

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

REFUSAL OF CERTIFICATE OF LAWFUL PROPOSED USE

Name and Address of Applicant

Mr And Mrs Angus
The Bothy
Barr Lane
Higham On The Hill
CV13 6AW

Name and Address of Agent (if any)

Mr Sam Spencer
Haywards Architects Ltd
19 Station Road
Hinckley
Leicestershire
LE0 1AW

Part I - Particulars of Application

Date of Application	Application No.
29 September 2025	25/00934/CLP

Particulars and location of development:

Certificate of proposed lawful development for the erection of new garage

The Bothy Barr Lane Higham On The Hill CV13 6AW

Part II - Particulars of decision

In pursuance of its powers under Section 192 of the Town and Country Planning Act 1990 as substituted by Section 10 of the Planning and Compensation Act 1991, Hinckley and Bosworth Borough Council hereby refuses to issue a Certificate of Lawful Proposed Use in respect of the use referred to in Part I above for the following reason(s):-

1. The Applicants have failed to demonstrate that the proposed garage at The Bothy, Barr Lane, Higham on the Hill represents lawful development. The existing property has not been occupied yet and is therefore not currently considered to benefit from Permitted Development Rights, and the Applicants have failed to demonstrate that the proposed development and its proposed size, scale and use, are required solely for a purpose incidental enjoyment of the dwellinghouse in these site-specific circumstances. Based on the submitted information, the development is not considered to be lawful, and a Lawful Development Certificate is refused.

This conclusion is made on the basis of details provide by the Applicants, and as shown on the following documents received by the Local Planning Authority:

- Application Form (submitted: 29.09.2025)
- Photo (submitted: 21.11.2025)
- Proposed Garage & Shed Dwg no 23 101 04G (submitted: 20.11.2025)
- Site Plan Block Plan & Location Plan. Dwg no 23 101 01G (submitted: 20.11.2025)



Christopher Brown MRTPI
Head of Planning

Date : 24 November 2025