



**Hinckley & Bosworth
Borough Council**

planning@hinckley-bosworth.gov.uk
01455 238141

Hinckley Hub
Rugby Road
Hinckley
Leics
LE10 0FR

Householder Application for Planning Permission for works or extension to a dwelling

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	76
Suffix	
Property Name	
Address Line 1	Teign Bank Road
Address Line 2	
Address Line 3	Leicestershire
Town/city	Hinckley
Postcode	LE10 0EE

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

Easting (x)	Northing (y)
442603	294750
Description	

Applicant Details

Name/Company

Title

mr

First name

martyn

Surname

lloyd

Company Name

Address

Address line 1

76 teign bank road

Address line 2

Address line 3

Town/City

hinckley

County

Country

Postcode

le10 0ee

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

The proposed development at 76 Teign bank road will remove the current garage, conservatory and balcony which has a certificate of existing lawful development (21/00410/CLE) and pre application advice PLA512431700. This will then be replaced with:

1. A longer garage that will extend further down the driveway but will only increase slightly into the garden to cover an existing drain. This will comprise of a steel frame construction down the side of the neighbour's property, with clearance to their wall and use the new extension wall on the other side for support. This roof will drain 40% towards the driveway and 60% towards the garden using a lightly pitched roof. This will have garage doors to the front and rear to allow access through the structure. This will give room for 2 standard size cars which is similar to other properties in the area. Floor area garage current = 5.1m x 3.6m (18.4m²)

Floor area garage proposed = 10.5m x 3.9m to 2.6m stepped (37m²)

2. A new ground floor extension to replace the conservatory that will extend into the garden by 4.5m and span the full width of the current property. This will be brick build with internal cavity wall insulation and 3.5m wide bifold door into the garden. The roof of this extension will form part of the floor for the balcony.

Floor area conservatory current = 4.9m x 3.6m (17.7m²)

Floor area extension proposed = 4.6m x 4.2m (19m²)

3. A replacement of the current balcony using part of the new roof structure of the extension which will allow the balcony structure to be lowered slightly. This will be bounded on both of the neighbour's sides by parapet walls with handrails on top of the coping both sides to achieve 1.1m. This handrail will extend across the balcony between both parapet walls but set back to give the same plan area of the balcony that is to be removed. To enclose this side of the balcony toughened glass will be used. This will set the balcony back 1.1m compared to the roof of the extension. It is proposed this area is to be used for potted plants to conceal the balcony further.

Floor area balcony current = 5.4m x 3.4m (18.4m²)

Floor area balcony proposed = 4.6m x 3m (13.8m²)

Care has been taken to either keep or reduce the impact to neighbour's properties with the proposed development.

Has the work already been started without consent?

☐ Yes

☒ No

Materials

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

☒ Yes

☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Existing building uses re-brick rendered white in most areas. garage is constructed out of pre-fabricated panels and conservatory is wood and glass

Proposed materials and finishes:

walls will be built using red bricks to match with the existing building - Red brick

Type:

Roof

Existing materials and finishes:

roof is made from corrugated plastic with garage roof constructed from timber and waterproofed with felt

Proposed materials and finishes:

roof will be insulated timber over floor joists using GFRP to water proof. Above this will be floor tiles for the usable balcony area with skylights on the remaining roof/floor area. The garage roof will use insulated steel panels GFRP, Tiles and skylights - balcony insulated steel panels - garage

Type:

Doors

Existing materials and finishes:

Wooded doors and windows are used on the conservatory. UPVC brown doors on the door leading to the balcony

Proposed materials and finishes:

Anthracite aluminium bifold doors on the extension. New doors leading to the balcony (opening direction swapped) replaced with anthracite UPVC

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

plans and drawings to be submitted by myself on this application

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

☐ Yes

☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes

☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle 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

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- ☐ Yes
☒ No

Parking

Will the proposed works affect existing car parking arrangements?

- ☐ 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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

23/10061/PREHMO

Date (must be pre-application submission)

03/05/2023

Details of the pre-application advice received

No change required from plans submitted at the time.

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

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

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

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

☒ The Applicant

☐ The Agent

Title

mr

First Name

martyn

Surname

lloyd

Declaration Date

07/06/2023

☒ Declaration made

Declaration

I / We hereby apply for Householder planning permission as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

martyn lloyd

Date

07/06/2023