

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

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

PRIOR APPROVAL REFUSED

Name and Address of Applicant

Mr Mark Wye
84 Lodge Road
Heacham
Norfolk
PE31 7SZ

Name and Address of Agent (if any)

Mr Chris Pope
The Art Of Building
45 Maplewell Road
Woodhouse Eaves
Loughborough
Leicestershire
LE12 8RG

Part I - Particulars of Application

Date of Notification	Reference No.
30 May 2025	25/00535/P3CQ

Particulars and location of development :

Notification to determine if Prior Approval is required for the change of use of an existing agricultural barn into one single dwelling (C3)

Woodside Farm Heath Road Bagworth Heath Bagworth Coalville**Information that the developer provided to the local planning authority:**

- Application Form (submitted: 30.05.2025)
- Existing Floor Plan and Elevations (101C) (submitted: 30.05.2025)
- Planning, Design and Access Statement (submitted: 30.05.2025)
- Proposed Floor Plans & Elevations (102B) (submitted: 30.05.2025)
- Proposed Visuals Sheet 1 (submitted: 30.05.2025)
- Proposed Visuals Sheet 2 (submitted: 30.05.2025)
- Proposed Visuals Sheet 3 (submitted: 30.05.2025)
- Site Plan, Block Plan & Location Plan (100D) (submitted: 30.05.2025)

Part II - Particulars of decision

I write further to your recent application under Class Q 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 refused**.

1. The Applicant has failed to demonstrate that the proposal benefits from Permitted Development Rights. The proposal does not comply with the limitations of Paragraphs Q.1(a), (b), (c), and (j) of Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

The proposed change of use cannot therefore take place under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 and the application for prior notification is refused.



Christopher Brown MRTPI
Head of Planning

Date : 23 July 2025

