

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

Mr Robert Pougher
22 Elmdale Road
Earl Shilton
Leicester
Leicestershire
LE9 7HQ

Name and Address of Agent (if any)

Miss Mala Pearson
HSSP Architects Limited
Pera Business Park
Nottingham Road
Melton Mowbray
Leicestershire
LE13 0PB

Particulars of Application

Date of Notification	Reference No.
30 October 2023	23/01011/HHGDO

Particulars and location of development :

Rear extension measuring 4 metres in depth, 2.6 metres at ridge height and 2.4 metres at eaves (following demolition of an existing conservatory)

22 Elmdale Road Earl Shilton Leicester Leicestershire LE9 7HQ

This is not a Lawful Development Certificate and does not grant planning permission for your proposal. This written notice confirms that the proposed development would comply with Schedule 2 Part 1 Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 at the address shown above, as described by the description shown above, and in accordance with the information that the developer provided to the local planning authority:

Information that the developer provided to the local planning authority:

- Notification of a Proposed Larger Home Extension application form
- Proposed Site Plan, Drg No. 8405-03-01
- Proposed Ground, First Floor Plan, Drg No. 8405-03-02
- Proposed Elevations, Drg No. 8405-03-03 as received by the Local Planning Authority on the 3rd October 2023.
- Site Location Plan, Drg No. 8405-03-X as received by the Local Planning Authority on the 30th October 2023.

Informatives

1. 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 Section.



Christopher Brown MRTPI
Head of Planning

Date : 13 December 2023

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.
3. The full limitations and conditions of Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 can be found at <http://www.legislation.gov.uk/ukSI/2015/596/schedule/2/made>