

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 Clark
32 Woodlands Drive
Groby
Leicester
Leicestershire
LE6 0BQ

Name and Address of Agent (if any)

M Elshheb
Masterplan Design
259 London Road
Leicester
LE2 3BE

Particulars of Application

Date of Notification

9 March 2026

Reference No.

26/00194/HHGDO

Particulars and location of development :

Notification to determine if prior approval is required for a single storey rear extension measuring 4.35 metres in depth, 3.00 metres at ridge height and 3.00 metres at eaves height.

32 Woodlands Drive Groby Leicester Leicestershire LE6 0BQ

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 not required

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. This written notice confirms that the proposed development would comply with Schedule 2 Part 1 Class A 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:

- Proposed Site Plan – Drg No. 2636-MPD-PLA-DR-1001 P01 - received by the Local Planning Authority on 09/03/26
- Proposed Elevations - Drg No. 2636-MPD-PLA-DR-1300-P01 - received by the Local Planning Authority on 16/04/26
- Proposed Plans - Drg No. 2636-MPD-PLA-DR-1300-P01 - received by the Local Planning Authority on 16/04/26
- Application form – received by the Local Planning Authority on 27/02/26

Informatives

1. Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2. 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.

C. Brown.

Christopher Brown MRTPI
Head of Planning

Date: 20 April 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 six weeks 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>

PANOTES – V2.0