



**Hinckley & Bosworth  
Borough Council**

planning@hinckley-bosworth.gov.uk  
01455 238141

Hinckley Hub  
Rugby Road  
Hinckley  
Leics  
LE10 0FR

## Application for Approval of Reserved Matters following Outline Approval

### Town and Country Planning (Development Management Procedure) (England) Order 2015 (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

1

Suffix

Property Name

Address Line 1

George Fox Lane

Address Line 2

Address Line 3

Leicestershire

Town/city

Fenny Drayton

Postcode

CV13 6BE

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

Easting (x)

435016

Northing (y)

296760

Description

## Applicant Details

### Name/Company

Title

Mr and Mrs

First name

Phil and Carole

Surname

James

Company Name

### Address

Address line 1

196 Alderman's Green Road

Address line 2

Address line 3

Town/City

Coventry

County

West Midlands

Country

Postcode

CV2 1PL

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

### Contact Details

Primary number

Secondary number

Fax number

Email address

## Agent Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

# Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Development Description

Please indicate all those reserved matters for which approval is being sought:

- ☐ Access
- ☒ Appearance
- ☒ Landscaping
- ☐ Layout
- ☐ Scale

Please provide a description of the approved development as shown on the decision letter

Erection of one dwelling (Outline - access, scale and layout)

Reference number

21/00336/OUT

Date of decision (date must be pre-application submission)

12/03/2021

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

Condition 2 a) - Appearance of the development including the aspects of a building or place that determine the visual impression it makes, including proposed materials and finishes.

Condition 2 b) - Landscaping of the site including treatment of private and public space to enhance or protect the site's amenity through hard (boundary treatments) and soft measures and details of boundary planting to reinforce the existing landscaping at the site edges.

Condition 3 - The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details.

Condition 4 - Samples of the types and colours of materials to be used on the external elevations of the dwellings.

Has the work already started?

- ☐ Yes
- ☒ No

## Supporting Information

### Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

Drawing ref: 20/02/02 - Location Plan only  
Drawing ref: 20/02/01 rev A - Proposed plans and elevations – for scale only  
Drawing ref: 20/02/02 rev A - Existing and Proposed Site Plan only

Please list all drawing numbers submitted with this application for approval

2032-SK-002 Proposed Ground Floor Plan and Landscaping Plan  
2032-SK-003 Proposed First Floor Plan and Roof Plan  
2032-SK-004 Proposed Elevations

NOTE: To discharge Condition 2a) (Appearance), approved drawing ref: 20/02/01 rev A and 20/02/02 rev A are to be superseded by new drawings listed above.

If applicable, please state the reasons for any changes to the original drawings

More accurate survey data was used to generate the new drawings.

## 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

## Declaration

I / We hereby apply for Approval of reserved matters as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Dhiran Vagdia

Date

30/06/2023