Application to determine if prior approval is required for a proposed: Change of use – agricultural (or former agricultural) buildings to dwellinghouses

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 3, Class Q

Hinckley and Bosworth https://www.hinckley-bosworth.gov.uk/planning

Publication of applications on planning authority website

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".

Address Line 1

Heath Farm

Address Line 2

Bosworth Lane

Address Line 3

-

Town/City

Osbaston

County

Leicestershire

Postcode

CV13 0DS

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

Easting (x)

443465

Northing (y)

304494

Description of site location

-

Applicant Details

Name/Company

Title

Mr

First Name

-

Surname

Webster

Company Name

-

Address

Address Line 1

Heath Farm Bungalow

Address Line 2

Bosworth Lane

Address Line 3

-

Town/City

Osbaston

County

Leicestershire

Country

-

Postcode

CV13 0DS

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

REDACTED

Secondary number

REDACTED

Fax Number

REDACTED

Email address

REDACTED

Agent Details

Name/Company

Title

-

First Name

Lee

Surname

Ward

Company Name

Hayward Architects Ltd

Address

Address Line 1

19 Station Road

Address Line 2

-

Address Line 3

-

Town/City

Hinckley

County

Leics

Country

United Kingdom

Postcode

LE101AW

Contact Details

Primary number

REDACTED

Secondary number

REDACTED

Fax number

REDACTED

Email Address

REDACTED

Eligibility

The current building and site

Is the site currently part of an established agricultural unit?

- [x] Yes
- [ ] No

Was the site part of an established agricultural unit on 24 July 2023?

- [x] Yes
- [ ] No

Has any work under the permitted development rights for the erection, extension or alteration of a building reasonably necessary for the purposes of agriculture been carried out on the agricultural unit during the 10 year period before development begins?

- [ ] Yes
- [x] No

Will the external dimensions of the resulting building(s) extend beyond the existing building(s) at any point, other than:

- as a result of any permitted extension to the building under this permitted development right; or
- by more than 0.2 metres as a result of any permitted building work or other operations under this permitted development right.

- [ ] Yes
- [x] No

Does the new building have suitable access to a public highway?

- [x] Yes
- [ ] No

Is the existing building (including any permitted building work or other operations, but excluding any proposed extension), capable of complying with the nationally described space standard?

- [x] Yes
- [ ] No

Is any part of the land, site or building:

- in a conservation area;
- in an area of outstanding natural beauty;
- in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- in the Broads;
- in a National Park;
- in a World Heritage Site;
- in a site of special scientific interest;
- in a safety hazard area;
- in a military explosives storage area;
- a scheduled monument (or the site contains one);
- a listed building (or within the curtilage of a listed building)

◯ Yes
⊘ No

Agricultural tenants

Is any part of the land covered by or within the curtilage of the building subject to the proposed development occupied under any agricultural tenancy agreements?

◯ Yes
⊘ No

Have any agricultural tenancy agreements been terminated in the year before development is proposed to begin for the purpose of carrying out the proposed change of use?

◯ Yes
⊘ No

Dwellinghouses and floor space

Would the floorspace of any of the proposed dwellinghouses exceed 150 square metres?

◯ Yes
⊘ No

How many dwellinghouses have previously been created under this permitted development right on this established/former agricultural unit?

8

What would be the total combined floor space (previously and in this proposal) changed to Dwellinghouses under this permitted development right on this established/former agricultural unit?

993.6 square metres

Extensions

Will any proposed extension:

No extension proposed

Description of Proposed Works

Proposed works

Please describe the proposed development, including the siting and location of the building(s)

Conversion of 4 existing agricultural buildings to form 8 residential units

Please provide details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

See attached plans which demonstrate that all habitable rooms will have natural light.

What will be the net increase in dwellinghouses?

8

Are any associated building works or other operations required to make this change?

- the installation or replacement of windows, doors, roofs, or exterior walls;
- the installation or replacement of water, drainage, electricity, gas or other services;
- partial demolition to the extent reasonably necessary to carry out the works listed above.

- [x] Yes
- [ ] No

If yes, please provide details of the design and external appearance of the building(s) in regard to these building works or other operations

See attached plans and reports

Impacts and risks

Please provide details of any transport and highways impacts and how these will be mitigated

The proposal uses an existing access from Bosworth Lane that has been established for a number of years and previously served the farm with slow moving farm traffic regularly using this access.

Please provide details of any noise impacts and how these will be mitigated

As there will be no resulting agricultural processes on the site there is not anticipated to be any adverse noise impacts on the proposed dwellings.

Please provide details of any contamination risks and how these will be mitigated

We would be happy to accept a condition that further contamination investigation will be required although being an established farm yard any levels are expected to be low.

Please provide details of any flooding risks and how these will be mitigated.

The site does not fall within Flood Zone 2 or 3. There is a small amount of surface water flooding shown on the flood maps nearby but this is outside of the proposal area. This has been covered in the submitted supporting statement.

Declaration

I/We hereby submit this Application to determine if prior approval is required for a proposed: Change of use – agricultural (or former agricultural) buildings to dwellinghouses 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 agree to the outlined declaration

Signed: Lee Ward

Date: 19/11/2026