

Delegated Report

Planning Ref: 25/01219/CLP

Applicant: Dena Abbott

Ward: Newbold Verdon With Desford and Peckleton

Site: 15 Holmfield Road, Desford



Hinckley & Bosworth
Borough Council

Proposal: Certificate of proposed lawful development for dropped kerb and hardstanding.

Case Officer(s): Gwion Russell (Planning Officer)

1. Recommendations

1.1. Grant Certificate of Lawful Proposed Development

2. Planning application description

- 2.1. The application seeks a Certificate of Proposed Lawful Development for a dropped kerb and hardstanding at 15 Holmfield Road, Desford.
- 2.2. The proposal is for the creation of a new off-street parking space at the front of the property, including a 2.4m by 5m tarmacked driveway surrounded by concrete slabs. The existing path and grassed area will largely be retained.
- 2.3. A new 3m wide dropped kerb will be installed, and the existing pavement will be regraded to create a safe vehicular crossing with a maximum gradient of 1:12.

3. Description of the site and surrounding area

- 3.1. The application site comprises a single-storey, end-of-terrace dwelling located along Holmfield Road, finished in brown brick, with a shared tiled dual-pitch roof and white uPVC windows.
- 3.2. At the front of the property is a grassed area and associated pathway leading from the pavement to the front door. There is no boundary treatment.
- 3.3. Holmfield Road is typified by identically designed single-storey dwellings, with similar features to the host dwelling. The application dwelling is sited along a curved section of the road, within the settlement boundary of Desford.

4. Relevant planning history

- 4.1. There is no planning history associated with this property.

5. Publicity/Consultation

- 5.1. This is an application for a certificate of proposed lawful use and no publicity or consultation is required.

6. Policy

- 6.1. The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

7. Appraisal

- 7.1. The main consideration for the determination of this proposal is whether the proposed development falls within permitted development as set out under The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) Schedule 2 Part 1, Class F and Schedule 2 Part 2, Class A.
- 7.2. Please note Class F covers hard surfaces incidental to the enjoyment of a

dwellinghouse;

Development is not permitted if:

- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use); or

Permission to use the dwellinghouse as a dwellinghouse has not been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use).

- (b) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

The dwellinghouse was not built under Part 20 of this Schedule (construction of new dwellinghouses).

Development is permitted by Class F subject to the condition that where—

- (a) the hard surface would be situated on land between a wall forming the principal elevation of the dwellinghouse and a highway, and
- (b) the area of ground covered by the hard surface, or the area of hard surface replaced, would exceed 5 square metres,

either the hard surface is made of porous materials, or provision is made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

The proposed hardstanding is to be constructed from porous materials.

Please note Class B covers the formation, laying out and construction of a means of access to a highway which is not a trunk road or a classified road, where that access is required in connection with development permitted by any Class in this Schedule (other than by Class A of this Part);

Holmfield Road, Desford, is not a trunk road or a classified road.

8. Equality implications

8.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

8.2 Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

8.3 There are no known equality implications arising directly from this development.

9. Conclusion

- 9.1 The proposed driveway, dropped kerb and hardstanding constitutes permitted development by virtue of the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) Schedule 2 Part 1, Class F and Schedule 2 Part 2, Class A.

10. Recommendation

10.1 Grant Certificate of Lawful Proposed Development

- 10.2 The application has been determined with consideration to the following submitted documents:

- Application Form
- Proposed Block Plan - Drg No. 25/441 HR03
- Proposed Site Plan - Drg No. 25/441 HR02
- Planning Statement – Document No. 25/441 HR04
- All as received by the Local Planning Authority on the 19th December, 2025.

10.3 Notes to applicant

- a) 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.
- b) This permission does not give the Applicant approval to work on the public highway. Therefore, prior to carrying out any works on the public highway the Applicant must ensure all necessary licences/permits/agreements are in place. For further information, please telephone 0116 3050 001.