



**Hinckley & Bosworth
Borough Council**

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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	21
Suffix	
Property Name	
Address Line 1	Andrew Close
Address Line 2	
Address Line 3	Leicestershire
Town/city	Stoke Golding
Postcode	CV13 6EL

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

Easting (x)	Northings (y)
439693	297319
Description	

Applicant Details

Name/Company

Title

Mrs

First name

Rachael

Surname

Holmes

Company Name

Address

Address line 1

21 Andrew Close

Address line 2

Address line 3

Town/City

Stoke Golding

County

Country

GB

Postcode

CV136EL

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

Erection of a 3-metre, two-storey rear extension, together with the installation of conservation style Velux roof windows to the rear roof slope of the loft.

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:

lbstock redbrick

Proposed materials and finishes:

lbstock redbrick

Type:

Roof

Existing materials and finishes:

Concrete roof tiles

Proposed materials and finishes:

Concrete roof tiles

Type:

Windows

Existing materials and finishes:

White PVC windows

Proposed materials and finishes:

White PVC Windows

Type:

Doors

Existing materials and finishes:

Proposed materials and finishes:

White PVC glazed folding doors

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

26001-WH-21-XX-DR-X-1002-P01- Site Plan and Description

26001-WH-21-XX-DR-X-1003-P01- Existing Building

26001-WH-21-XX-DR-X-1004-P01- Rear Extension Proposal

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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

25001-WH-21-XX-DR-X-1002 - Site Plan and Description

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

- ☒ Yes
☐ No

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

These trees already have a separate planning permission application for removal: Treeworks Application Number: PP-14991540 due to the poor health of the trees.

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

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

- ☒ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

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

26/10048/PREHMO

Date (must be pre-application submission)

17/04/2026

Details of the pre-application advice received

Summary of the advice given:

All information presented in this report is based on the Officer’s site visit and the submitted proposed floor plans, elevations and block plan. The proposed dormer and loft conversion, in its current design and scale, would not be supported by the LPA by virtue of its incongruous design which would be at odds with the uniformity along the street and the main dwelling. The single-storey rear extension continues the original form of the dwelling and remains in keeping with the surrounding area by virtue of its dimensions, materials and design. Subject to significant amendments to the design form and reduction in its dimensions and design, the proposed loft conversion could be supported by the Local Planning Authority. The single-storey rear extension would be supported by the Local Planning Authority.

Based on this advice we are no longer requesting a dormer loft conversion instead we are applying for a two storey rear extension as it is in the original form of the dwelling and remains in keeping with the surrounding area by virtue of its dimensions, materials and design. It is also of similar design to both neighbours two storey extensions, either side of the property (No 20 and 22).

Authority Employee/Member

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?

E.g. All the land is owned by a single individual

- ☐ Yes
- ☒ No

Is the land owned by multiple individuals, or has agricultural tenants where the details of all individuals are known by the Applicant?

E.g. The land is owned by 2 people and the applicant can provide details of those owners.

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

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

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

21

Suffix:

Address line 1:

Andrew Close

Address Line 2:

Town/City:

Stoke Golding

Postcode:

CV136EL

Date notice served (DD/MM/YYYY):

25/03/2026

Person Family Name:

Person Role

☒ The Applicant

☐ The Agent

Title

Mrs

First Name

Rachael

Surname

Holmes

Declaration Date

16/06/2026

☒ Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the 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 opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Rachael Holmes

Date

16/06/2026