

9th July 2024

**Planning Department
Hinckley & Bosworth Borough Council**
Hinckley Hub
Rugby Road
Hinckley
Leicestershire
LE10 0FR

**Lawful Development Certificate Application at Greenleaves, Pinwall
Lane, Atherstone, CV9 3PE**

Dear Sir / Madam,

This letter is regarding a Lawful Development Certificate application. The applicant owns a plot of agricultural land adjacent to his residential property & has been using it as a garden since 2008. This includes some bunded areas, lawned areas, planted beds & the planting of trees.

The following points form part of the above application & it is requested they be considered fully:

Relevant Policies

The Planning and Compensation Act 1991 (section 4):

171B

Time limits.

(3)

In the case of any other breach of planning control, no enforcement action may be taken after the end of the period of ten years beginning with the date of the breach.

Summary

- 1). Planning History The property at Greenleaves, Pinwall Lane has only one entry in the public access planning history. This application has the reference 08/00209/FUL & was for the extension & alterations to the dwelling & repositioning of the access driveway.
- 2). Visual Impact & Screening of the site The plot is visible from the public road, please see accompanying drawing 0330 (A) GA 001 - Location Plan. The existing site has a reasonably flat level, as also shown on drawing 0331 (A) GA 001 - Location Plan. The use of the plot as a garden began more than 10 years from the point of this application. We are including a document of images from the applicant's own records detailing the gardening work carried out, along with some historical satellite images detailing the site's history, in the pages to follow. The plot is not adjacent to any other neighbouring domestic properties so the visibility of neighbours' properties has not been affected.
- 3). Surface Water Drainage The changes to the plot have reduced the volume of rainwater runoff.
- 4). Highways considerations The changes to the plot have not affected the volume of traffic on the adjacent roads infrastructure.
- 5). Sustainability All work done has been to improve the biodiversity of the land & has helped create environments for a variety of wildlife & native plant species. The aim has been to have as low an environmental impact as possible.
- 6). Amenity The proposal is to allow for the property to benefit from an enlarged garden with a variety of wildlife & fauna.

I trust this planning letter & the submitted documentation will furnish the required information. However should you need any further information, please feel free to get in touch.

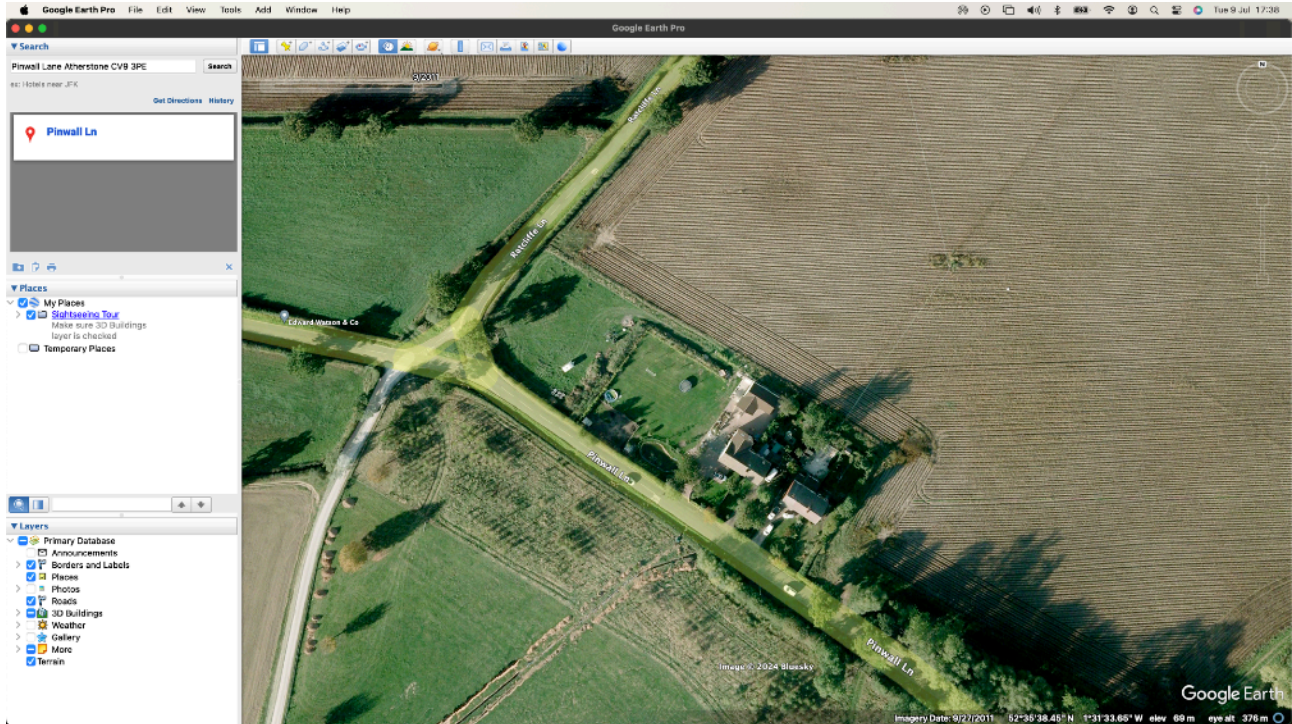
Yours faithfully,



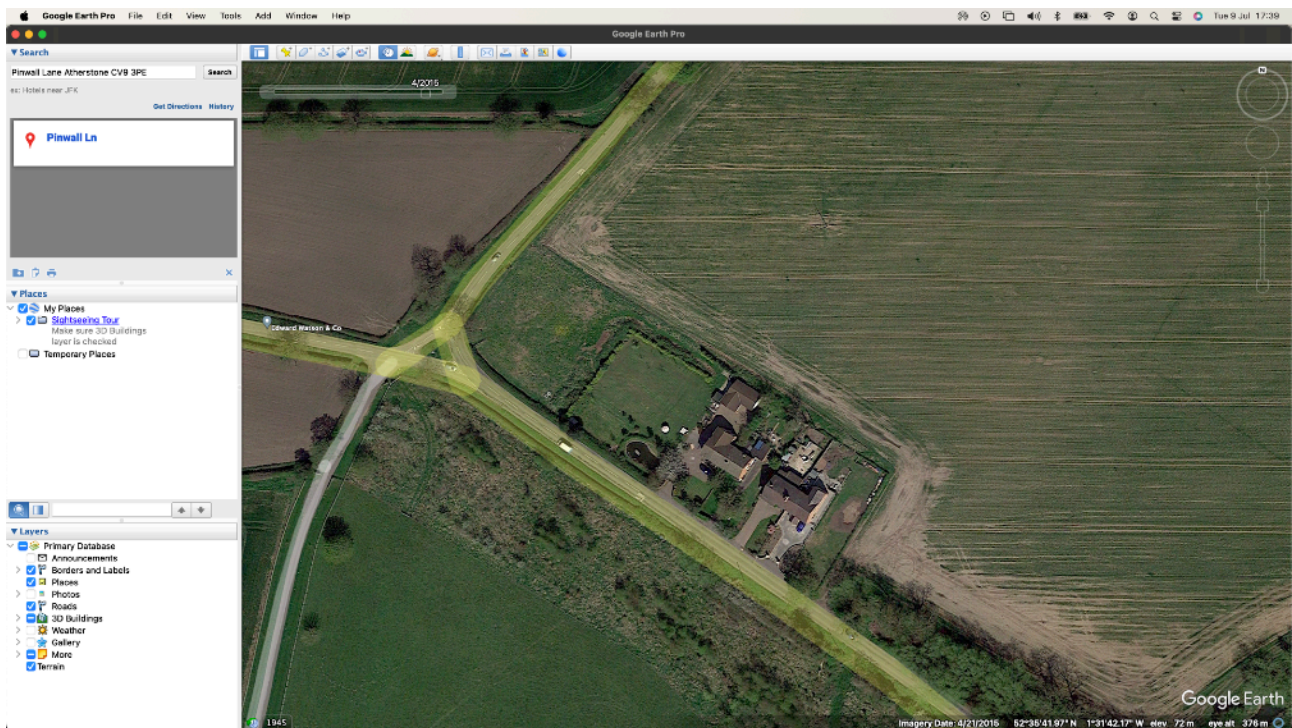
Barnaby Robinson



GOOGLE EARTH - 2011

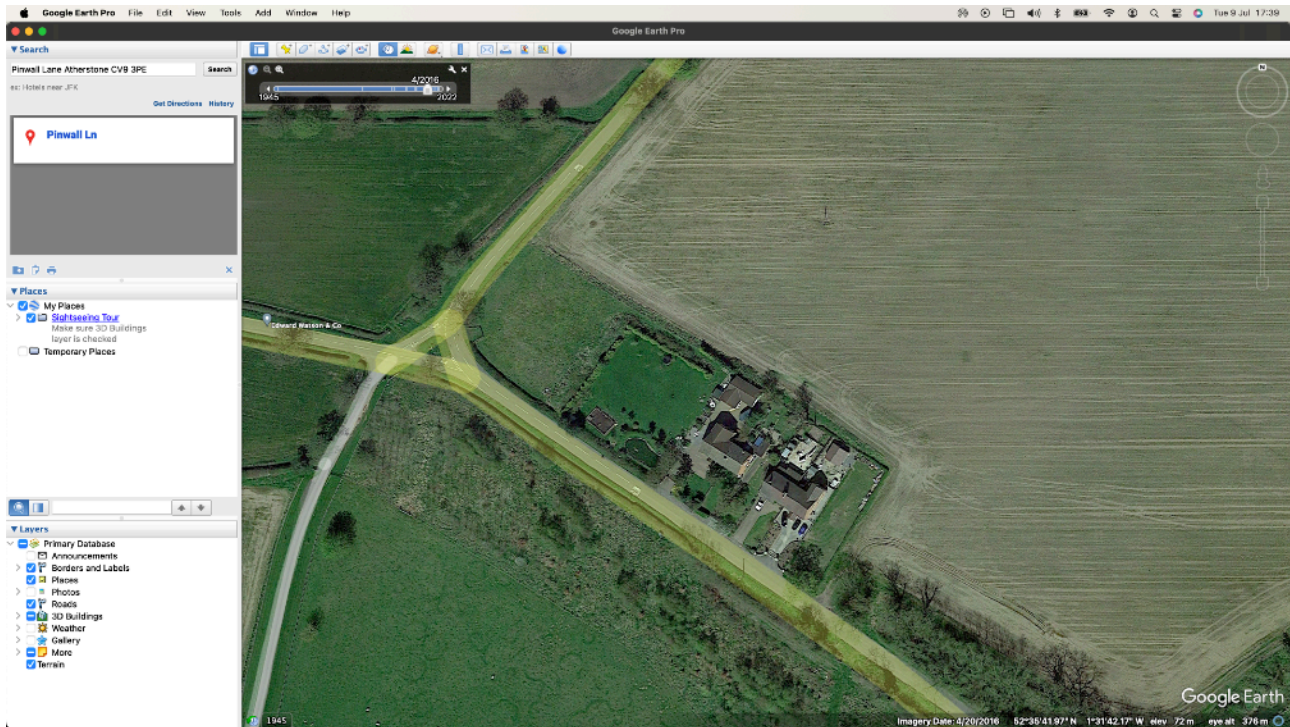


GOOGLE EARTH - 2015

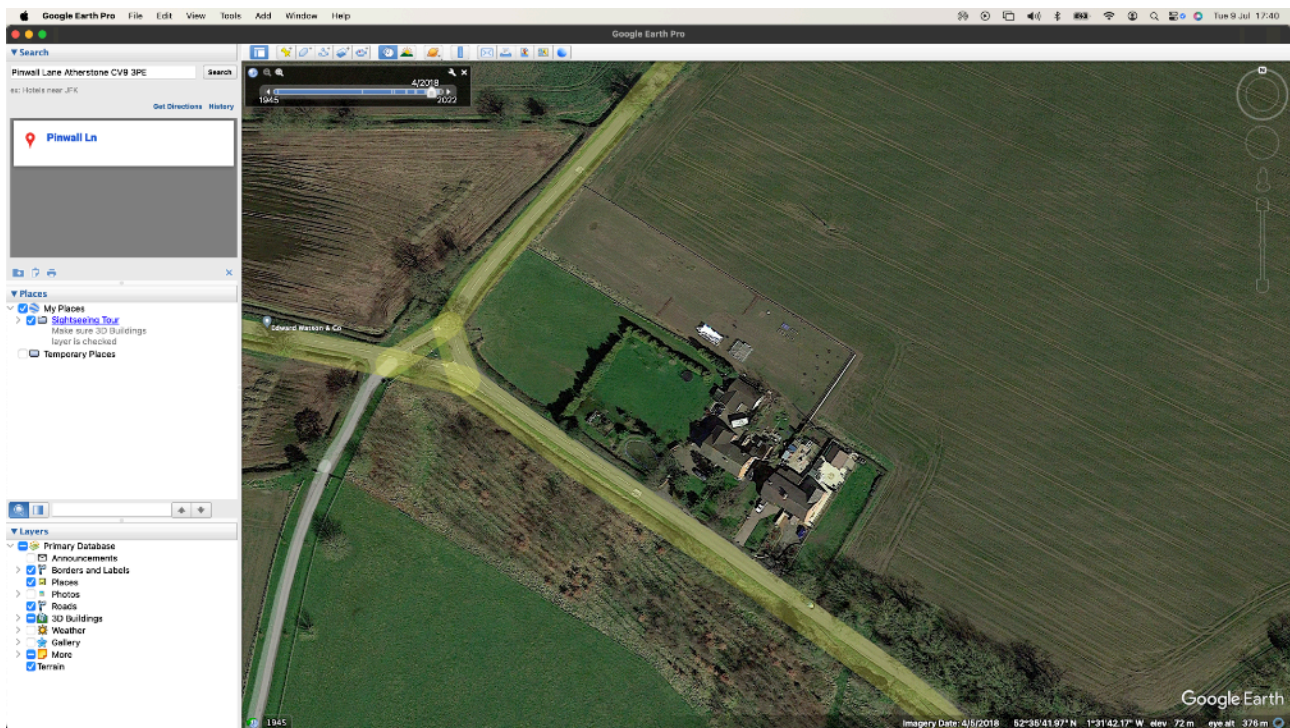




GOOGLE EARTH - 2016

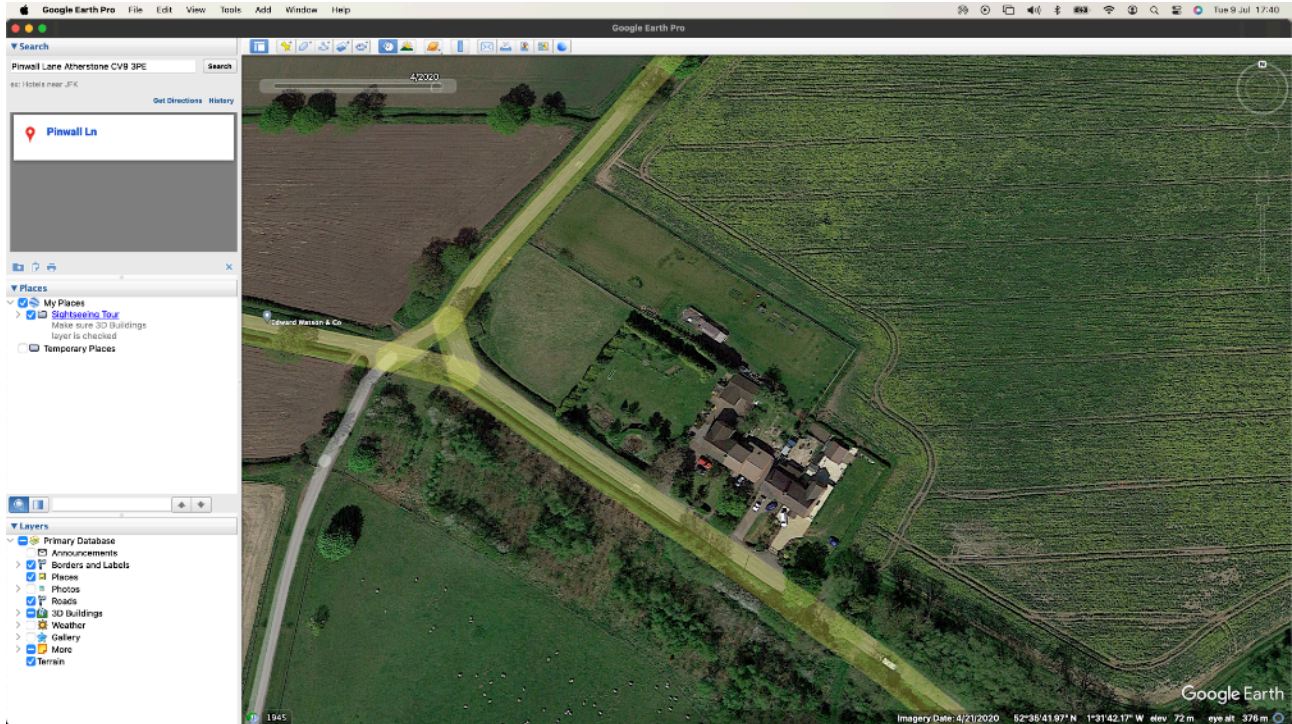


GOOGLE EARTH - 2018

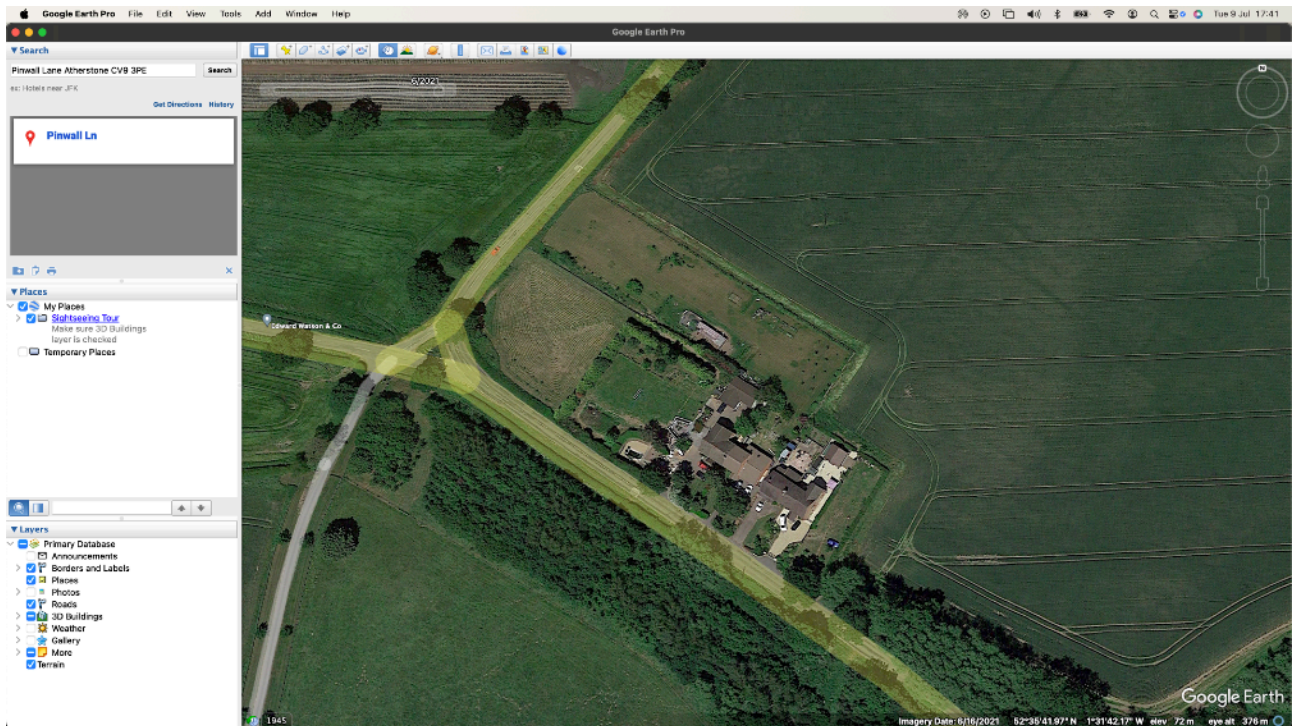




GOOGLE EARTH - 2020

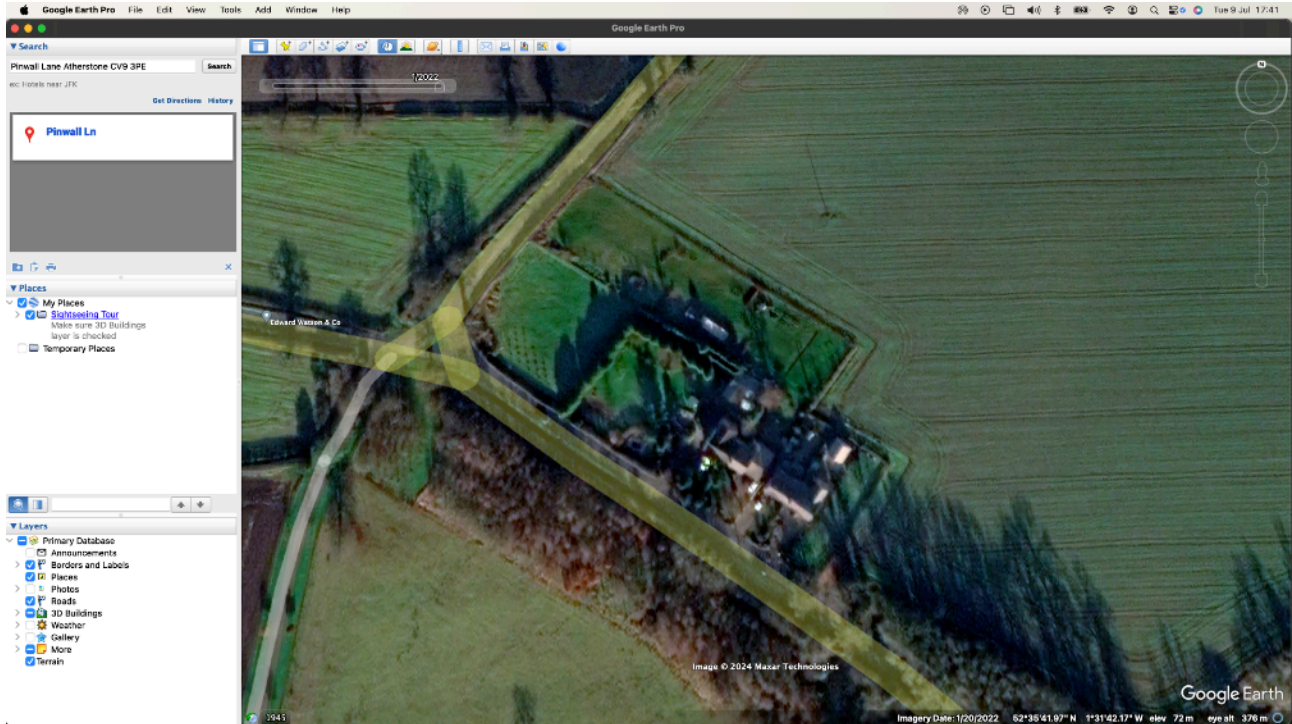


GOOGLE EARTH - 2021

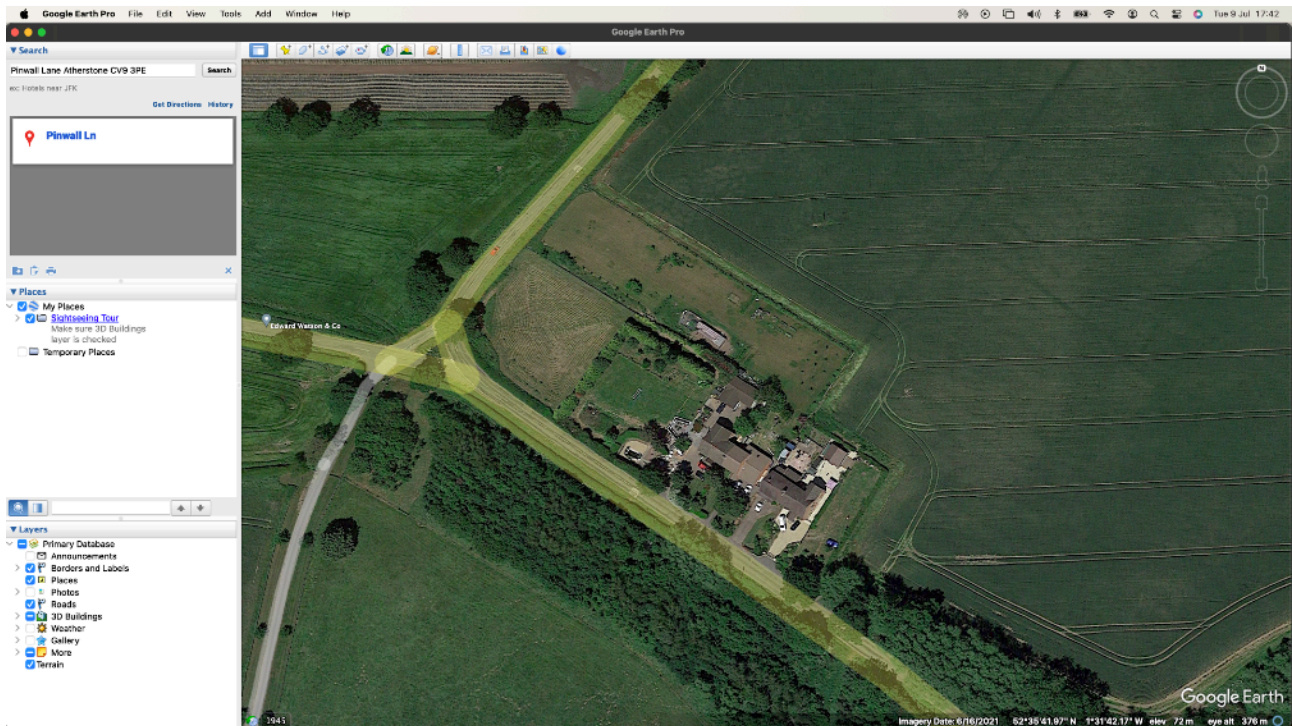




GOOGLE EARTH - 2022



GOOGLE EARTH - LATEST AVAILABLE



**Architecture
Interiors
Graphics
Web**

**THE
DESIGN SOCIAL** 

End of images