



Charles Church

Our Ref: PP-15255722

Planning Services
Hinckley and Bosworth Borough Council
Hinckley Hub,
Rugby Road,
Hinckley
LE10 0FR

CHARLES CHURCH HOMES

Davidson House
Meridian Business Park
Leicester
LE19 1WZ
Tel: 0116 281 5600

28th September 2026

Dear Sir/Madam,

Proposal: Erection of three additional residential dwellings within the consented residential development

Please find enclosed a planning application for the erection of three additional residential dwellings within the approved residential development at Land off Sketchley Lane, Burbage.

The site benefits from outline planning permission 21/01131/OUT, which was allowed on appeal under reference APP/K2420/W/22/3301735 for residential development of up to 150 dwellings. The subsequent Reserved Matters application 23/01204/REM was approved for a detailed scheme comprising 127 dwellings, together with associated access, landscaping, public open space and infrastructure.

The site is currently under construction for 127 dwellings previously approved under reference 23/01204/REM. The wider application site (Planning Permission 21/01131/OUT, dated 04/01/2023) provides for a residential development of up to 150 dwellings.

Charles Church is submitting an application for the construction of 3 additional dwellings utilising the approved associated infrastructure (ref: 23/01204/REM) which provides access from an existing approved application, POS, landscaping strategy, and ecological improvements.

The development would be a consistent continuation of the existing development using complementary house types previously approved under the original application and proposed as part of the recently submitted S73 application. The current application proposes three additional dwellings, increasing the approved development from 127 to 130 dwellings. Importantly, this remains within the maximum of 150 dwellings established by the extant outline permission.

The proposal therefore does not seek to establish the principle of residential development on the site. That principle has already been established through the outline planning permission and subsequent Reserved Matters approval. The application instead represents a modest intensification of the consented development and seeks to make more efficient use of the established residential site.

The proposed additional dwellings have been designed to integrate with the approved development in terms of layout, scale, appearance, landscaping and residential character. The application has had regard to the relevant policies of the Hinckley & Bosworth Core Strategy, Site Allocations and Development Management Policies DPD and Burbage Neighbourhood Plan, together with the current National Planning Policy Framework.

The proposal has also been considered in relation to residential amenity, highway safety, parking, landscape and visual impact, ecology, drainage and infrastructure. The additional three dwellings would utilise the established access and infrastructure serving the wider development and would not result in a material



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change to the overall character or function of the consented scheme. Where necessary, any implications arising from the additional dwellings in respect of existing planning obligations can be addressed through appropriate amendments to the relevant Section 106 agreement.

Overall, the proposal represents a proportionate addition to an established and consented residential development, would contribute three additional homes, and would remain within the residential quantum established by the extant outline permission.

The planning application fee of £1,830.00 has been paid. Should you require any further information or clarification on any of the above then please contact me.

Kind regards, On behalf of Charles Church

Esther Wiles
Planner

