



**Hinckley & Bosworth
Borough Council**

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Hinckley Hub
Rugby Road
Hinckley
Leics
LE10 0FR

Application for a Non-Material Amendment Following a Grant of Planning Permission

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	
Suffix	
Property Name	Grove House
Address Line 1	Grove Road
Address Line 2	
Address Line 3	Leicestershire
Town/city	Burbage
Postcode	LE10 2AE

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

Easting (x)	Northings (y)
444064	292438
Description	

Applicant Details

Name/Company

Title

Mr

First name

Ian

Surname

Neale

Company Name

Address

Address line 1

Grove House Grove Road

Address line 2

Burbage

Address line 3

Leicestershire

Town/City

County

Leicestershire

Country

Postcode

LE10 2AE

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
- ☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☐ Yes
- ☐ No
- ☒ Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Erection of a two storey side and rear extension and a single storey rear extension and a 3 space garage at rear.

Reference number

25/00567/HOU

Date of decision

10/10/2025

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- ☒ **Householder development:** Development to an existing dwelling-house or development within its curtilage
- ☐ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Two proposed garage openings infilled using blue brickwork, relocated garage door & a proposed bi-folding door.

Please state why you wish to make this amendment

The two openings are to be infilled with blue brickwork to reflect the appearance and proportions of the original doors, maintaining the original design concept, rhythm and architectural character of the building. The proposed access arrangement to the north elevation is to be omitted and replaced with a set of bi-folding doors. The proposed garage door is also to also be relocated to the north elevation.

The amendment also provides an opportunity for increased boundary planting adjacent to the building. This enhancement will improve the landscape setting of the development while also contributing to an increased level of Biodiversity Net Gain (BNG) for Grove House PP-14085418 and Grove Rd PP-13149596

Are you intending to substitute amended plans or drawings?

- ☒ Yes
☐ No

If yes, please complete the following details

Old plan/drawing numbers

199-TAA-XX-ZZ-DR-A-1202 P06 Proposed Garage plans
199-TAA-XX-ZZ-DR-A-1430 P04 Proposed Garage Elevations

New plan/drawing numbers

199-TAA-XX-ZZ-DR-A-1202 P08 Proposed Garage
199-TAA-XX-ZZ-DR-A-1430 P07 Proposed Garage Elevations

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

25/00567/HOU

Date (must be pre-application submission)

28/08/2026

Details of the pre-application advice received

A request to submit a minor amendment

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

Declaration

I/We hereby apply for Non-Material Amendment 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

Tim Adams

Date

15/09/2026