

Bill Cullen MBA (ISM), BA(Hons) MRTPI
Chief Executive

Please Ask For: Richard Wright
Direct Dial/Ext:
Email: planning@hinckley-bosworth.gov.uk
Your Ref:
Our Ref: 24/00768/NMA
Date: 22 August 2024



Hinckley & Bosworth Borough Council

Mr Kevin Clarke
c/o Mr A. Askey
AJS Architectural Services
156A Fosse Road North
Leicester
LE3 5ES

Dear Mr Clarke,

APPLICATION NO: 24/00768/NMA
Address: 13 Marston Drive, Groby, Leicester, Leicestershire

I refer to your recent non-material amendment application submitted under Schedule 96(A) of the Town and Country Planning Act 1990 (as amended) on land at 13 Marston Drive, Groby, Leicester, Leicestershire, LE6 0DY.

Following consideration of the information submitted I am able to confirm that the following works listed below are considered to be non-material amendments to planning permission 23/00075/HOU in the context of the overall scheme:

- An increase in the overall roof height of the proposed single storey side/rear extension by 0.25 metres from 2.8 metres up to 3.05 metres
- An increase in the width of the proposed front porch by 0.16 metres from 1.94 metres to 2.1 metres

The proposals are considered acceptable subject to conditions as imposed on planning permission 23/00075/HOU and amended conditions as detailed below:

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Site Location Plan and Site Plan Drawing No. 2022/9252/01B received by the local planning authority on 27 January 2023 and Proposed Floor Plans and Elevations Drawing No. 2022/9252/02E received by the local planning authority on 22 August 2024.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

The details of this application/amendment should be read in conjunction with the original decision notice (planning permission reference: 23/00075/HOU).

Yours faithfully

Christopher Brown MRTPI
Head of Planning