

Hinckley & Bosworth Borough Council

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

PRIOR APPROVAL NOT REQUIRED

Name and Address of Applicant

L. Gibson
14 Cowper Road
Burbage
Leicestershire
LE10 2LP

Name and Address of Agent (if any)

Mr Richard Harris
Graham Harris Partnership Ltd.
11 Ridgeway
Littlethorpe
Leicester
LE19 2JJ

Particulars of Application

Date of Notification

23 September 2024

Reference No.

24/00890/HHGDO

Particulars and location of development :

Notification to determine if Prior Approval is required for a single storey rear extension measuring 4.18 metres in depth, 3.00 metres at ridge height and 3.00 metres at eaves height

14 Cowper Road Burbage Hinckley Leicestershire LE10 2LP

You have notified Hinckley and Bosworth Borough Council of your intention to build an extension to the dwellinghouse as referred to in the particulars above. Hinckley and Bosworth Borough Council have notified each adjoining owner or occupier about the proposed development. As no objections have been received it has not been necessary to consider the impact on the amenity of adjoining premises. Therefore this written notice confirms that

prior approval is not required

for the development as described in the particulars above and in accordance with the information submitted to the local planning authority.

Information submitted to the local planning authority:

- Notification of a Proposed Larger Home Extension application form
- Existing Floor Plans and Elevations, Drg No. 6426/G/5A
- Proposed Floor Plans and Elevations, Drg No. 6426/G/8
- Site Location Plan, Drg No. 6426/G/9
as received by the Local Planning Authority on the 23rd September 2024.

Please note that the development must comply with the relevant conditions and limitations of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Informatives

1. The full limitations and conditions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) can be found at <https://www.legislation.gov.uk/ukSI/2015/596/schedule/2>
2. If you wish to amend the extension, a further notification must be submitted.
3. Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.
4. This permission does not grant approval under the Building Act 1984 and the Building Regulations 2010 (as amended) for which a separate application may be required. You are advised to contact the Building Control team via e-mail at building.control@blaby.gov.uk or call 0116 272 7533.

Date : 1 November 2024



Christopher Brown MRTPI
Head of Planning

NOTES

1. It will be most helpful if the application number shown overleaf is quoted in all correspondence.
2. If you consider that this decision has been made invalidly through the Council failing to follow a procedure correctly, not having the legal power to make the decision in the way it did or through its decision being so unreasonable as no reasonable local authority would make the same decision based on the same facts, then you may enter a claim for judicial review to quash the decision. In order to proceed with a claim for judicial review an initial application for permission will need to be made to the Administrative Court, this application is required to be made "promptly and in any event within three months of the decision". The initial permission application will decide if you have an arguable case, whether you are sufficiently materially affected by the decision to bring the claim. If you are granted permission to bring the claim it will proceed to a full hearing at the Administrative Court. Although there is no requirement for you to do so it is highly

recommended that you seek independent legal advice before bringing forward a claim for Judicial Review.