

Bill Cullen MBA (ISM), BA(Hons) MRTPI
Chief Executive

Please Ask For: Richard Wright
Direct Dial/Ext: 01455 255786
Email: planning@hinckley-bosworth.gov.uk
Your Ref:
Our Ref: 23/00395/NMA
Date: 22 May 2023



Hinckley & Bosworth Borough Council

Mr Daniel Cook
7 Cooper Lane
Ratby
Leicester
Leicestershire
LE6 0QG

Dear Sir/ Madam

APPLICATION NO: 23/00395/NMA
Address: 7 Cooper Lane, Ratby, Leicestershire

I refer to your recent non-material amendment application submitted under Schedule 96(A) of the Town and Country Planning Act 1990 (as amended) on land at 7 Cooper Lane, Ratby, Leicester, Leicestershire, LE6 0QG.

Following consideration of the information submitted I am able to confirm that the following works listed below are considered to be non-material amendments to planning permission 21/01088/HOU:

- Replacement of block paved surfacing with tarmacadam surfacing

The proposal is considered acceptable subject to conditions as imposed on application reference 21/01088/HOU and amended conditions as detailed below:

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Site Location Plan and Proposed Driveway Plan received by the local planning authority on 26 April 2023.

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).

3. The tree proposed to be repositioned shall be replanted or replaced with a similar species in accordance with the approved Proposed Driveway Plan received by the local planning authority on 26 April 2023 within one month of the removal from the existing position.

Reason: To ensure the retention of two trees on the site frontage and to preserve the character and appearance of the wider street scene in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

The details of this application/amendment should be read in conjunction with the original decision notice (reference: 21/01088/HOU).

Yours faithfully

A handwritten signature in cursive script that reads "C. Brown.".

Christopher Brown MRTPI
Planning Manager (Development Management)