

Delegated Report

Planning Reference
Applicant(s)
Ward
Shackerstone

25/01086/CLP

Mrs P Smith

Cadeby Carlton M Bosworth &



**Hinckley & Bosworth
Borough Council**

Application Site **Hereford Cottage, Bull In The Oak Court, Bosworth Road,
Bull In The Oak, Cadeby**

Proposal **Certificate of proposed lawful development for a single
storey extension**

Case Officer **Rudi Simpson (Technical Planning Assistant)**

1. Recommendations

1.1. Grant Certificate of Lawful Proposed Development

2. Planning Application Description

- 2.1. This application seeks to obtain a Certificate of Lawful Development for a proposed single storey extension to the dwelling at Hereford Cottage, Bull In The Oak Court, Bosworth Road, Bull In The Oak, Cadeby.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located to the north of Cadeby and east of Market Bosworth in the designated open countryside. The site is accessed from Bosworth Road to the south and Ashby Road ('the A447') is located approximately 35m to the east of the site. The site comprises Hereford Cottage, which is single storey residential property that was originally a barn that was constructed in the late 19th Century as part of the wider Old Farmhouse Complex. The Old Farmhouse is a 18th Century Grade II Listed Building. Two other structures associated with The Old Farmhouse have also been converted into residential uses such as Aberdeen Cottage to the east and Highland Cottage to the south. Five additional agricultural buildings were also converted into independent residential units via application 17/00149/FUL to the north and northwest of the site.

4. Relevant Planning History

4.1 25/01086/CLP

- Single storey rear extension
- Awaiting Decision
- TBD

4.2 **25/00769/CLP**

- Certificate of proposed lawful development for single storey rear extension to dwelling
- Refused
- 07.11.2025

The application was refused for the following reason:

“The proposed extension would not comply with the relevant provisions set out in subparagraph (e) which does not permit development to extend beyond the original wall of the principal elevation. Development is therefore not permitted under Class A of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).”

4.3 **03/01097/FUL**

- Extension to dwelling
- Refused
- 07.11.2003

4.4 **00/00570/FUL**

- Extension to dwelling
- Refused
- 17.08.2000

4.5 **93/00643/4**

- Erection of garage and alterations to dwelling
- Permitted
- 02.09.1993

5. Publicity and Consultation

- 5.1. There is no statutory requirement to consult third parties on an application for a Lawful Development Certificate, and in the instance no public consultation has taken place.
- 5.2. Despite no formal consultation, one response was received in objection to the scheme due to its positioning to the front of the property within the existing courtyard. Conversely, this response expressed their support for the alternative proposal submitted by the Applicant for a single storey rear extension (application 25/01076/HOU) which is yet to be determined.
- 5.3. Notwithstanding this, views expressed by third parties on the planning merits of the case, or on whether the Applicant has any private rights to carry out the operation, use or activity in question are irrelevant when determining the application.

6. Policy

- 6.1 Section 192 of the Town and Country Planning Act 1990.
- 6.2 Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO).

7. Appraisal

- 7.1 The main consideration for the determination of this proposal is whether the proposed development falls within permitted development as set out under Class A of Part 1 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 7.2 Class A of this Part of the GPDO relates to enlargements, alterations and improvements to dwellings. For the purpose of Class A, development is not permitted if:

- a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);

Permission to use the dwellinghouse as a dwellinghouse has not been granted by Class G, M, MA, N, P or Q of Part 3 of this Schedule.

- b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

The total area of ground covered by buildings within the curtilage would not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).

- c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

The proposed extension would not exceed the height of the highest part of the roof of the existing dwellinghouse.

- d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

The proposed eaves of the extension would not exceed the height of the eaves of the existing dwellinghouse.

- e) the enlarged part of the dwellinghouse would extend beyond a wall which:-
 - i) forms the principal elevation of the original dwellinghouse; or
 - ii) fronts a highway and forms a side elevation of the original dwellinghouse

The proposed extension would not extend beyond the principal elevation of the original dwellinghouse and would not front a highway.

- f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and
 - i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or
 - ii) exceed 4 metres in height;

The development is not on Article 2(3) land and therefore this Paragraph would not be applicable to the current proposal.

- g) for a dwellinghouse not on article 2(3) land nor on a site of specific scientific interest the enlarged part of the dwellinghouse would have a single storey and
 - i) extend beyond the rear wall of the dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or
 - ii) exceed four metres in height;

The proposed development would not extend beyond the rear wall of the dwellinghouse or exceed four metres in height.

- h) the enlarged part of the dwellinghouse would have more than one storey and:
 - i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
 - ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;

The proposed extension would be single storey in nature.

- i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

The proposed extension would be within 2 metres of the boundary of the curtilage of the dwellinghouse, but the eaves of the proposed development would not exceed 3 metres in height.

- j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would :-
 - i) exceed four metres in height;
 - ii) have more than one storey, or
 - iii) have a width greater than half the width of the original dwellinghouse

The proposed extension would not extend beyond a wall forming a side elevation of the original dwellinghouse.

- ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);

The enlargement would not adjoin any existing enlargement, and therefore Paragraph JA would not be relevant in this case.

- k) it would consist of or include:-
 - i) the construction or provision of a veranda, balcony or raised platform,
 - ii) the installation, alteration or replacement of a microwave antenna,
 - iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
 - iv) an alteration to any part of the roof of the dwellinghouse

The proposal would not consist of any of the works detailed at Paragraph K of this Class.

- l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

The existing dwelling was not built under Part 20 of this Schedule.

7.3 In the case of a dwellinghouse on Article 2(3) land, Paragraph A.2 of this Class states that development is not permitted by Class A if—

- a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;
- b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or
- c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.
- d) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) and (c)

The existing property is not on Article 2(3) land and therefore A.2 of this Class would not be applicable in these site-specific circumstances.

7.4 For the purpose of Class A, development is permitted subject to the following conditions detailed at Paragraph A.3 of this Class—

- a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

The proposed materials would be of a similar appearance of those of the existing dwellinghouse.

- b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be—
 - i) obscure-glazed, and
 - ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and

The proposed extension would be single storey in nature and therefore no windows are proposed on an upper floor side elevation.

- c) where the enlarged part of the dwellinghouse has more than a single storey or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

The proposed extension would be single storey in nature.

8. Equality Implications

8.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:

- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act; and
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

8.2 Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

8.3 There are no known equality implications arising directly from this development.

8.4 The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

9. Conclusion

9.1 Based on the submission the proposed extension would comply with the relevant provisions of Class A of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

10. Recommendation

10.1 Grant Certificate of Proposed Lawful Development

10.2 This application has been determined having regard to the following documents and plans submitted with the application on 10 November 2025:

- Application form
- Existing, Proposed Roof Plan, Drg No. 25-016 0205
- Proposed Site Plan, Drg No. 25-016 0204
- Proposed Floor Plan, Section, Drg No. 25-016 0203
- Proposed Floor Plan, Elevation, Drg No. 25-016 0202
- Existing Floor Plan, Elevation, Drg No. 25-016 0101
- Existing Block, Site Location Plan, Drg No. 25-016 0100