

Hinckley & Bosworth Borough Council

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

PRIOR APPROVAL NOT REQUIRED

Name and Address of Applicant

Mr Evghenii Seremet
2 Balmoral Road
Earl Shilton
Leicestershire
LE9 7HB

Name and Address of Agent (if any)

Mr Faizal Osman
13 ARCHITECTURAL CONSULTANTS LTD
C/O 8
Coplow Avenue
Evington
Leicester
LE5 5WA

Part I - Particulars of Application

Date of Application	Application No.
15 June 2026	26/00552/HHGDO

Particulars and location of development :

Notification to determine if Prior Approval is required for a single storey rear extension measuring 5.00 metres in depth, 3.80 metres at ridge height and 2.50 metres at eaves height

2 Balmoral Road Earl Shilton Leicester Leicestershire LE9 7HB

You have notified Hinckley and Bosworth Borough Council of your intention to build an extension to the dwellinghouse as referred to in the particulars above. Hinckley and Bosworth Borough Council have notified each adjoining owner or occupier about the proposed development. As no objections have been received it has not been necessary to consider the impact on the amenity of adjoining premises. Therefore, this written notice confirms that

Prior Approval is not required

for the development as described in the particulars above and in accordance with the information submitted to the Local Planning Authority.

This is not a Lawful Development Certificate and does not grant planning permission for your proposal.

Information that the developer provided to the Local Planning Authority on 15 June 2026:

- All Plans
- Existing Site Location & Block Plan
- Notification of a Proposed Larger Home Extension application form
- Proposed Site Location & Block Plan
- Proposed Ground Floor Plan

Informatives

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.

2. The determination of this application is solely related to the proposed single storey rear extension and does not relate to any other proposed works that may be identified within the submitted plans.
3. Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works, the works must be suspended and the local office of Natural England contacted for advice.

C. Brown.

Christopher Brown MRTPI
Assistant Director Planning & Regeneration

Date : 24 July 2026

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/uksi/2015/596/schedule/2/made>