

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015

PRIOR APPROVAL GRANTED

Name and Address of Applicant

Mr Adam Wykes
24 Roseway
Stoke Golding
CV13 6HG

Name and Address of Agent (if any)

Simon Cheshire
Simon Cheshire Planning Ltd
34 Stanley Road
Market Bosworth
Nuneaton
CV13 0NB

Part I - Particulars of Application

Date of Notification	Reference No.
28 October 2024	24/00987/P3CQ

Particulars and location of development:

Change of use of agricultural building to 4 bedroom dwelling (C3)

Pretty Oak Farm, Upton Lane, Stoke Golding, Leicestershire

Information that the developer provided to the local planning authority:

- Application Form (submitted: 28.10.2024)
- Preliminary Ecological Appraisal (submitted: 28.10.2024)
- Phase I Desk Study (submitted: 28.10.2024)
- BNG Statement (submitted: 28.10.2024)
- Site Location Plan - Drawing No. 9076_01-01 Revision P1.
- Proposed Site Plan – Drawing No. 9076_03_01 Revision P1 (submitted: 28.10.2024)
- Proposed Elevations (Updated) – Drawing No. 9076_03_05 (submitted 12.12.24)
- Proposed Floor Plans (Updated) – drawing No. 9076_03_06 – Revision P2 (submitted: 17.12.2024)
- Email from Simon Cheshire dated 12.12.24 regarding the retention of the existing roof structure and metal sheeting.
- Structural Inspection (Diamond Wood & Shaw Ltd (October 2024) (submitted: 12.12.2024)

Part II - Particulars of decision

I write further to your recent application under Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 for prior approval with respect to the above proposal.

It is hereby confirmed that the Council's **prior approval is required and granted**, subject to the following planning conditions:

1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:
 - Site Location Plan - Drawing No. 9076_01-01 Revision P1.
 - Proposed Site Plan – Drawing No. 9076_03_01 Revision P1 (submitted: 28.10.2024)
 - Proposed Elevations (Updated) – Drawing No. 9076_03_05 (submitted 12.12.24)
 - Proposed Floor Plans (Updated) – drawing No. 9076_03_06 – Revision P2 (submitted: 17.12.2024)
 - Email from Simon Cheshire dated 12.12.24 regarding the retention of the existing roof structure and metal sheeting.

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).

2. The development hereby permitted shall not be occupied until such time as the parking (with turning facilities)) has been provided, hard surfaced in accordance with Proposed Site Plan – Drawing No. 9076_03_01 Revision P1. Thereafter the onsite parking provision shall be so maintained in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with Policy DM17 and DM18 of the adopted Site Allocations and Development Management Policies DPD (2016).

IT IS IMPORTANT THAT YOU READ AND UNDERSTAND THE FOLLOWING INFORMATIVES:

NOTES TO APPLICANT:

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at building.control@blaby.gov.uk or call 0116 272 7533.
2. The collection point for domestic refuse and recycling waste is from the adopted highway boundary.

We cannot travel along or collect from private driveways using our RCV, therefore it would be advisable to include an area next to the adopted highway for safe placement of the various containers on collection day.

Please ensure there is adequate space on the property to store the waste containers.

3. The surface water drainage system for the proposed development should incorporate sustainable drainage principles (SuDS) to mitigate the risk of flooding on the site, and ensure that surface water runoff does not increase flood risk elsewhere.

The proposals should also include measures to address issues of water quality in accordance with current SuDS guidance. The proposed outfall for the discharge of surface water runoff from the development should be in accordance with the hierarchical approach outlined in Building Regulations Part H.

The use of infiltration drainage is preferred, subject to the site being free from a contaminated ground legacy.

The suitability of the ground strata for soakaway drainage should be ascertained by means of the test described in BRE Digest 365, and the results approved by the Building Control Surveyor before development is commenced. If the ground strata are insufficiently permeable to avoid discharging some surface water off-site, flow attenuation methods should be employed, either alone or in combination with infiltration systems and/or rainwater harvesting systems.



Christopher Brown MRTPI
Planning Manager (Development Management)

Date : 19 December 2024