



**Hinckley & Bosworth
Borough Council**

planning@hinckley-bosworth.gov.uk
01455 238141

Hinckley Hub
Rugby Road
Hinckley
Leics
LE10 0FR

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	132
Suffix	
Property Name	
Address Line 1	Stanley Road
Address Line 2	
Address Line 3	Leicestershire
Town/city	Hinckley
Postcode	LE10 0HT

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
442390	294435

Description

Applicant Details

Name/Company

Title

Mr

First name

Stewart

Surname

Muscutt

Company Name

Address

Address line 1

132 Stanley Road

Address line 2

Address line 3

Town/City

HINCKLEY

County

Country

United Kingdom

Postcode

LE10 0HT

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

1) With reference to the approved plans:

EXTENSION TO EXISTING HOUSE FOR ADDITIONAL LIVING ACCOMMODATION

132 Stanley Road Hinckley Leicestershire LE10 0HT

Ref. No: 88/00900/4 | Validated: Wed 06 Jul 1988 | Status: Permitted

2) This application is to add an extension to an existing house for additional living accommodation. The proposal is to add a more open kitchen, dining and living rooms space on the ground floor. On the first floor, extensions to bedrooms will more comfortable space for both rear bedrooms. During the appeal process of 4), it was formally stated that 4) (below) would not provide good value for money. An extension across the rear of 132 Stanley Road will provide a higher return for the investment, in accordance with the feedback received.

3) The most notable difference between 1) and 2) is the removal of the 1st floor veranda on the 1988 plans. The Permitted plans for 1) extend the rear of 132 Stanley Road by 3.6m, this application 2) brings 132 Stanley Road level with 134 Stanley Road to provide the same access to light and that is why the extension is 4m. The drawing show 4m nominal due to the accuracy of measuring instruments and to minimise brick/block cutting on build.

4) 132 Stanley Road Hinckley Leicestershire LE10 0HT

Ref. No: 23/00422/HOU | Validated: Tue 06 Jun 2023 | Status: Refused

5) 2) is an enhancement to 4) and in response to the 'refusal' of 4) by HBBC. This is why there should be no charge for resubmitting enhanced plans.

6) This application indicates the removal of a fence and part removal of H1 hedge. The fence is within 132 Stanley Road boundary and sits on an existing wall owned by 132 Stanley Road. The wall runs down the edge of 132 Stanley Road. The hedge is on the 132 Stanley Road side and overlaps the fence. The percentage loss of hedging is minimal because there is hedging both sides of a long garden. The proposal is to return the H1 hedge so that it is shared, as per all of the other hedging.

7) According to block plans provided by Ordnance Survey and purchased by Muscutt from HBBC in 2012 show that the boundary between 132 and 130 Stanley Road is passed the 132 Stanley Road side wall building line. The proposal is for the extension to be built in alignment with the side of 132 Stanley Road.

8) Muscutt is happy to meet or otherwise communicate with HBBC staff so that this submission receives a positive result and all questions and points are answered (including from neighbours).

Has the work already been started without consent?

☐ Yes

☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Red brick.

Proposed materials and finishes:

Red brick or blocks.

Type:

Roof

Existing materials and finishes:

Slate

Proposed materials and finishes:

Slate

Type:

Windows

Existing materials and finishes:

Double glazed

Proposed materials and finishes:

Double glazed

Type:

Doors

Existing materials and finishes:

UPVC

Proposed materials and finishes:

UPVC

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☐ Yes
☒ No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- ☒ Yes
☐ No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

H1 Laurel hedge located within the 132 Stanley Road boundary. See Drawing 2.

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- ☒ Yes
☐ No

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

H1 Laurel hedge located within the 132 Stanley Road boundary.

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- ☐ Yes
☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- ☐ Yes
☒ No

Parking

Will the proposed works affect existing car parking arrangements?

- ☐ Yes
☒ No

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

☒ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
- ☒ The applicant
- ☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
- ☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
- ☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

☒ The Applicant

☐ The Agent

Title

Mr

First Name

Stewart

Surname

Muscutt

Declaration Date

26/02/1962

☒ Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Stewart Muscutt

Date

28/06/2024