

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

Please Ask For: Sophie Iliffe
Direct Dial/Ext: 01455 255777
Email: planning@hinckley-bosworth.gov.uk
Your Ref:
Our Ref: 23/00776/NMA
Date: 11 September 2023



Hinckley & Bosworth Borough Council

Mr Rory O'Connor
38 Dean Road West
Hinckley
Leicestershire
LE10 1QB

Dear Sir/ Madam

APPLICATION NO: 23/00776/NMA
Address: 38 Dean Road West, Hinckley, Leicestershire, LE10 1QB

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 38 Dean Road West, Hinckley, Leicestershire, LE10 1QB.

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 23/00345/HOU.

The proposal is considered acceptable subject to conditions as imposed on application 23/00345/HOU, attached for your information, and additional/amended conditions as detailed below:

1. This non-material amendment is approved in accordance with the submitted application details received by the Local Planning Authority, as follows:
 - Existing & Proposed Plans/Elevations & Sections, Drg No. 4540 as received by the Local Planning Authority on the 18th August 2023.

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. The window that hosts the bathroom to the front ground floor elevation shall be fitted with obscure glazing to a minimum of level 3 of the Pilkington scale. Once so provided the window shall be permanently maintained as such at all times thereafter.

Reason: To safeguard the privacy and amenity of neighbouring dwellings from potential overlooking in accordance with Policy DM10 of the adopted 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 23/00345/HOU.

Yours faithfully

C. Brown.

Christopher Brown MRTPI
Head of Planning