

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

REFUSAL OF CERTIFICATE OF LAWFUL PROPOSED USE

Name and Address of Applicant

Mr Daniel Green
C/O Agent

Name and Address of Agent (if any)

Mr Sharif Uddin
Uddin Design
3 Monway Buildings
Holyhead Road
Wednesbury
West Midlands
WS10 7PY

Part I - Particulars of Application

| Date of Application | Application No. |
|---------------------|-----------------|
| 6 October 2025 | 25/00959/CLP |

Particulars and location of development:

Certificate of Proposed Lawful Development for the change of use from a dwellinghouse (C3) to HMO (C4)

103 Factory Road Hinckley Leicestershire LE10 0DP

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 Applicant has failed to demonstrate that the alterations and reconfiguration of the existing property, associated with the change of use of the property from a Use Class C3 dwellinghouse to a Use Class C4 six-bedroom house in multiple occupation at 103 Factory Road, Hinckley meet the requirements of Class B of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Therefore, the development is not considered to be lawful and will require planning permission. In light of the above, a Lawful Development Certificate is refused.
2. The proposed development would exacerbate existing parking problems in the vicinity through an increase of on street parking, with an existing lack of parking access to the property, increased through a potential five vehicles (an addition of at least two over any fall back use of the property as a residential dwelling (C3). The proposal is therefore contrary to Policy DM18 of the Site Allocations and Development Management Policies DPD (2016) and paragraph 115 of the Framework (2024).
3. The proposed development would result in insufficient natural light to bedroom 2 and bedroom 3 as identified on the proposed plans. This is detrimental to the residential amenity of future occupiers of these bedrooms and contrary to Policy DM10 of the Site Allocations and Development Management DPD (2016) and paragraph 135 of the Framework (2024).

This conclusion is made on the basis of details provided by the Applicant on 06 October 2025, and as shown on the following documents received by the Local Planning Authority:

- Application Form
- Existing & Proposed Elevations & Floor Plans Dwg no.25/123/P04
- Proposed Elevations & Floor Plans Dwg no.25/123/P04

C. Brown.

Date : 22 December 2025
Christopher Brown MRTPI
Head of Planning