

Hinckley & Bosworth Borough Council

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

PRIOR APPROVAL REFUSED

Name and Address of Applicant

Ms Hamrit Kaur Samra
26 Branting Hill
Groby
Leicester
Leicestershire
LE6 0DB

Name and Address of Agent (if any)

Mr D Swarbrooke
Nest Architectural Ltd
Kibworth House
47 Hodgetts Street
Hugglescote
LE67 2JH

Part I - Particulars of Application

Date of Application	Application No.
7 January 2026	26/00012/HHGDO

Particulars and location of development :

Notification to determine if Prior Approval is required for a single storey rear extension measuring 6.00 metres in depth, 3.51 metres at ridge height and 2.52 metres at eaves

26 Branting Hill Groby Leicester Leicestershire LE6 0DB

You have notified Hinckley and Bosworth Borough Council of your intention to build an extension to the dwellinghouse as referred to in the particulars above. Hinckley and Bosworth Borough Council have notified each adjoining owner or occupier about the proposed development. As no objections have been received it has not been necessary to consider the impact on the amenity of adjoining premises. Therefore, this written notice confirms that

prior approval is refused

for the development as described in the particulars above and in accordance with the information submitted to the Local Planning Authority.

This is not a Lawful Development Certificate and does not grant planning permission for your proposal.

Part II – Particulars of decision

This document confirms that **prior approval required under Schedule 2 Part 1 Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 is refused** for the proposed development 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 authority.

Information that the developer provided to the local planning authority:

- Notification of a Proposed Larger Home Extension application form
- Proposed Block Plan, Drg No. 26-BH-106 Rev A
- Proposed Elevations, Drg No. 26-BH-104 Rev D
- Proposed Ground Floor Plan, Roof, Drg No. 26-BH-103 Rev D

IMPORTANT - PLEASE READ THE NOTES AT THE END OF THIS DOCUMENT

Reason for refusal:

The proposal has received one objection. As a result, the application does not comply with Paragraphs A.4(7) and A.4(9) of Class A of this Part, and must therefore be refused.

A handwritten signature in black ink that reads "C. Brown." with a period at the end.

Christopher Brown MRTPI
Head of Planning

Date: 16 February 2026

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 A 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>

PANOTES – V2.0

