

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

Please Ask For: Richard Wright, Senior Planning Officer
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Our Ref: 24/00929/NMA
Date: 25 October 2024



Hinckley & Bosworth Borough Council

Mrs Jane Bennett
c/o Mr Luke Bishop
Footprint Architectural Design
34 Amber Way
Burbage
Leicestershire
LE10 2LG

Dear Sir/ Madam

APPLICATION NO: 24/00929/NMA

Address: 6 Forresters Close, Burbage, Hinckley, 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 6 Forresters Close, Burbage, Hinckley, Leicestershire, LE10 2RT.

Following consideration of the information submitted I am able to confirm that the following works listed below are considered to be a non-material amendment to planning permission 22/00975/HOU:

- **Replacement of pitched roof to flat roof with roof lanterns on single storey rear extension**

The proposal is considered acceptable subject to the time condition imposed on planning permission 22/00975/HOU and amended conditions as detailed below:

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Site Location Plan at scale 1:1250 and Proposed Site Plan at scale 1:500 Drawing No. Bennett-002 Rev A, Revised Proposed Ground Floor Plan Drawing No. Bennett-010 Rev C, Revised Proposed Elevations Drawing No. Bennett-020 Rev G and Revised Proposed Roof Plan Drawing No. Bennett-012 Rev B received by the local planning authority on 3 October 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).

3. The materials to be used on the external elevations of the proposed extensions and alterations shall be in accordance with the external materials detailed within the

originally submitted Planning Application form and indicated on Revised Proposed Elevations Drawing No. Bennett-020 Rev G received by the local planning authority on 3 October 2024 and shall match the facing bricks and roof tiles of the existing dwelling.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. Prior to first use of the raised patio area hereby permitted, a 1.8 metres high solid timber side privacy screen shall be erected on the patio surface in accordance with the details submitted on the approved Revised Proposed Elevation Drawing No. Bennett-020 Rev G and the approved Revised Proposed Ground Floor Plan Drawing No. Bennett-010 Rev C received by the local planning authority on 3 October 2024 and once installed, the raised patio side privacy screen shall be permanently retained and so 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 for planning permission 22/00975/HOU.

Yours faithfully



Christopher Brown MRTPI
Head of Planning