

Hinckley & Bosworth Borough Council

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

PRIOR APPROVAL GIVEN

Name and Address of Applicant

Mr D Coley
26 Bute Close
Hinckley
Leicestershire
LE10 0SJ

Name and Address of Agent (if any)

Mr Michael Smiton
Aplan Architectural Design Limited
The Hall, Priory Hill
Rugby Road
Wolston
Coventry
CV8 3FZ

Particulars of Application

Date of Notification

13 November 2023

Reference No.

23/01072/HHGDO

Particulars and location of development:

Single storey rear extension measuring 4.27m in depth, 3.69m in height to the ridge and 2.5m to the eaves.

26 Bute Close Hinckley Leicestershire LE10 0SJ

This is not a Lawful Development Certificate and does not grant planning permission for your proposal. This written notice confirms that the proposed development would comply with Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 at the address shown above, as described by the description shown above, and in accordance with the information that the developer provided to the local planning authority:

Information that the developer provided to the local planning authority:

- Site Location and Block Plan Drawing Number 2304.GA.001
- Proposed Floor Plan and Elevation Drawing Number 2304.GA.002
- Notification of a Proposed Larger Home Extension application form

Received by the Local Planning Authority on 13.11.2023.

Reason for approval:

The application is not considered to have a significant adverse impact on neighbouring residential amenity. Although the proposed development does not comply with A.1(f), the application is permitted under A.1(g). and is therefore in accordance with Condition A.4 and Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 in its entirety. Consequently, prior approval for this application is required and given to this development.

Informative

1. This permission does not grant approval under the Building Act 1984 and the Building Regulations 2010 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.



Christopher Brown MRTPI
Head of Planning

Date: 19 December 2023

NOTES

1. It will be most helpful if the application number shown overleaf is quoted in all correspondence.
2. If you consider that this decision has been made invalidly through the Council failing to follow a procedure correctly, not having the legal power to make the decision in the way it did or through its decision being so unreasonable as no reasonable local authority would make the same decision based on the same facts, then you may enter a claim for judicial review to quash the decision. In order to proceed with a claim for judicial review an initial application for permission will need to be made to the Administrative Court, this application is required to be made “promptly and in any event within three months of the decision”. The initial permission application will decide if you have an arguable case, whether you are sufficiently materially affected by the decision to bring the claim. If you are granted permission to bring the claim it will proceed to a full hearing at the Administrative Court. Although there is no requirement for you to do so it is highly recommended that you seek independent legal advice before bringing forward a claim for Judicial Review.
3. The full limitations and conditions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 can be found at <http://www.legislation.gov.uk/ukxi/2015/596/schedule/2/made>

PANOTES – V2.0