



Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

7

Suffix

Property Name

Address Line 1

Red Hall Road

Address Line 2

Address Line 3

Leicestershire

Town/city

Barwell

Postcode

LE9 8AU

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

445073

297377

Description

Applicant Details

Name/Company

Title

Ms

First name

Lorraine

Surname

Blackwell

Company Name

Address

Address line 1

7 Red Hall Road

Address line 2

Address line 3

Town/City

Barwell

County

Leicestershire

Country

United Kingdom

Postcode

LE9 8AU

Are you an agent acting on behalf of the applicant?

Yes
 No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Site Area

What is the measurement of the site area? (numeric characters only).

36.00

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

The erected structures are as follows:

1. Summerhouse:

Dimensions: 6.5m x 3.95m with a maximum height of 2.30m.

Materials: The summerhouse is constructed from timber with a sloped roof. It will feature 3 glazed doors on the front elevation to allow natural light.

Location: The summerhouse is positioned 6.8m from the maisonette at the rear of the garden.

Use: The summerhouse will be used for ancillary purposes to the main dwelling, including recreational activities such as home office or relaxation area. It will not be used as a separate residential dwelling or commercial use.

2. Shed

Dimensions: 2.5m x 4m with a maximum height of 2.30m.

Materials: The shed is constructed from timber with a pitched roof.

Location: The shed is located adjacent to the summerhouse and 6.8m from the maisonette boundary.

Use: The shed will be used for general garden storage and incidental purposes related to the dwelling, such as storage of garden tools, equipment and outdoor furniture.

Both structures are designed to be in keeping with the overall character of the garden and will not cause any undue harm to the neighbouring properties in terms of light, privacy, or noise. The summerhouse and shed will remain incidental to the enjoyment of the main dwelling and will not be used for residential accommodation or commercial use.

Has the work or change of use already started?

Yes
 No

If yes, please state the date when the work or change of use started (date must be pre-application submission)

01/05/2023

Has the work or change of use been completed?

Yes
 No

If Yes, please state the date when the work or change of use was completed (date must be pre-application submission)

25/07/2023

Existing Use

Please describe the current use of the site

The site in question is a residential garden located at 7 Red Hall Road, Barwell which serves as the private outdoor space for the existing dwelling. The application proposes the addition of two structures:

Summer House: This will serve as a leisure and relaxation space for the residents, to be used for recreational purposes such as reading, socializing, and hobbies. It will not be used for permanent accommodation or any form of commercial activity. The design and materials will complement the existing garden environment.

Shed: The shed is intended for storage of garden tools, equipment, and outdoor furniture, and will provide a secure space for maintaining the upkeep of the garden. This structure will not be used for any residential or business purposes.

Both structures will enhance the residential amenity of the property without altering the use of the site, which remains as a private, non-commercial residential garden.

Is the site currently vacant?

Yes
 No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes
 No

Land where contamination is suspected for all or part of the site

Yes
 No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes
 No

Materials

Does the proposed development require any materials to be used externally?

Yes
 No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes
 No

Are there any new public roads to be provided within the site?

Yes
 No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes
 No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes
 No

Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes
 No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

Yes
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes
 No

Will the proposal increase the flood risk elsewhere?

Yes
 No

How will surface water be disposed of?

Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why they are exempt from doing so.

[Find out more about biodiversity net gain, and access digital tools from our partners that can help determine if you are exempt, or produce the biodiversity metric information required.](#)

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

Yes
 No

Please add all the exemptions or transitional arrangements that apply and provide a reason why

Exemption:

Self-build and custom build development

Reason for selecting exemption:

The erection of the summerhouse and shed is small in scale and located in a domestic garden. This is considered minor development and does not involve the removal of trees, hedgerows, or other ecologically significant habitats. The garden is not within a designated ecological area, and the structures are ancillary to the enjoyment of the property. Additionally, the 10% biodiversity net gain requirement has not been fully implemented for minor developments, and the proposal falls within the exemptions outlined under Schedule 7A, Paragraph 13 of the Town and Country Planning Act 1990 (as amended). Therefore, I believe the Biodiversity Gain Condition does not apply to this proposal.

Note: Please read the help text for further information on the exemptions available and when they apply

Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer
 Septic tank
 Package treatment plant
 Cess pit
 Other
 Unknown

Other

No facilities that produce sewage

Are you proposing to connect to the existing drainage system?

Yes
 No
 Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

Yes
 No

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes
 No

If Yes, please provide details:

Existing black bin and recycle bin as provided by Hinckley and Bosworth, although no extra waste is produced.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes
 No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

Yes
 No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

Yes
 No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes
 No

Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes
 No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes
 No

Is the proposal for a waste management development?

Yes
 No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes
 No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

Yes
 No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

Yes
 No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

Yes
 No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
 The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

| |
|---|
| Name of Owner/Agricultural Tenant: ***** REDACTED ***** |
| House name: |
| Number: |
| Suffix: |
| Address line 1: 99 Castle Street |
| Address Line 2: |
| Town/City: Hinckley |
| Postcode: LE10 1DA |
| Date notice served (DD/MM/YYYY): 07/09/2024 |
| Person Family Name: |

Person Role

The Applicant
 The Agent

Title

Ms

First Name

Lorraine

Surname

Blackwell

Declaration Date

07/09/2024

Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Lorraine Blackwell

Date

08/09/2024