

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

Please Ask For: Ashleigh Gade
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Our Ref: 24/01043/NMA
Date: 17 December 2024



Hinckley & Bosworth Borough Council

Miss Leanne Townsend
Wood View
Shenton Lane
Shenton
CV13 0AA

Dear Madam

APPLICATION NO: 24/01043/NMA

Address: Wood View, Shenton Lane, Shenton, 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 Wood View, Shenton Lane, Shenton, Leicestershire, CV13 0AA.

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 19/00232/FUL:

- **Amendment to allow loft to be used as a habitable space, amend internal ground floor layout and location and size of windows, and add rear access door, solar panels, and roof lights.**

The proposal is considered acceptable subject to conditions as imposed on application 19/00232/FUL, and amended conditions as detailed below:

2. This non-material amendment is approved in accordance with the submitted details, as follows: Proposed Elevations, Floor Plan and Site Plan Drg No. 01 Rev. B as received by the Local Planning Authority on 29 November 2024 and Landscape Plan Drg. L141-2.1-1000 Rev. A (with handwritten amendments) received by the Local Planning Authority on 12 December 2024.

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).

5. Within 6 months of the first occupation of the dwelling hereby permitted, the existing dwelling on the site must be removed and all resulting materials cleared from the site.

Reason: To ensure the development enhances the character of the area and to ensure there are no additional residential dwellings on the site, in accordance with

Policies DM4, DM10 and DM14 of the Site Allocations and Development Management Policies Development Plan Document (2016).

6. The hard and soft landscaping scheme forming part of this non-material amendment shall be carried out in accordance with the approved [plan name] received by the Local Planning Authority on 12 December 2024. All hard landscaping, planting, seeding or turfing shall be carried out in the first planting and seeding season (October-March inclusive) following the commencement of the development or in such other phased arrangement as may be agreed to in writing by the Local Planning Authority. The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted.

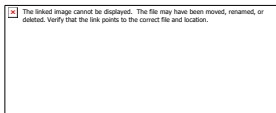
Reason: To ensure that the work is carried out within a reasonable period and thereafter maintained in accordance with Policy DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).

The details of this application/amendment should be read in conjunction with the original decision notice (reference: 19/00232/FUL).

The following notes to the applicant are also provided:

- 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.

Yours faithfully



Christopher Brown MRTPI
Head of Planning