



**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	22
Suffix	
Property Name	
Address Line 1	The Square
Address Line 2	
Address Line 3	Leicestershire
Town/city	Bagworth
Postcode	LE67 1DQ

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

Easting (x)	Northing (y)
444867	308065

Description

Applicant Details

Name/Company

Title

Mr

First name

Haider

Surname

Al-Delfi

Company Name

Address

Address line 1

22 The Square

Address line 2

Address line 3

Town/City

Bagworth

County

Leicestershire

Country

United Kingdom

Postcode

LE67 1DQ

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

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:

Proposed materials and finishes:

Horizontal softwood timber weatherboarding, pressure-treated and stained in a natural medium-brown wood tone that will weather naturally over time and blend with the surrounding settings. Supported on a low-level blockwork plinth with a black protective finish. The finish is similar to that of the garage belonging to number 14 on The Square.

Type:

Roof

Existing materials and finishes:

Proposed materials and finishes:

Slate grey bitumen felt shingles (slate effect) with matching ridge tiles and detailing to ensure a clean, watertight finish

Type:

Doors

Existing materials and finishes:

Proposed materials and finishes:

Standard roller door matching the existing ones on the property.

Type:

Other

Other (please specify):

Rainwater Goods

Existing materials and finishes:

Proposed materials and finishes:

uPVC half-round guttering and downpipes.

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

Elevations, plan, and a 3D visualisation accompany this application. We have also included a photo of a similarly constructed garage on The Square for material reference.

Design and Access Statement:

Proposal: Erection of a detached timber-framed garage for domestic use.

1. Amount and Scale The proposed outbuilding is a single-storey detached garage designed to provide secure parking and incidental storage for the main dwelling. The scale has been carefully considered to ensure it remains subservient to the host property. The dual-pitched roof height is kept to a practical minimum to reduce massing and ensure the structure does not dominate the plot or impact the outlook of neighbouring properties.

2. Layout and Siting The garage is positioned to utilise the existing driveway access, minimising the need for new hard landscaping. The siting has been chosen to respect the established building line and maintain adequate separation distances from boundaries, preserving the privacy and amenity of adjacent residents.

3. Appearance and Materials The design adopts a traditional, rural aesthetic intended to blend sympathetically with the garden environment and the wider local character:

Cladding: The use of horizontal timber weatherboarding (stained natural brown) softens the visual impact of the building, allowing it to weather naturally and integrate with the existing landscaping better than masonry or render would.

Roofing: The roof will be finished in slate grey/black slate-effect shingles. This dark, matte finish recedes visually against the skyline and mimics traditional slate found in the locality.

4. Access and Sustainability Vehicular access remains via the existing driveway and will not host a car. In line with Sustainable Drainage Systems (SuDS) guidelines, the area immediately surrounding the garage will be surfaced/retained as permeable gravel. This ensures that surface water runoff is managed within the site boundary and does not contribute to the public highway drainage system. uPVC guttering and downpipes will be utilised to positively drain rainwater into the existing drainage system and will not discharge directly onto the surface of the application site and neighbouring properties.

Finally, our intention is to plant climbing roses against the front-facing wall to further soften the look and to greet members of the public with a delightful floral aroma as they pass.

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

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

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

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

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner/Agricultural Tenant:
***** REDACTED *****

House name:

Number:
22

Suffix:

Address line 1:
The Square

Address Line 2:

Town/City:
Bagworth

Postcode:
LE67 1DQ

Date notice served (DD/MM/YYYY):
17/11/2025

Person Family Name:

Name of Owner/Agricultural Tenant:
***** REDACTED *****

House name:

Number:
22

Suffix:

Address line 1:
The Square

Address Line 2:

Town/City:
Bagworth

Postcode:
LE67 1DQ

Date notice served (DD/MM/YYYY):
17/11/2025

Person Family Name:

Person Role

☒ The Applicant

☐ The Agent

Title

Mr

First Name

Haider

Surname

Al-Delfi

Declaration Date

17/12/2025

☒ 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

Haider Al-Delfi

Date

17/12/2025