



**Hinckley & Bosworth  
Borough Council**

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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         | <input type="text" value="2"/>                  |
| Suffix         | <input type="text"/>                            |
| Property Name  | <input type="text"/>                            |
| Address Line 1 | <input type="text" value="Springfield Avenue"/> |
| Address Line 2 | <input type="text"/>                            |
| Address Line 3 | <input type="text" value="Leicestershire"/>     |
| Town/city      | <input type="text" value="Market Bosworth"/>    |
| Postcode       | <input type="text" value="CV13 0NS"/>           |

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

|                                     |                                     |
|-------------------------------------|-------------------------------------|
| Easting (x)                         | Northing (y)                        |
| <input type="text" value="439779"/> | <input type="text" value="303114"/> |
| Description                         | <input type="text"/>                |

## Applicant Details

### Name/Company

Title

Mr & Mrs

First name

B

Surname

Marr

Company Name

### Address

Address line 1

2 Springfield Avenue

Address line 2

Address line 3

Town/City

Market Bosworth

County

Leicestershire

Country

Postcode

CV13 0NS

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

### Contact Details

Primary number

Secondary number

Fax number

Email address

## Agent Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

Description of Proposed Works

Please describe the proposed works

Conversion of double Garage to form ground floor Master Bedroom with En suite - includes erection of 2NO box bay windows to front elevation, revised openings to rear elevation & resurfaced side passage.

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:**

Buff facing brickwork; dark brown timber cladding, horizontally hung; render panels, mustard / ochre

**Proposed materials and finishes:**

Bay window walling & opening alterations at rear in facing brickwork to match existing dwelling eg. Ibstock Anglian Beacon Sahara 65mm with buff mortar

**Type:**

Roof

**Existing materials and finishes:**

Interlocking concrete tiles, weathered grey; felted flat roof sections

**Proposed materials and finishes:**

Existing flat roof over Garage frontage to be extended to cover bay window heads only (+ 320mm); existing flat roof weather surface to be enlarged or renewed in full, subject to material used

**Type:**

Windows

**Existing materials and finishes:**

White UPVC casement style, double glazed

**Proposed materials and finishes:**

All new windows in white UPVC, double glazed, casement style with side hung openers to reflect existing fenestration. Obscure glazing to En suite window, to not less than Pilkington privacy level 4 or 5

**Type:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

Side passage currently without hard surface or boundary demarcation

**Proposed materials and finishes:**

Low level walling to side elevation passage as means of retaining rising earth (varies, eg. 0.3 - 0.6m H). Construct in treated timber sleepers 200 x 100 x 2400. Path surface in tarmacadam with tumbled sett edgings, to match existing driveway surface

**Type:**

Other

**Other (please specify):**

Rainwater / roofline goods

**Existing materials and finishes:**

White plastic in all cases; square line guttering and downpipes

**Proposed materials and finishes:**

Where renewed - fascias / soffit boxing in white UPVC, 114mm square line gutters & 68mm downpipes in white UPVC, to match existing

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

☐ Yes

☒ No

## 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.

Please see drawing 4108 - 4

Landscaping as illustrated is indicative only. It is anticipated that there will be no tree impact on the proposal, which is almost entirely internal to the existing building. The proposed bay windows are sited within the existing driveway hardsurfaced space.

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

If Yes, please describe:

Garage space will be converted to habitable accommodation. There is abundant parking space to the driveway (3NO full size bays shown on drawing no. 4108 - 4 to illustrate).

## 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

N/A

Date (must be pre-application submission)

24/04/2025



## 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

Jonah

Surname

Mastin

Declaration Date

25/04/2025

☒ 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

Jonah Mastin

Date

25/04/2025