works affect existing car parking arrangements?

- ☐ Yes
☒ No

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

☒ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

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

***** REDACTED *****

Surname

***** REDACTED *****

Reference

25/10065/PREHMO

Date (must be pre-application submission)

30/05/2025

Details of the pre-application advice received

Pre application advised on removal of trees and garden to build garage and new driveway, the impact this will have plus the next door would be able to see this.

We have now changed the location on the garage so that no trees and only a small amount of extra driveway to the garage will be required to be added.

This has now reduce the impact on the land and the garage can no longer be seen by next door.

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

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
- ☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

Mr

First Name

Steven

Surname

Smart

Declaration Date

03/08/2025

☒ Declaration made

Declaration

I/We hereby apply for Householder planning permission 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

Steven Smart

Date

07/11/2025

Amendments Summary

I have reduced the garage from a triple (9.15m x 7m) to a double garage (6.1m x 6.1m) and will be planting around the side to help soften the impact from the road side.