

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

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

PRIOR APPROVAL REQUIRED AND GRANTED

Name and Address of Applicant

Mrs Surinder Sehmbi
C/o Agent

Name and Address of Agent (if any)

Mr Ranjit Johal
RS Design Partnership
35-37 Woodland Road
Handsworth
Birmingham
B21 0ES

Particulars of Application**Date of Notification**

29 March 2023

Reference No.

23/00310/P3CMA

Particulars and location of development :

Change of use from shop (Class E) to dwelling (Class C3)

44 Main Street Higham On The Hill Nuneaton Leicestershire CV13 6AH

Information that the developer provided to the local planning authority:

- Application form received
- Site location and block plan Drg No. L(2-)01
- Existing and proposed plans Drg No. L(2-)02 Rev A

I write further to your recent application under Class MA 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 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 and Block Plan - Drg No. L(2-)01
- Existing and Proposed Plans – Drg No. L(2-)02 Rev A

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).

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

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.
2. According to the Environment Agency (EA) website, the application site is located within Flood Zone 1, designated as low probability of flooding from rivers and sea, and the principle of residential development in low flood risk areas is acceptable. The EA Surface Water mapping also indicates that the application site is located in an area at very low risk of flooding from surface water. 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.



Christopher Brown MRTPI
Planning Manager (Development Management)

Date : 17 May 2023