



**Hinckley & Bosworth
Borough Council**

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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	45
Suffix	
Property Name	
Address Line 1	Markfield Road
Address Line 2	
Address Line 3	Leicestershire
Town/city	Ratby
Postcode	LE6 0LW

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

Easting (x)	Northing (y)
451207	306290

Description

The property is a terraced bungalow set back from the road. It is the middle bungalow of three. Access to the front property is via a joint pathway. The three dwellings are orientated to the south-east unlike the remainder of the dwellings to Markfield Road in which are orientated to the highway. There is no access to the rear of the property from the front. The only access available to the rear is via a separate narrow gated pathway which is permanently locked, overgrown and very narrow..

Applicant Details

Name/Company

Title

Mr

First name

Anthony

Surname

Tate

Company Name

Address

Address line 1

45 Markfield Road

Address line 2

Address line 3

Leicester

Town/City

Ratby

County

Leicestershire

Country

United Kingdom

Postcode

LE6 0LW

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

I am making this application on behalf of my father - Elderly gentleman with major mobility issues needs to purchase a mobility scooter as soon as possible. Due to having limited access to the back of the property (via an unused, narrow and locked-gated pathway, the only option is to store the scooter at the front of the property. In order to keep the scooter secure and for it to be insured, storage for the scooter is required. The proposal is to erect a wooden lockable storage unit (similar to a small shed) to the right of the front property, detached from the bungalow. This area is barely viewable from the public highway due to the 6ft hedge and angle of the property. It would also not be overlooked by neighbours.

The applicant is currently housebound and will remain so if we are unable to get this application authorised.

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:

Other

Other (please specify):

Wood with Felt Roof

Existing materials and finishes:

N/A

Proposed materials and finishes:

A purpose-built, wooden lockable storage unit (similar to a small shed with a felt roof). No windows.

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

☐ Yes

☒ No

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

If Other has been selected, please provide contact details:

Title

***** REDACTED *****

First name

***** REDACTED *****

Surname

***** REDACTED *****

Phone Number

***** REDACTED *****

Email

***** REDACTED *****

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

24/10034/PREHMO

Date (must be pre-application submission)

12/04/2024

Details of the pre-application advice received

2 docs attached ('Communication with HB' and 'Decision 24.10034') but summary below:
The site lies within the settlement boundary of Ratby and is therefore considered to be located within a sustainable location. Policy DM1 of the SADMP provides a presumption in favour of sustainable development where planning application accord with the policies in the Local Plan. It is considered that in principle the development would be acceptable subject to all other material planning matters being appropriately addressed.

Impact upon the character of the area

The proposed storage unit is proposed to be situated to the south-east (front) of the application dwelling and would not be viewable from the street scene due to the location of the dwelling being situated to the south-west of Markfield Road via a footpath. The dwelling is also orientated to the south-east unlike the remainder of the dwellings to Markfield Road in which are orientated to the highway.

The storage unit is proposed to host the occupier's mobility scooter.

The proposed materials would not match those of the existing dwelling, however by virtue of the nature of the proposal it would be highly likely to be supported by the Local Planning Authority should a formal application was to be submitted.

Overall it is considered that the storage unit as indicated in terms of its small scale and discreet location would adhere to Policy DM10 of the adopted SADMP in this aspect.

Impact towards neighbouring residential amenity

The neighbouring dwellings, 43 and 47 Markfield Road project approximately 2.15 metres further than the principle elevation of the application dwelling. The proposed storage unit would host a depth of 1.83 metres and would therefore subject to the exact position of the unit it would only project past the principle elevations of the neighbouring dwelling by a minor scale. The submitted indicative layout also indicates that the proposed storage unit would be orientated to the south east and it would not host any windows. By virtue of the above, there is not considered that there would be any detrimental impacts upon the neighbouring dwellings.

This aspect of the proposal is therefore considered to be in accordance with Policy DM10 of the adopted SADMP.

Impact upon the parking provision

To the front of the dwelling sits a fenced slabbed hardstanding area. Forward of that sits a shared grassed amenity area hosting footpaths to all three dwellings. Due to the access to the front of the dwelling being only accessible by foot off-street parking would not be justifiable. By virtue of the above, the proposed storage unit would not have any adverse impacts in terms of current or future parking provision at the site.

The proposed development would therefore satisfy Policy DM18 of the SADMP in this regard.

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

Anthony

Surname

Tate

Declaration Date

17/04/2024

☒ 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

Anthony Tate

Date

17/04/2024