

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015

PRIOR APPROVAL GRANTED

Name and Address of Applicant

Singular Homes
C/O Agent

Name and Address of Agent (if any)

Martin Ladd
Housemartin Designs
The Carhouse
Upperfields Farm
Charnells Court
Sweepstone
Leicestershire
LE67 2SG

and

Frank Brogan
07798 682566 / brogan456@aol.com

Part I - Particulars of Application

Date of Notification

10 February 2025

Reference No.

24/01162/P3CQ

Particulars and location of development:

Notification to determine if Prior Approval is required for the change of use of an agricultural building to a dwellinghouse (Class C3)

Glebe Farm Barn, Orton Lane, Sheepy Magna, Atherstone

Information that the developer provided to the local planning authority:

- Application Form (received: 06.02.2025)
- Site Location Plan – (received: 24.12.2024)
- Revised Proposed Floor Plans, Elevations and Layout – Drawing No. HMD/PD/0579/01A (received: 09.01.2025)
- Existing Floor Plans, Elevations and Layout – Drawing No. HMD/SV/0579/01 (received: 12.12.2024)
- Structural Inspection (Diamond Wood & Shaw Ltd) (received: 12.12.2024)

Part II - Particulars of decision

I write further to your recent application under Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 for prior approval with respect to the above proposal.

It is hereby confirmed that the Council's **prior approval is required and granted**, subject to the following planning conditions:

1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:
 - Site Location Plan – (received: 24.12.24)
 - Revised Proposed Floor Plans, Elevations and Layout – Drawing No. HMD/PD/0579/01A (received: 09.01.25)
 - Existing Floor Plans, Elevations and Layout – Drawing No. HMD/SV/0579/01 (submitted 12.12.24)

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).

2. No development approved by this permission shall be commenced until a scheme for the investigation of any potential land contamination on the site has been submitted in writing to and agreed in writing by the Local Planning Authority which shall include details of how any contamination shall be dealt with. The approved scheme shall be implemented in accordance with the agreed details and any remediation works so approved shall be carried out prior to the site first being occupied.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. If during development, contamination not previously identified is found to be present at the site, no further development shall take place until an addendum to the scheme for the investigation of all potential land contamination is submitted in writing to and approved in writing by the Local Planning Authority which shall include details of how the unsuspected contamination shall be dealt with. Any remediation works so approved shall be carried out prior to the first dwelling being occupied.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. Prior to first occupation of the dwelling hereby approved, details of the residential curtilage and its means of enclosure shall be submitted to the Local Planning Authority for approval. The extent of the curtilage shall comply with the definition of curtilage as set out in Paragraph X of part 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Thereafter the development shall be carried out in accordance with the approved details.

Reason: To confirm the extent of the residential curtilage, and to ensure that any associated domestic use closely relates to the dwelling hereby approved and does not encroach into the wider site, in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Class Q, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

IT IS IMPORTANT THAT YOU READ AND UNDERSTAND THE FOLLOWING INFORMATIVES:

NOTES TO APPLICANT:

1. 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.
2. The collection point for domestic refuse and recycling waste is from the adopted highway boundary.

HBBC cannot travel along or collect from private driveways using our RCV, therefore it would be advisable to include an area next to the adopted highway for safe placement of the various containers on collection day.

Please ensure there is adequate space on the property to store the waste containers.

3. The surface water drainage system for the proposed development should incorporate sustainable drainage principles (SuDS) to mitigate the risk of flooding on the site, and ensure that surface water runoff does not increase flood risk elsewhere.

The proposals should also include measures to address issues of water quality in accordance with current SuDS guidance. The proposed outfall for the discharge of surface water runoff from the development should be in accordance with the hierarchical approach outlined in Building Regulations Part H.

The use of infiltration drainage is preferred, subject to the site being free from a contaminated ground legacy.

The suitability of the ground strata for soakaway drainage should be ascertained by means of the test described in BRE Digest 365, and the results approved by the Building Control Surveyor before development is commenced. If the ground strata are insufficiently permeable to avoid discharging some surface water off-site, flow attenuation methods should be employed, either alone or in combination with infiltration systems and/or rainwater harvesting systems.

4. In relation to Condition 2 and 3, advice from Environmental Health should be sought via esadmin@hinckley-bosworth.gov.uk to ensure that any investigation of land contamination is in accordance with their policy.



Christopher Brown MRTPI
Planning Manager (Development Management)

Date : 13 February 2025