

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

REFUSAL OF CERTIFICATE OF LAWFUL PROPOSED USE

Name and Address of Applicant

Mr R Rayner
Hill Rise
Station Road
Desford
Leicester
Leicestershire
LE9 9FP

Name and Address of Agent (if any)

Mr Andrew Adshead
Planapp
Vision House
119 Factory Road
Hinckley
Leicestershire
LE10 0DP

Part I - Particulars of Application

Date of Application

21 August 2025

Application No.

25/00797/CLP

Particulars and location of development:

Certificate of proposed lawful development for the erection of an outbuilding containing a swimming pool enclosure.

Hill Rise Station Road Desford Leicester Leicestershire

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. Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) relates to permitted development within the domestic curtilage of a dwellinghouse. The proposed outbuilding exceeds 2.5m in height and it has not been demonstrated, on the balance of probabilities, that the outbuilding is sited more than 2m from the boundary of the curtilage of the dwellinghouse. The proposed detached outbuilding as shown on Proposed Elevations (Drg. 486-03 (Revision A) and the Proposed Site Plan (Drg. 486-04) received by the Local Planning Authority on 15th August, 2025, therefore fails to qualify for assessment of permitted development under clause e) (ii) of Schedule 2, Part 1, Class E of the Town and Country Planning) General Permitted Development (England) Order 2015 (as amended).



Christopher Brown MRTPI
Head of Planning

Date : 7 November 2025