

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

REFUSAL OF CERTIFICATE OF LAWFUL PROPOSED USE

Name and Address of Applicant

Mrs P Smith
Hereford Cottage
Bull In The Oak Court
Bosworth Road
Bull In The Oak
Cadeby
Nuneaton
Leicestershire
CV13 0DW

Name and Address of Agent (if any)

Mr Paul Adler
AP Building Design
8 Orton Road
Warton
Tamworth
B79 0HT

Part I - Particulars of Application

Date of Application	Application No.
13 August 2025	25/00769/CLP

Particulars and location of development:

Certificate of proposed lawful development for single storey rear extension to dwelling

Hereford Cottage Bull In The Oak Court Bosworth Road Bull In The Oak Cadeby

Part II - Particulars of decision

In pursuance of its powers under Section 192 of the Town and Country Planning Act 1990 as substituted by Section 10 of the Planning and Compensation Act 1991, Hinckley and Bosworth Borough Council hereby refuses to issue a Certificate of Lawful Proposed Use in respect of the use referred to in Part I above for the following reason(s):-

1. The proposed extension would not comply with the relevant provisions set out in sub-paragraph (e) which does not permit development to extend beyond the original wall of the principal elevation. Development is therefore not permitted under Class A of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).



Christopher Brown MRTPI
Head of Planning

Date : 7 November 2025